

KANE COUNTY DEVELOPMENT DEPARTMENT

Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492
Fax: (630) 232-3411

Received Date

APPLICATION FOR A VARIATION

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 05-01-427-007
	Street Address (or common location if no address is assigned): 13N435 Chisholm Trail, Elgin, IL

2. Applicant Information:	Name Patrick & Kelly Cordes	Phone (847) 276-6116
	Address 13N435 Chisholm Trail	Fax
	Elgin, IL 60124	Email patrickcordes@att.net

3. Record Owner Info:	Name Patrick & Kelly Cordes	Phone (847) 276-6116
	Address 13N435 Chisholm Trail	Fax
	Elgin, IL 60124	Email patrickcordes@att.net

Zoning and Use Information:

Current zoning of the property: Residential

Current use of the property: Residential

Reason for Request:

Variation requested (state specific measurements):

3 feet Variance From the 3' setback Requirement From An Easement
to Allow for a Garage Addition.

Reason for request:

Desire to build attached adjacent garage

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

Variance inhibits our ability to construct 2-car garage.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

Yes. Remodeled existing garage for family comfort & enjoyment.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain) Very little storage.

No.

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request **will not:**

- 1. Impair an adequate supply of light and air to adjacent property.

The request is for a 3-foot variance which will allow plenty of light to adjacent property. The lots are very large, so there is still plenty of room between the structure proposed & the neighbors property. After variance, there would be 46.4ft between structure and neighbor house.

2. Increase the hazard from fire and other dangers to adjacent property.

No increased hazard as there would be approximately 46.49 feet between structure and neighbor's house.

3. Diminish the value of adjacent land and buildings.

The variance would not impede on the neighboring property's enjoyment of their land in any way. It would not affect their ability to use and enjoy the land adjacent to their property/home.

4. Increase congestion or create traffic hazards.

Variance requested is for a structure not near a road so no traffic or congestion will result.

5. Impair the public health, safety, comfort, morals and general welfare.

There will be no affect on public health, safety, etc. as it will be used to construct a safe structure attached to a home consistent with neighborhood "look and feel"

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable) N/A
- Application fee (make check payable to Kane County Development Department)
- Site Plan drawn to scale showing house, well and septic.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.


Record Owner


Date

1-29-18

Applicant or Authorized Agent

Date

LOT 20 OF WILDWOOD WEST UNIT NO. 1, IN THE TOWNSHIP OF PLATO,
KANE COUNTY, ILLINOIS.

PIN: 05-01-427-007

PLAT OF SURVEY

LOT 20 OF WILDWOOD WEST UNIT NO.1, IN THE TOWNSHIP OF PLATO, KANE COUNTY, ILLINOIS.

FIELD WORK COMPLETED:
JANUARY 03, 2018

DRAFTING COMPLETED:
JANUARY 08, 2018

FIELD WORK BEH, MN DRAWN BY: BEH

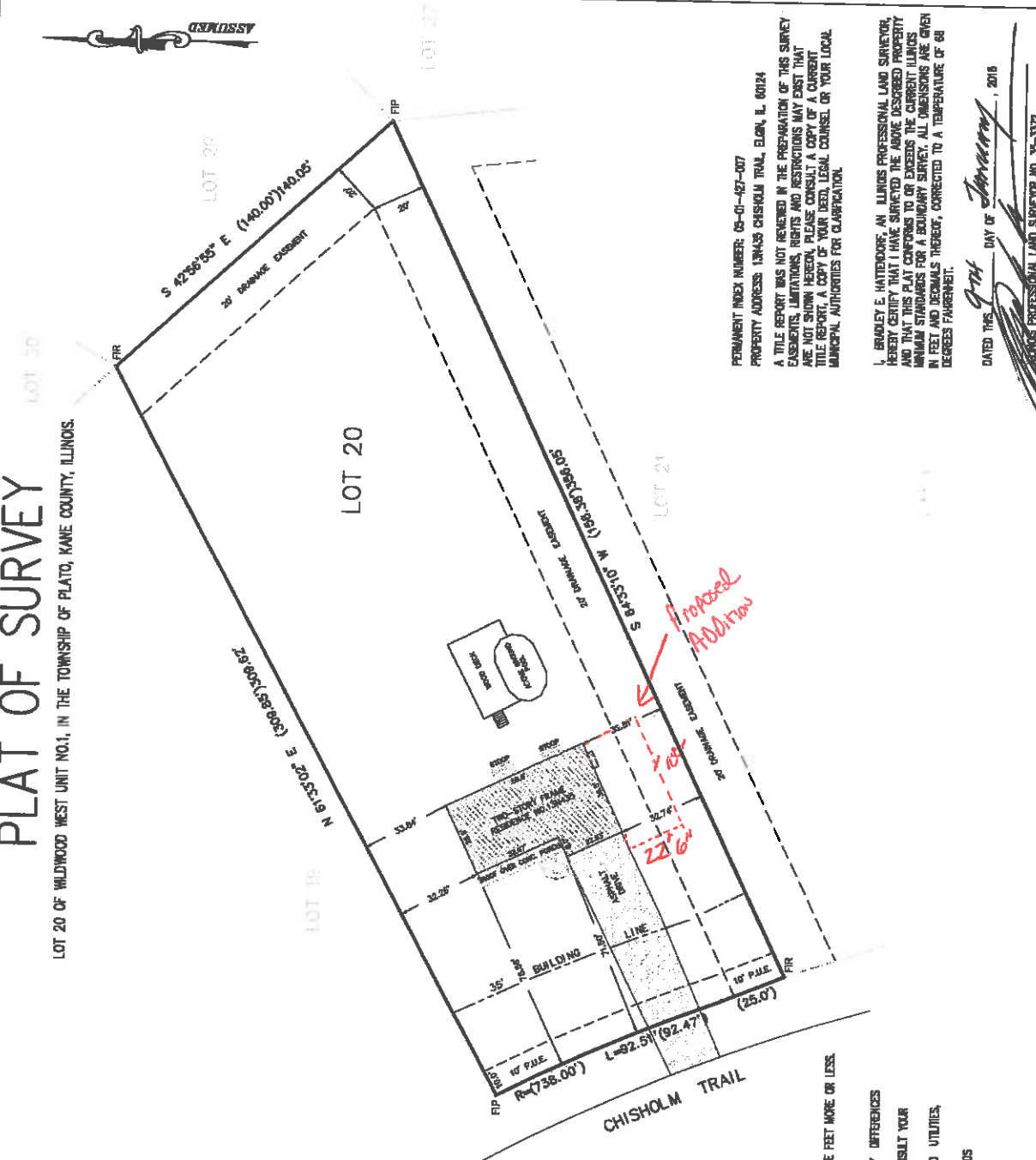
CHECKED BY: BEH

SURVEY PREPARED BY:
HATTENDORF LAND SURVEYING, P.C.

PROFESSIONAL DESIGN FIRM NO. 184087848

P.O. BOX 1078
ELGIN, ILLINOIS 60121
TEL. (847) 717-3148
FAX (847) 717-3158
haddock@haddock.net

SURVEY PREPARED AT THE REQUEST OF:
MR. PATRICK CONDES
13443 CHISHOLM TRAIL
ELGIN, IL 60124



PERMANENT INDEX NUMBER: 05-01-027-007
PROPERTY ADDRESS: 13443 CHISHOLM TRAIL, ELGIN, IL 60124

A TITLE REPORT WAS NOT REVIEWED IN THE PREPARATION OF THIS SURVEY. EASEMENTS, LIMITATIONS, RIGHTS AND RESTRICTIONS MAY EXIST THAT ARE NOT SHOWN HEREON. PLEASE CONSULT A COPY OF A CURRENT TITLE REPORT, A COPY OF YOUR DEED, LEGAL COUNSEL OR YOUR LOCAL MUNICIPAL AUTHORITIES FOR CLARIFICATION.

I, BRADLEY E. HATTENDORF, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT CONFORMS TO OR EXCEEDS THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

DATED THIS 9th DAY OF January, 2018

[Signature]
BRADLEY E. HATTENDORF
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3072
MY PROFESSIONAL LAND SURVEYORS LICENSE EXPIRES NOVEMBER 30, 2018

ABBREVIATIONS:
R=RAILS
L=ARC LENGTH
P.U.L.=PUBLIC UTILITY EASEMENT
● FPF=FOUND IRON PPF
● FIF=FOUND IRON ROD

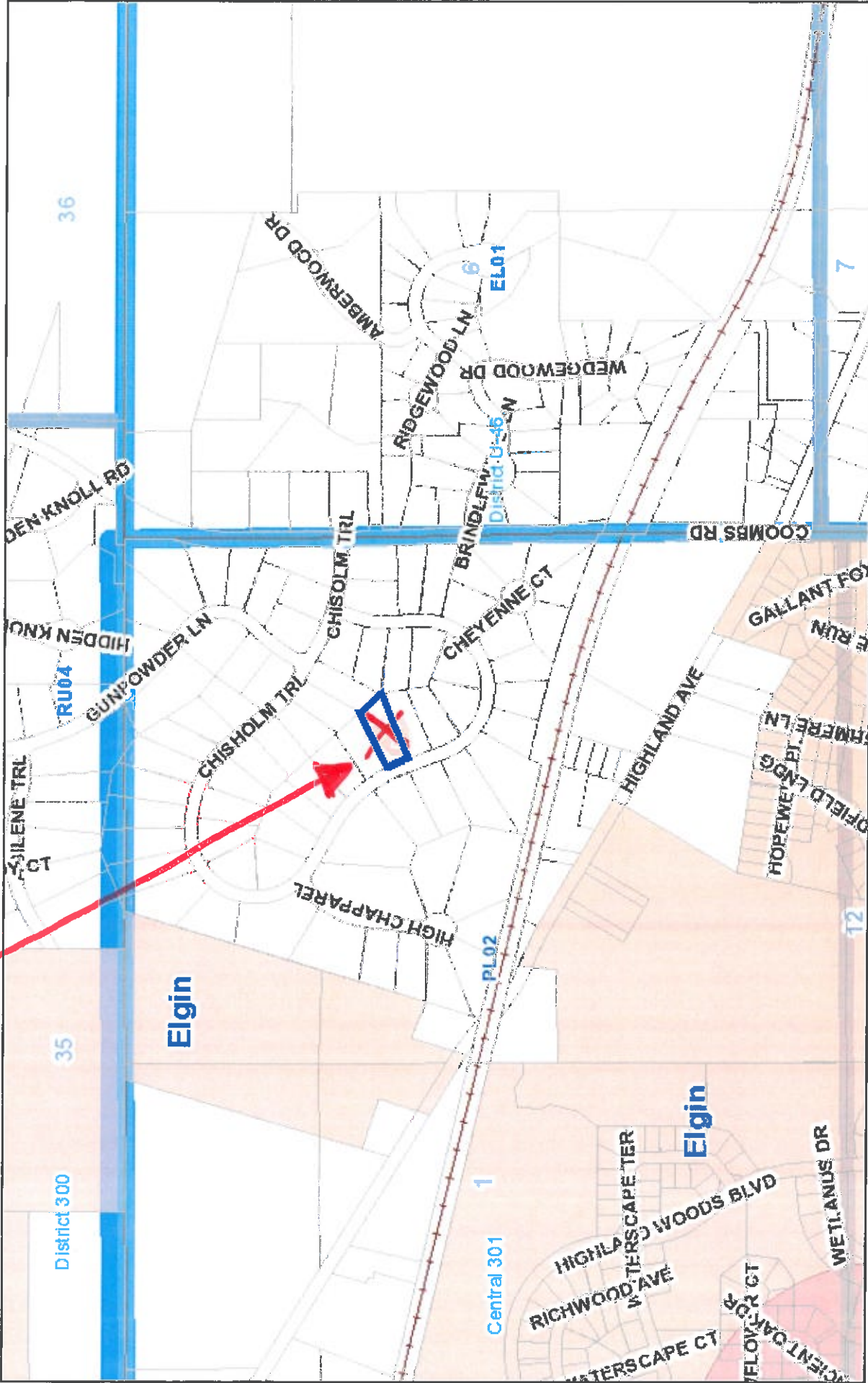
(150.00')=RECORDED INFORMATION
(150.00')=MEASURED INFORMATION

SUBORDINATE NOTES:
THE BASES OF BEARINGS SHOWN HEREON IS ASSUMED AND ARE SHOWN FOR ANGULAR REFERENCE ONLY.
THE PROPERTY WAS SHOWN AND ICE COVERED AT THE TIME OF SURVEY.
THE AREA CONTAINED IN THE SURVEY SHOWN HEREON IS: 4,784 SQUARE FEET MORE OR LESS.

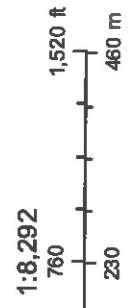
GENERAL NOTES:
1) COMPARE ALL POINTS PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES TO SURVEYOR AT ONCE.
2) FOR BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
3) CALL JULLIE. ☎ 1-800-892-0123 FOR LOCATIONS OF UNDERGROUND UTILITIES, 48 HOURS PRIOR TO ANY DIGGING OR CONSTRUCTION.
4) THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCALE: 1"=40'

Map Title



March 1, 2018



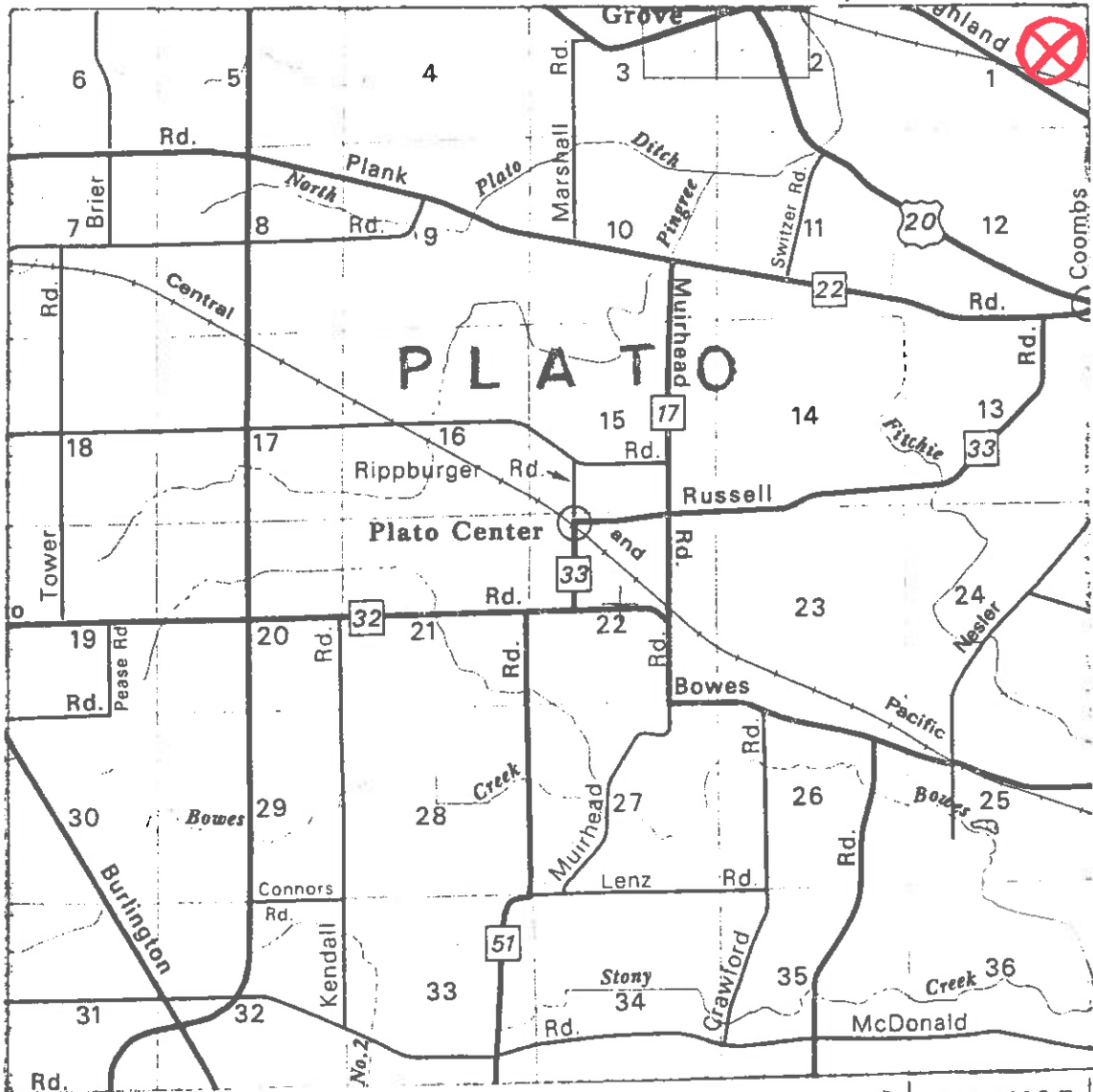
Source : GIS-Technologies
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois

PLATO twp.
T. 41N. - R. 7E

map 5



1''-MILE