

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center
719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236

45 40

Received Date

NOV 17 2019

Kane Co. Dev. Dept.
Zoning Division

APPLICATION FOR A VARIATION

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the 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): 15-14-126-026
	Street Address (or common location if no address is assigned): 1195 Church Rd, Aurora, IL or SE corner Indian Trail & Church Road

2. Applicant Information:	Name Robert A. Bonifas	Phone 630-844-6310 (office)
	Address 1111 Church Road	Fax 630-844-6326
	Aurora, IL 60505	Email rbonifas@adsalarm.com

3. Record Owner Information:	Name Church Road Partnership, L.C. Project Coordinator Robert A. Bonifas	Phone 630-844-6310
	Address 1111 Church Road	Fax 630-844-6326
	Aurora, IL 60505	Email rbonifas@adsalarm.com

Zoning and Use Information:

Current zoning of the property: Farming

Current use of the property: Grass

Reason for Request:

Variation requested (state specific measurements):

See picture enclosed / Sign size variance from the 20' maximum

Reason for request:

Indicate direction to our business campus significantly south or corner

Action by Applicant on Property:

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

Present ordinance size of sign is much too small to read near very busy intersection

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

No, only to direct people to our campus

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

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:

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description **See plat of survey for legal**
- Certification of Notification of adjacent property owners
- Trust Disclosure (If applicable) **Not applicable**
- Application fee (make check payable to Kane County Development Department) **Enclosed**
- Site Plan drawn to scale showing ~~house, well and septic.~~
Land parcel and sign location

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.

Church Road Partnership, L.C.

Record Owner

Date November 12, 2019

Robert A. Bonifas

Applicant or Authorized Agent

Date November 12, 2019

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

Nowhere near property owned by others

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

No fire risk

3. Diminish the value of adjacent land and buildings.

The adjacent land and buildings belong to the Partnership

4. Increase congestion or create traffic hazards.

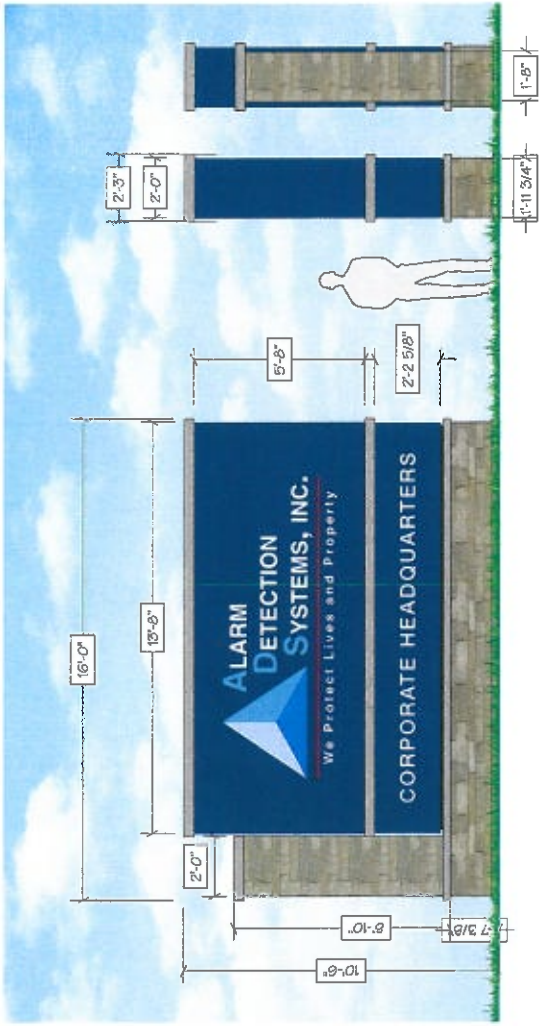
Set back more than 35 feet from both roads

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

It cannot

All Signs Shall Be Installed In Accordance With N.E.C. Article 600
 Sign Material: Aluminum
 All Colors To Be As Shown
 A.S.A. Fabrication & 2019 I.D.C.

SIGN TO BE UL LISTED

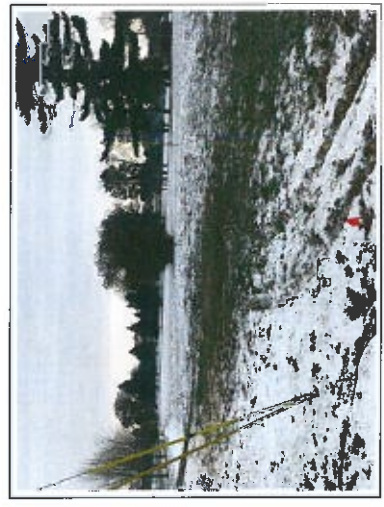
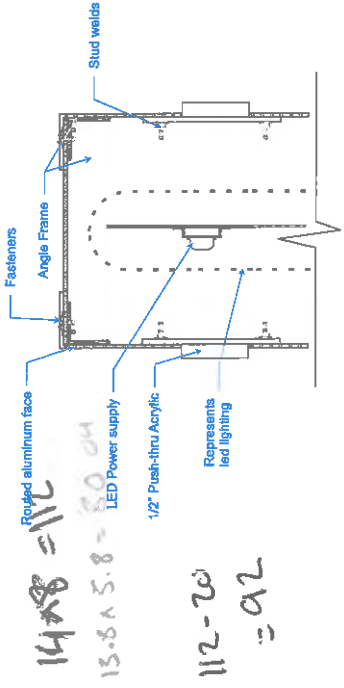


DOUBLE-FACED ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ANGLE.
 FACES TO BE ALUMINUM ROUTED FOR COPY AND BACKED WITH
 WHITE PUSH-THRU ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
 TEXT VINYL TO BE 3M SILVER.
 ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
 INTERNAL ILLUMINATION TO BE WHITE LEDS.
 MASONRY TO BE FAUX STONE.
 SCALE 1/4"=1'

INSTALLATION INSTRUCTIONS

SET 1 8" STEEL PIPE IN CONCRETE FOOTING TO BE
 5' DEEP BY 6" X 3". CONNECT TO ELECTRICAL SERVICE
 TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



Computer generated colors are not a true match to any FMS, vinyl or paint.
 Rendering shown is for concept only. Actual scale and placement shown are approximate.

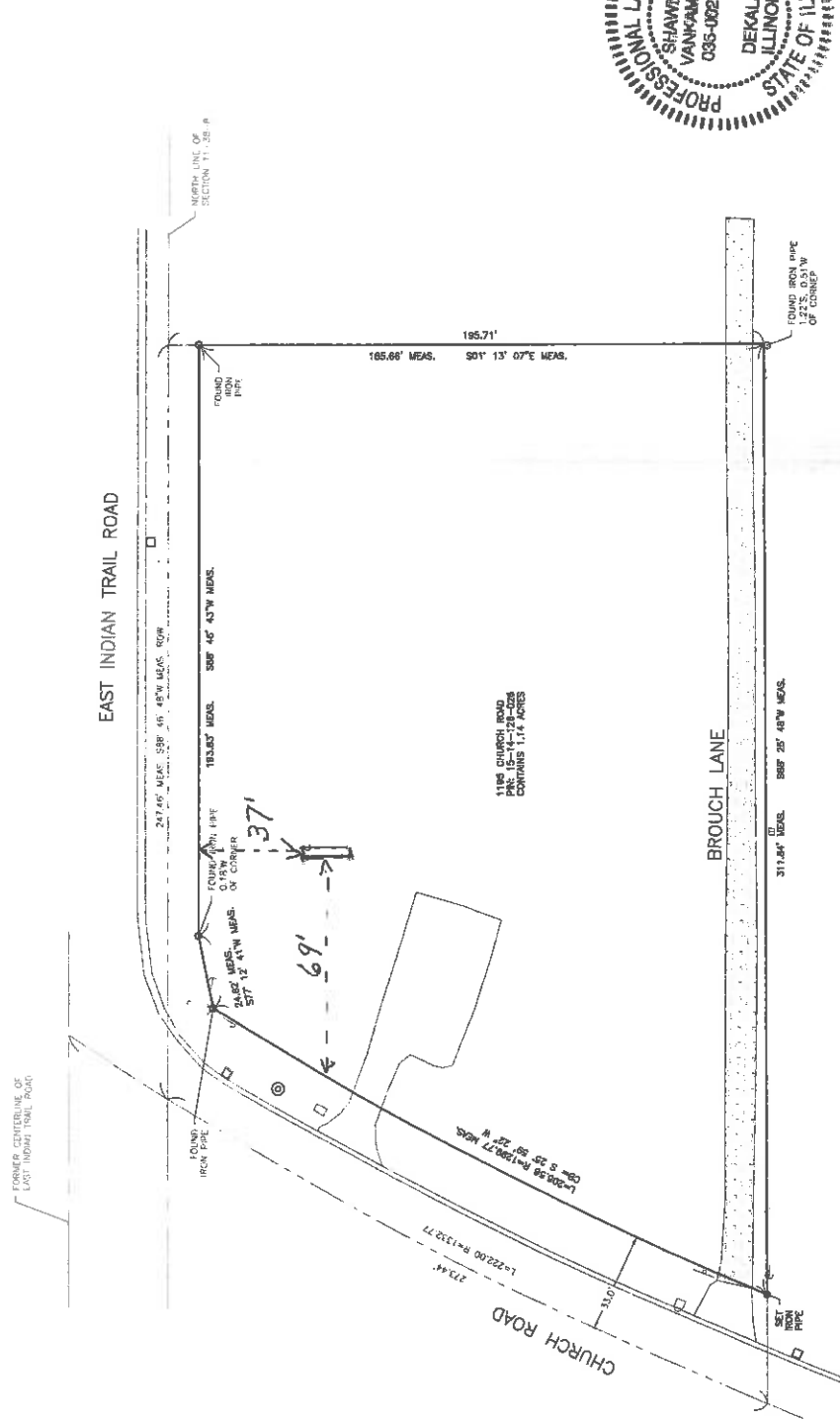
Prepared For:	ALARM DETECTION SYSTEMS	Address:	1111 CHURCH RD	Dwg. No:	191000	Sheets:	4	Drawn Date:	9/24/19	LANDLORD APPROVAL SIGNATURE:	TITLE:
Location:	AURORA, IL	City/State:	AURORA, IL	Rev. 1:							
Rev. 2:											DATE:

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$200.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

PLAT AND CERTIFICATE OF SURVEY

IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS

LEGAL DESCRIPTION:
 THAT PART OF LOT 1 OF THE PETER JUNGEL'S ESTATE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 89° 15' WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, 387.28 FEET; THENCE NORTH 0° 16' WEST, 345.78 FEET; THENCE SOUTH 0° 40' EAST, 302.5 FEET; THENCE SOUTH 89° 15' WEST, 311.16 FEET; THENCE SOUTH 89° 15' WEST, 217.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0° 40' EAST, 302.5 FEET; THENCE SOUTH 89° 15' WEST, 311.16 FEET; THENCE NORTH 0° 16' WEST, 345.78 FEET; THENCE NORTH 89° 15' EAST TO A POINT SOUTH OF 46' EAST FROM THE POINT OF BEGINNING; THENCE NORTH 0° 40' WEST TO THE POINT OF BEGINNING. (EXCEPT THAT THE LINE OF SAID SECTION 11), (ALSO EXCEPTING THEREFROM THAT PART DECEDED TO THE CITY OF AURORA PER DOCUMENT NO. 2008K0312058), IN THE AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.



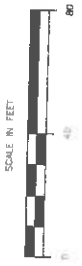
DATE	11/17/18	RESIGNED	MAH
SCALE	AS SHOWN	DRAWN	MAH
APP NO.	535-18081-00	CHECKED	AS
FIELD BOOK NO.	373	APPROVED	PK

1.	ILLINOIS PERSONS
2.	# 14-001830
3.	230 WOODLARK AVENUE
4.	PH. 630-597-4857

DEUCHLER
 SURVEYING & ENGINEERING, L.L.C.
 230 WOODLARK AVENUE
 PH. 630-597-4857
 FAX 630-597-4866
 WWW.DEUCHLER.COM



STATE OF ILLINOIS }
 COUNTY OF DEKALB } SS
 I, *Shawn R. Van Kampen*
 ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NO. 035-002710,
 LICENSE EXPIRATION DATE NOVEMBER 30TH, 2020,
 DO HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND
 CORRECT REPRESENTATION OF THE SURVEY AND THE PROPERTY
 PROPERTY HEREON SHOWN AND DESCRIBED. ALL DISTANCES SHOWN
 ON THIS PLAT HAVE BEEN MEASURED BY ME OR UNDER MY SUPERVISION
 CONFORMING TO THE CURRENT ILLINOIS SURVEYING SERVICE
 BOUNDARY SURVEY COMPLETED ON FEBRUARY 20, 2018, WITNESS MY
 HAND AND SEAL AT DEKALB, ILLINOIS THIS 8TH DAY OF NOVEMBER,
 2018.



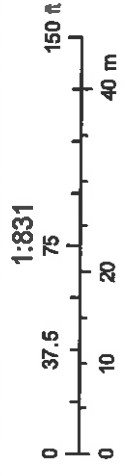
NOTE: BEARINGS ARE BASED ON THE
 ILLINOIS STATE PLANE COORDINATE SYSTEM
 (NAD 83) ZONE.

LEGEND:
 ——— BOUNDARY OF PROPERTY SURVEYED
 ○ INDICATES FOUND SURVEY MARKER
 ● INDICATES SET SURVEY MARKER

Map Title



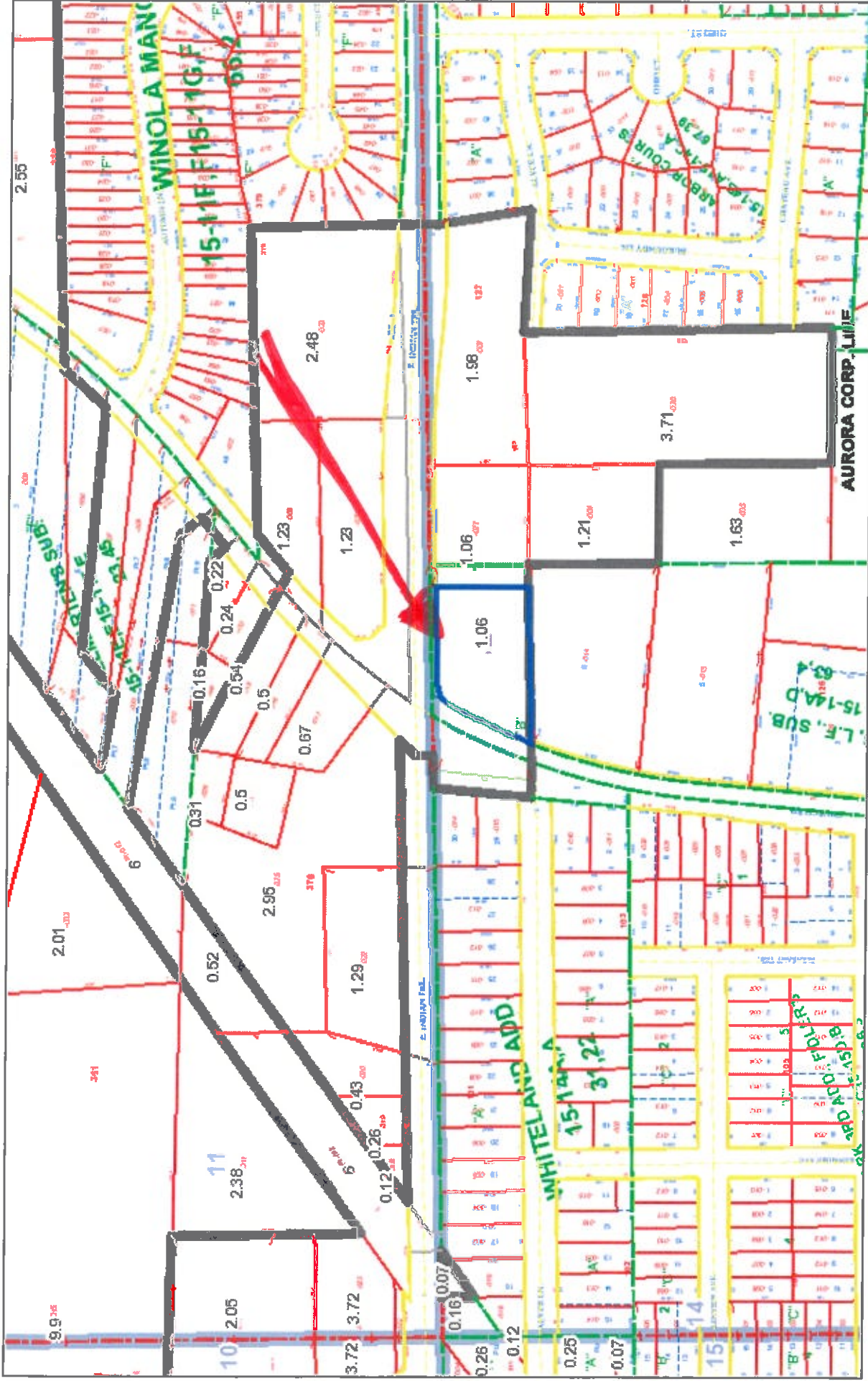
December 18, 2019



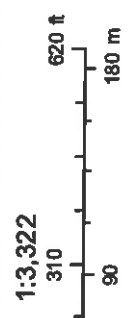
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required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

GIS-Technologies
Kane County Illinois

Map Title



December 18, 2019



GIS-Technologies

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GIS-Technologies
Kane County Illinois

Berkhout, Keith

From: Jason Owens <jdo@athd.org>
Sent: Wednesday, December 18, 2019 12:21 PM
To: Berkhout, Keith
Subject: EX: Re: Variance petition for review - ADS

Good afternoon Mr. Berkhout:

Thank you for the information on the variance. The Aurora Township Highway Department has no objection or comment on the proposal.

Have a great day!

Jason Owens
Aurora Township Highway Department

On 12/18/2019 11:39 AM, Berkhout, Keith wrote:

Keith T. Berkhout
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3495
berkhoutkeith@co.kane.il.us



Berkhout, Keith

From: Sieben, Ed <ESieben@aurora-il.org>
Sent: Wednesday, December 18, 2019 1:51 PM
To: Berkhout, Keith
Subject: EX: RE: Variance petition for review - ADS

Keith, City staff has no objection to the proposed sign variance. Due to the large size of the parcel, the arterial street (Indian Trail), and the setback, this size seems appropriate to help identify an important Aurora business at the north end of their campus.

Edward T. Sieben
Director/Zoning Administrator
Zoning & Planning Division
77 S. Broadway, 2nd Flr.
(630) 256-3080

From: Berkhout, Keith [mailto:BerkhoutKeith@co.kane.il.us]
Sent: Wednesday, December 18, 2019 11:42 AM
To: Sieben, Ed <ESieben@aurora-il.org>
Subject: Variance petition for review - ADS

Warning! This e-mail originated outside the organization. DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Keith T. Berkhout
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3495
berkhoutkeith@co.kane.il.us



Berkhout, Keith

From: Rauscher, Erin
Sent: Wednesday, December 18, 2019 4:41 PM
To: Berkhout, Keith; VanKerkhoff, Mark
Cc: Aamir, Hira; Wilford, Anne
Subject: RE: Variance petition for review - ADS

No comments/objections from the health department.

From: Berkhout, Keith <BerkhoutKeith@co.kane.il.us>
Sent: Wednesday, December 18, 2019 11:37 AM
To: VanKerkhoff, Mark <vankerkhoffmark@co.kane.il.us>
Cc: Aamir, Hira <AamirHira@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; Wilford, Anne <WilfordAnne@co.kane.il.us>
Subject: Variance petition for review - ADS

Keith T. Berkhout
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3495
berkhoutkeith@co.kane.il.us

