

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): 03-35-130-005 3300 691 Fountain Valley Rd Dundee IL
	Street Address (or common location if no address is assigned): 3300 691 Fountain Valley Rd

2. Applicant Information:	Name MICHAEL J CRISSETTA	Phone 847-722-1192
	Address PO Box 235	Fax
	Dundee IL 60118	Email mjcrisetta@att.net

3. Record Owner Info:	Name Crisetta Michael J & Sally A	Phone 847-722-1192
	Address 3300 691 Fountain Valley Dr	Fax
	Dundee IL 60118	Email mjcrisetta@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):

25' set back variance

Reason for request:

INSTALL ABOVE GROUND SWIMMING POOL

Action by Applicant on Property:

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

NONE

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

PERSONAL RELAXATION

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:

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

ABOVE GROUND POOL ONLY 54" HI

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

10,000 GALLONS OF WATER WILL NOT BURN

3. Diminish the value of adjacent land and buildings.

WILL ENHANCE SURROUNDING PROPERTY VALUES

4. Increase congestion or create traffic hazards.

ONLY 4 HOMES THERE IS NO TRAFFIC

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

HEALTHY FAMILY FUN

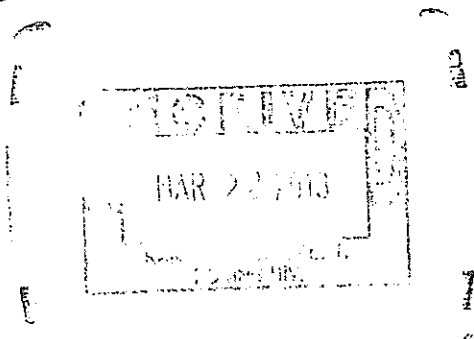
Attachment Checklist

- 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)~~
- 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.

Griseo Michael J & Sally A 3/19/13
Record Owner Date

[Signature] *[Signature]* 3/19/13
Applicant or Authorized Agent Date



CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS

Date: 4/28/13

To: KANE COUNTY ZONING BOARD OF APPEALS

From: MICHAEL J GRISETO
3322691 FOUNTAIN VALLEY
DUNDEE IL 60118

(Ph #) 847-722-1192

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property referred to in petition for

(circle one) Variance Rezoning Special Use

for the purpose of INSTALLING ABOVE GROUND POOL

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section _____, Township DUNDEE, County of Kane.
(Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME	ADDRESS (street, city, state and zip code)
<u>BROTSMAN, DAVID/CYNTHIA</u>	<u>332731 FOUNTAIN VALLEY RD</u>
<u>MAX MCGRAW WILDLIFE</u>	<u>PO BOX 9 DUNDEE IL 60118</u>
<u>VELANDER, TOM/GALE</u>	<u>332675 FOUNTAIN VALLEY RD</u>
<u>FRAZIER, KATHLEEN ANN</u>	<u>332651 FOUNTAIN VALLEY RD</u>
<u>HINKES, GEORGE/VICTORIA</u>	<u>14N 755 ELGIN AVE</u>
<u>BULGER, JEFFREY/SOSAN</u>	<u>14N 705 ELGIN AVE</u>

By: [Signature]
(Property Owner or Agent)

Subscribed and sworn to before me

this 29 day of April, 2013

[Signature]
Notary



* We recommend that the petitioner duplicate this form and use it as notification to the adjacent property owners

CERTIFICATION OF NOTIFICATION
OF ADJACENT PROPERTY OWNERS

Date: 4/28/13

To: KANE COUNTY ZONING BOARD OF APPEALS

From: MICHAEL J GRISFIO
33W 681 FOUNTAIN VALLEY
DUNDEE, IL 60118
(Ph #) 847-722-1192

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(circle one) Variance Rezoning Special Use

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Petitioner's property is located in Section _____ Township DUNDEE County of Kane.
(Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME	ADDRESS (street, city, state and zip code)
<u>MCKEE, KENNETH/MARIE</u>	<u>14N 701 ELLIN AVE</u>
<u>FOREST PRESERVE DISTRICT</u>	<u>HANE COUNTY 1996 S ST KIRK RD</u>

By: MICHAEL J GRISFIO
[Signature]
(Property Owner or Agent)

Subscribed and sworn to before me
this 29 day of April, 2013

[Signature]
Notary



* We recommend that the petitioner duplicate this form and use it as notification to the adjacent property owners

STATE OF ILLINOIS }
 }§
COUNTY OF KANE }

TO WHOM IT MAY CONCERN:

Petition No.: 4296

Public notice is hereby given to all persons concerned that on the 14th day of May 2013, A.D. at seven o'clock (7:00 P.M.) Central Time, in the evening of said day, a public hearing will be held at the Kane County Government Center, Bldg. A, 719 S. Batavia Ave., Geneva, IL, to consider the petition of Michael Griseto, et ux, appealing from the ruling of the Enforcing Officer of the Kane County Zoning Ordinance, refusing to allow an above ground pool to be built closer to the public right-of-way than allowed (10', 25' variance) on the following described property: The W hf of lot 67, lot 68 and 69 of Fox River Bluffs Unit 4, a subdn of pt of the NW Qtr of Sec 35, Twp 42 N, Rge 8 E of the 3rd PM acording to the plat thof recdd September 26, 1929 in bk 26 of Plats, Pg 28, as document 327643 in KCI. The property is located at 33W691 Fountain Valley Road. All interested persons and especially those owning adjacent and adjoining property are requested to attend said hearing.

KANE COUNTY ZONING BOARD OF APPEALS

Mark D. VanKerkhoff
Zoning Enforcement Officer

DATED at Geneva, Illinois
this 26th day of April, A.D., 2013

KANE COUNTY DEVELOPMENT DEPT.
BUILDING & ZONING DIVISION
719 BATAVIA AVENUE
GENEVA, IL 60134
(630) 232-3492

COUNTY OF KANE

**DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT**

Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
Phone: (630) 232-3480
Fax: (630) 232-3411

NOTICE TO: All adjacent and adjoining property owners of properties located at 33W691 Fountain Valley Road, Section 35, Dundee Township (03-35-130-005).

FROM: Kane County Building & Zoning Division
Keith Berkhout, Zoning Planner

DATE: April 29, 2013

RE: Zoning Board of Appeals Public Hearing

NOTICE IS HEREBY GIVEN that the Kane County Zoning Board of Appeals has received a petition for a public hearing from Michael Griseto, et ux.

THE PETITIONER IS APPEALING the ruling of the Zoning Enforcement Officer of the Kane County Ordinance, refusing a permit to allow an above ground pool to be constructed closer to the right-of-way than allowed (10', 25' variance).

NOTICE IS ALSO GIVEN that a public hearing to consider said request will be held before the Kane County Zoning Board of Appeals on May 14, 2013, at the Kane County Government Center, 719 S. Batavia Avenue, Geneva, IL at 7:00 p.m.. Said Notice was published in the Elgin Courier News on April 26th, 2013. All interested parties are invited to attend the public hearing, present testimony for or against the petition and cross-examine witnesses presenting testimony for or against the petition.

DOCUMENTS ARE ON FILE and available for public inspection during regular business hours at the Kane County Development Department, Kane County Government Center, 719 S. Batavia Ave., Geneva, IL. **If you have any further questions, please call Keith Berkhout at (630) 232-3495.**

COUNTY OF KANE

DEVELOPMENT & COMMUNITY
SERVICES DEPARTMENT
Mark D. VanKerkhoff, AIA, Director



County Government Center
719 Batavia Avenue
Geneva, IL 60134
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June 21, 2013

Michael Griseto
33W691 Fountain Valley Drive
Dundee, IL 60118

RE: Above ground pool Right-of-Way Setback Variance
Petition No.: 4296

Dear Mr. Griseto,

This office has received the results of the Kane County Zoning Board of Appeals public hearing held on Tuesday, May 14, 2013.

The petition for a variation to construct an above ground pool closer to the right-of-way than allowed (10'; 25' variance) for the property located at 33W691 Fountain Valley Drive, Section 35, Dundee Township, Kane County, Illinois, has been **DENIED**.

If you have any questions, please contact this office.

Sincerely,

KANE COUNTY DEVELOPMENT DEPARTMENT

A handwritten signature in black ink, appearing to read "Keith Berkhout".

Keith Berkhout, Zoning Planner
Building & Zoning Division

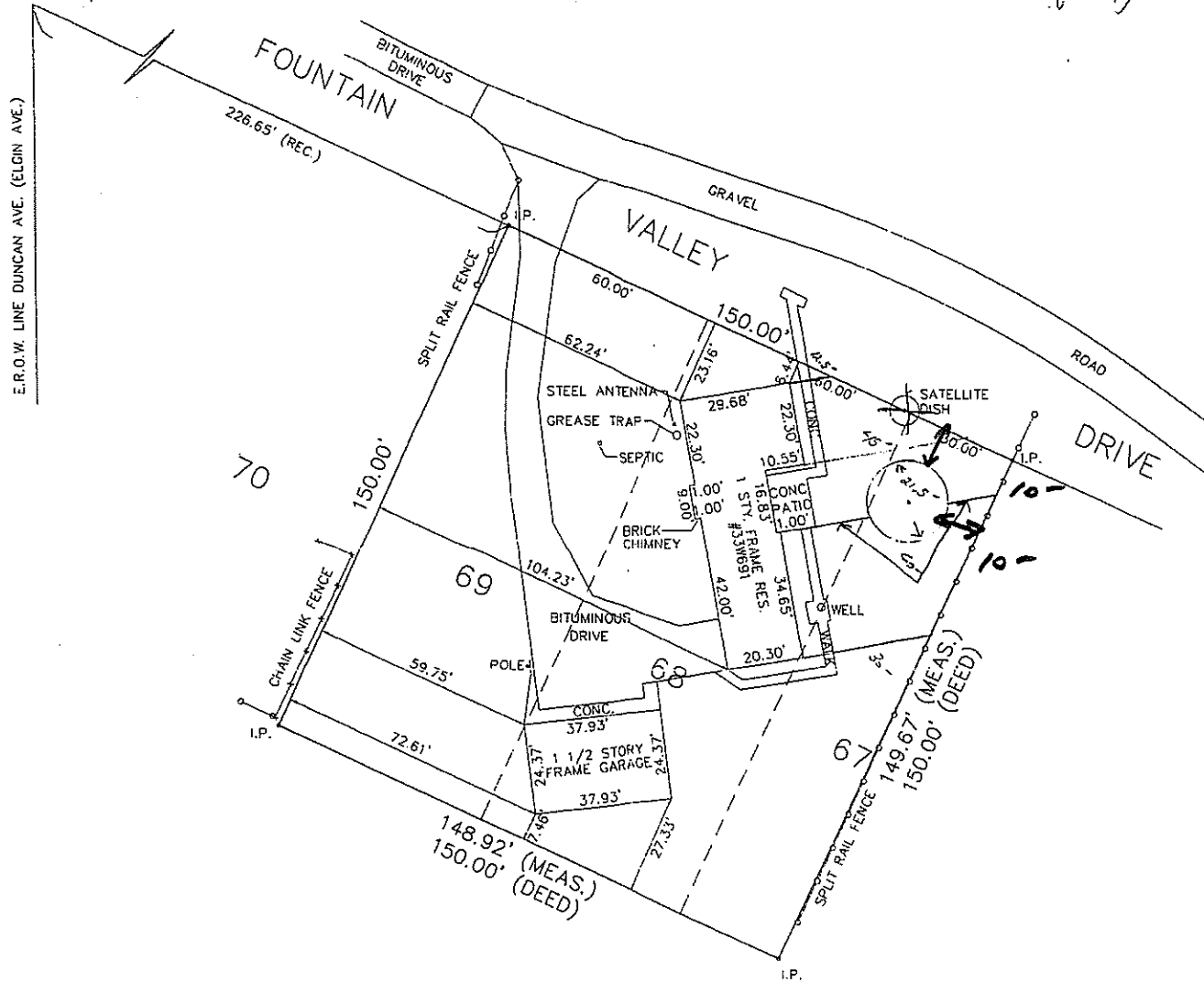
PLAT OF SURVEY

OF

THE WEST HALF OF LOT 67, LOT 68 AND 69 OF FOX RIVER BLUFFS UNIT 4, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 26, 1929 IN BOOK 26 OF PLATS, PAGE 28, AS DOCUMENT 327643 IN KANE COUNTY, ILLINOIS.

SCALE: 1" = 20'

65% of original



COMMON ADDRESS: 33W691 FOUNTAIN VALLEY DR.
EAST DUNDEE, IL

JOB NO.: 99011K

NOTES:

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT AND LOCAL LAND DEVELOPMENT ORDINANCES.
2. THE LEGAL DESCRIPTION SHOWN HEREON HAS BEEN PROVIDED TO THE SURVEYOR.

PLAN PREPARED BY
KUROWSKI ENGINEERING COMPANY
408 ASBURY AVENUE
FOX RIVER GROVE, ILLINOIS 60021
(708) 639-9391



DO NOT SCALE DRAWING

STATE OF ILLINOIS }
COUNTY OF VERNER } SS:

I, DANIEL A. KUROWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.

FOX RIVER GROVE, ILLINOIS 60021 JULY 19, 1999

Daniel A. Kurowski
ILLINOIS PROFESSIONAL LAND SURVEYOR - NO. 2345

