

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

PLD2 2017-0000433

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):	11-03-381-002	
	Street Address (or common location if no address is assigned):	LOT 2; Blackberry Crossings Circle Elburn	
2. Applicant Information:	Name	Blackberry Crossings HOA	Phone 630-360-1683
	Address	41452 Blackberry Crossings Cir	Fax
		Elburn IL 60119	Email NOWAK - Steve @ hotmail.com
3. Record Owner Info:	Name	Blackberry Crossings Homeowners Association of Kane County	Phone SAA
	Address	Same as above	Fax
			Email SAA

Zoning and Use Information:

Current zoning of the property: E-3

Current use of the property: E-3

Reason for Request:

Variation requested (state specific measurements):

Larger sign than permitted by current zoning.

Reason for request:

Request for approx 15 sq. ft. sign vs current allowed of 10 ft. sq.

Action by Applicant on Property:

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

Smaller sign would not be visible

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

No

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.
as conveyed, the current site enhancement will not reduce light or air

2. Increase the hazard from fire and other dangers to adjacent property.
No other property improvement exist nearby; Sign to be made of non-organic material

3. Diminish the value of adjacent land and buildings.
Other signs located adjacent

4. Increase congestion or create traffic hazards.
N/A; other signs exist, not a retail request.

5. Impair the public health, safety, comfort, morals and general welfare.
None, other signs exist adjacent to

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.

Record Owner	Date
<i>Stephen D Paul</i>	<i>5/19/2017</i>
Applicant or Authorized Agent	Date

Legal Description:

PARCEL 2 IN BLACKBERRY CROSSING, BEING A SUBDIVISION OF PAR OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 2004 AS DOCUMENT NO. 2004K042862.

Parcel ID: 11-03-381-002



7 Feet



5.5 Feet

FINAL PLAT OF SUBDIVISION

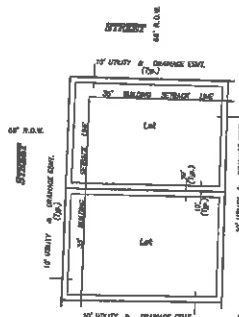
OF

BLACKBERRY CROSSING

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BLACKBERRY TOWNSHIP, KANE COUNTY, ILLINOIS

Pt. of P.I.N. 11-03-300-010

2004K042000
 SUDY VERNAN
 SURVEYOR
 KANE COUNTY, IL
 RECORDS IN
 14/00/0891 01/0898
 REC. FEE: \$4.00
 PLAT #

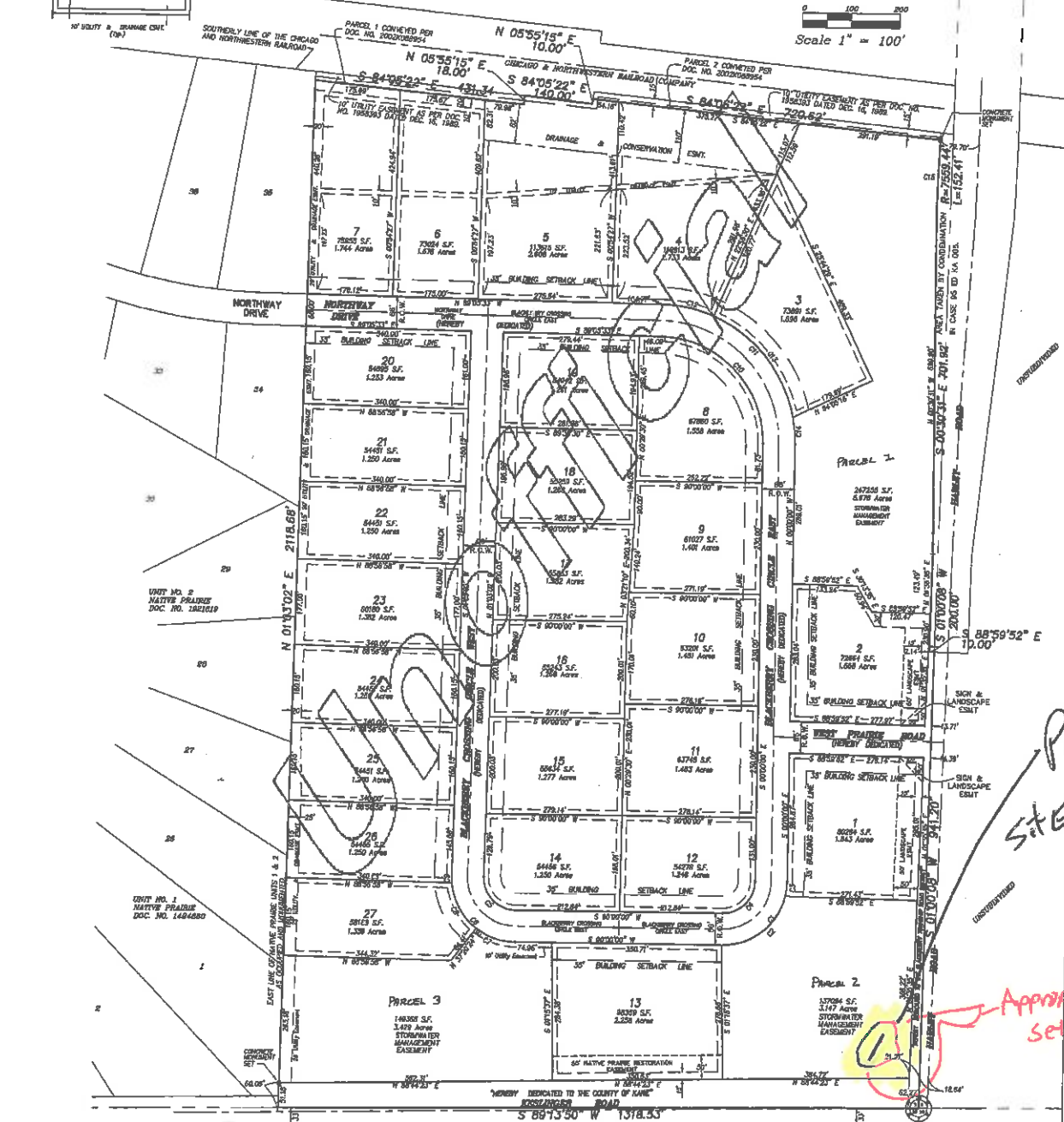
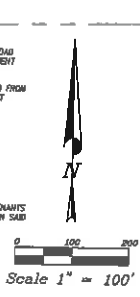


UTILITY & DRAINAGE EASEMENTS
 All lots shall have a 12' Utility Easement on all sides of lot unless otherwise noted.

DRAINAGE SETBACK LINE
 All lots shall have a building setback that is a minimum of 25 feet from the front lot line. All corner lots shall have a setback line of 35 feet from the front lot line. All lots shall have a setback line of 35 feet from the street line. 25 feet from the side yard setback line.

Special Note
 All land in this Subdivision is subject to the restrictions set forth in the Declaration of Restrictions recorded contemporaneously herewith.

NO DIRECT ACCESS PERMITTED ON TO HANLEY ROAD FROM LOT 13 OR STORMWATER MANAGEMENT EASEMENT AREAS.
 NO DIRECT ACCESS PERMITTED ON TO HANLEY ROAD FROM LOTS 1, 2 OR STORMWATER MANAGEMENT EASEMENT AREAS.
 ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
 SET 5' 0" x 24" IRON RODS AT ALL CORNERS AND POINT OF CURVATURE UNLESS OTHERWISE NOTED.
 ■ = CONCRETE MONUMENT SET
 COUNTY ORDINANCES SUPERSEDE ANY PRIVATE COVENANTS AND RESTRICTIONS THAT ARE LESS RESTRICTIVE THAN SAID ORDINANCES.



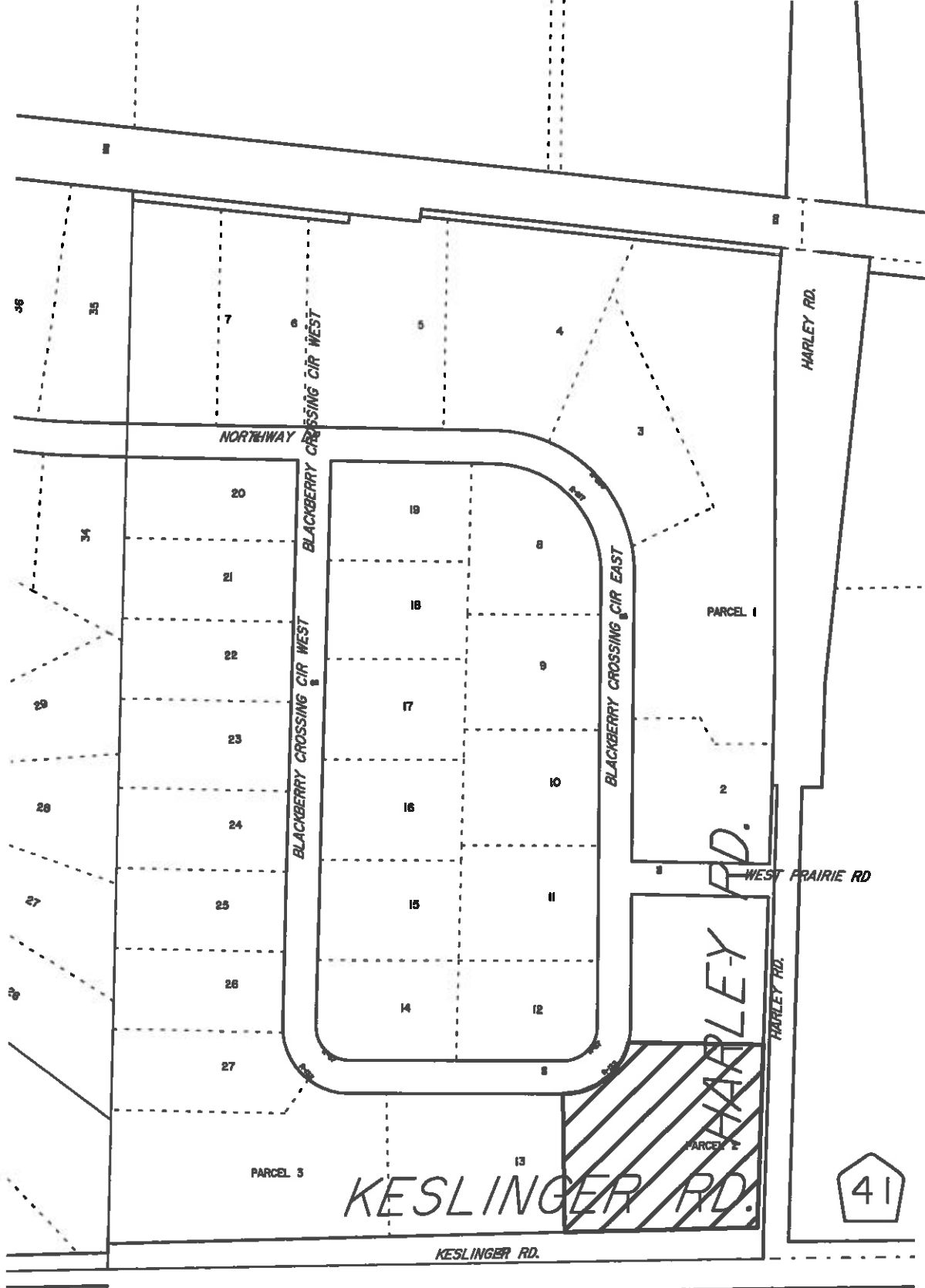
*Proposed
 Site of Improvement*

Approx 40' set Back

Developer:
 Nynphoto Deepoint
 605 Lindsay Circle
 North Aurora, IL 60542
 (630) 965-1000

Survey No. C 4 8 0
 Ordered By: Blackberry Crossing, L.L.C.
 Description: Final Plat of Subdivision
 Date Prepared: December 18, 2008

C 1 R=133.00' L=203.84' Chw=45'00'00" E 108.00' D=41'53.33" T=153.00'	C 3 R=133.00' L=302.50' Chw=03'28'10" E 30.51' D=44'09'23" T=61.24'	C 5 R=97.00' L=106.47' Chw=44'02'37" E 30.62' D=40'32'11" T=66.24'	C 7 R=133.00' L=106.66' Chw=71'04'48" E 15.15' D=44'20'33" T=64.94'	C 9 R=133.00' L=151.12' Chw=03'12'38" E 15.15' D=44'20'33" T=64.94'	C 11 R=283.00' L=442.05' Chw=46'37'46" W 303.36' D=20'21'10" T=278.55'	C 13 R=283.00' L=278.55' Chw=39'10'33" W 203.36' D=20'21'10" T=100.22'	C 15 R=258.64' L=159.41' Chw=01'45'51" W 152.40' D=00'45'29" T=78.21'
C 2 R=133.00' L=108.24' Chw=51'26'10" E 185.20' D=41'02'53"	C 4 R=97.00' L=106.24' Chw=47'00'00" E 84.75' D=36'32'11"	C 6 R=133.00' L=108.24' Chw=47'00'00" E 178.51' D=44'20'33"	C 8 R=133.00' L=108.24' Chw=47'00'00" E 108.44' D=44'20'33"	C 10 R=217.00' L=108.44' Chw=47'00'00" W 304.64' D=28'39'36"	C 12 R=283.00' L=108.44' Chw=20'21'10" W 108.22' D=20'21'10"	C 14 R=283.00' L=159.41' Chw=01'45'51" W 54.77' D=20'21'10"	



Blackberry Crossing

BLACKBERRY twp.

T. 39N - R. 7E

map 11

