

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):
	07-01-200-002
	Street Address (or common location if no address is assigned):
	45W141 Ramm RD.

2. Applicant Information:	Name	Phone
	John Allen	630-768-9753
	Address	Fax
	45W141 Ramm RD.	—
	Maple Park IL 60151	Email
		Chicadsa@yahoo

3. Record Owner Info:	Name	Phone
	John Allen	630-768-9753
	Address	Fax
	45W141 Ramm RD.	—
	Maple Park IL 60151	Email
		Chicadsa@yahoo

Zoning and Use Information:

Current zoning of the property: Residential Unincorporated

Current use of the property: Single Family (myself)

Reason for Request:

Variation requested (state specific measurements): 53' x 19'

minus an interior wall of 8' = about 999 sq feet

Reason for request:

Apparently according to current lot size 900 sq ft maximum dimension allowed (See attached)

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)

No The shed is used for indoor antique car storage.

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

All I am is a mechanic by trade and my only credible accomplishment is being able to bring an antique vehicle from the grave back to life all the shed is being used for is successful safe storage of antiques.

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.

none, my shed is in location next to neighbors shed and wild grass easily grows between the two on its own.

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

none the shed and its location does not increase the potential of fire.

3. Diminish the value of adjacent land and buildings.

no new exterior on house and buildings and as a matched set.

4. Increase congestion or create traffic hazards.

no none at all

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

none The verbal comment I do hear often is

(I like your property, it looks well taken care of.)

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

9-29-17

Applicant or Authorized Agent

Date

Subject: Re:
From: jd (chicadsa@yahoo.com)
To: chicadsa@yahoo.com;
Date: Friday, September 29, 2017 2:03 PM

Sent from Yahoo Mail on Android

On Thu, Sep 28, 2017 at 8:04 PM, jd
<chicadsa@yahoo.com> wrote:

Hello Kane County zoning department. I figured it would be best if you guys know the story completely for understanding of the unique situation. I purchased my property 20 years ago. I was bidding against a contractor who wanted to tear the house down and completely bulldoze the area. The property has many full-sized oak trees that I'm sure would have not have made it. The seller contacted myself and asked me the purpose I had for the property. I told him I wanted to return the house to its original condition with of course modern updates, he shook my hand and sold me the property.

My wife was employed by Kane County Recorder's Office. She spent some time looking up all of the homes past plat of surveys. The original first plat of survey the home was built before Ramm Road and the property was originally 300 acres. The time period was around the turn of the century and eventually overtime all of the homes property was subdivided and the neighborhood established.

The last 20 years have been intense. I have done all the work on my home myself and not hire anything done as to keep cost of repairs from exceeding the value of the home and most importantly maintain a high quality of all the work performed. Every portion of the home has been repaired, the most unacceptable part of the home was all of the added additions that were performed and some poorly done and especially after time causing health concerns.

I tore down most of all of the additions and rebuilt the house with the main concern for all of the walls to conform to each other and give the house and appearance of one construction instead of the (multiple addition) look. The original Center section of the home I completely hand sanded all of the wood walls, replaced all of the missing trim and or damaged wall boards and repaired the flooring of the original portion of the home to be the most beautiful. Beside the addition upgrade

the foundation of the home needed work it leaked horribly. I hand tucked the foundation.

Then of course the septic system was next. I hand dug around the house to avoid having to cut down any oak trees for the repairs needed, I replaced all of the collapsed drainage tiles and removed all of the blockages from the septic system. The well has been completely redone and replumbed. The house has also been completely replumbed. Here is a list of items that I have completely redone. All of the home electrical, plumbing, furnace, hot water heater, and all new flooring in the old portions of the home, all new siding, windows, doors, roofing and of course both chimneys have been repaired and sections redone. A brand new custom driveway that wraps around two center oak trees captivating their beauty. Things still left to do on the home , I have to finish the master bedroom, finish trim around the windows and flooring, and carpeting and then of course I need to redo the kitchen floor and a bedroom floor of a wood appearance.

The work I have performed on the exterior include I have removed all of the dead trees replanted new hedging and put in multiple flower gardens for aesthetic reasons only.

The garage has completely been restored, replaced all of the rotted walls, replaced all the roof including rafters, windows, siding, doors and of course all new electrical.

The barn initially had problems with wild animal and rodent infestations. Remove all of the manure replace all of the rotted walls, repair the roof as required, make sure the roof vents work properly and undo any exposed wiring.

The shed the final building. The walls were rotted and the roof was gone and there were posts that you could hang tarps for a ceiling I found this all unacceptable. The building has been completely redone.

I understand that when work is performed it is always a consideration of morals and how people feel about the appearance of something. I have put a huge effort into making everything look appealing.

When I talk to the neighbors or people that come over everyone says the house looks 100% better if they know the history of the house or new people say the house looks great and everything looks well kept up.. The most significant accomplishment is now finally after 20 years, I am finally enjoying the home as it was intended.

Thank you
John Allen

Sent from Yahoo Mail on Android

NOTE: TAKEN FROM PLAT OF SURVEY OF THE
EASTERLY 180 FT. OF THE NORTHWESTLY 344.50 FT.
OF THE WEST HALF OF THE NORTHEAST QTR.
OF SECTION 1, TOWNSHIP 40 NORTH
RANGE 6 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN THE TOWNSHIP OF VIRGIL
KANE COUNTY IL.

PARCEL # 07-01-200-002



