

4484

**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):
	12-12-153-003 12-12-153-006
	Street Address (or common location if no address is assigned): 33W835 + 33W859 CHERRY LANE GENEVA 60134

2. Applicant Information:	Name	Phone
	Address	Fax
		Email
	JOHN GRUMORE	630-262-1083
	33W835 CHERRY LANE	
	GENEVA, IL 60134	JOHN@COMETOTHEWELL.ORG

3. Record Owner Info:	Name	Phone
	Address	Fax
		Email
	THE WELL	630-262-1083
	33W835 CHERRY LANE	
	GENEVA, IL 60134	OFFICE@COMETOTHEWELL.ORG

**Zoning and Use Information:**

Current zoning of the property: F-District Farming

Current use of the property: Church

**Reason for Request:**

Variation requested (state specific measurements):

8 FT X 4 FT DIGITAL READER BOARD

Reason for request:

CREATE VISIBLE SIGN TO ANNOUNCE ABOUT UPCOMING EVENTS AND MINISTRY OPPORTUNITIES

**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

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.

SIGN WILL NOT IMPAIR SUPPLY OF LIGHT OR AIR

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

THIS SIGN WILL NOT INCREASE HAZARD FROM FIRE OR OTHER DANGER TO ADJACENT PROPERTY

3. Diminish the value of adjacent land and buildings.

THE SIGN WILL NOT IMPACT VALUE AS THERE IS ALREADY A DIGITAL RENDER AT KANE COUNTY COURSE STADIUM

4. Increase congestion or create traffic hazards.

THERE ARE ALREADY LACRER DIGITAL RENDER BOARDS AROUND THE PROPERTY AND AROUND KELLY RD.

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

THE SIGN WILL DISPLAY INFO AS WELL AS MEMBERSHIP OPPORTUNITIES FOR COMMUNITY. ANY IMPACT TO PUBLIC WILL BE POSITIVE

**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.

 10/4/18  
Record Owner Date

 Arzner 10/4/2018  
Applicant or Authorized Agent Date

**LEGAL DESCRIPTION**

**PARCEL ONE: THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 88 DEGREES, 55 MINUTES, 0 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 1132.57 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY KNOWN AS KIRK ROAD; THENCE NORTH 7 DEGREES, 58 MINUTES, 0 SECONDS EAST ALONG THE CENTER LINE OF SAID KIRK ROAD, 667.96 FEET TO THE CENTER LINE OF AN EASTERLY AND WESTERLY 66 FOOT ROADWAY; THENCE NORTH 88 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG THE CENTER LINE OF SAID EASTERLY AND WESTERLY HIGHWAY 904.42 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES, 37 MINUTES, 0 SECONDS EAST ALONG THE CENTER LINE OF SAID HIGHWAY, 146.8 FEET; THENCE SOUTH 22 MINUTES WEST 593.5 FEET; THENCE NORTH 88 DEGREES, 37 MINUTES, 0 SECONDS WEST PARALLEL WITH THE CENTER LINE OF SAID EASTERLY AND WESTERLY HIGHWAY 146.8 FEET TO A LINE DRAWN SOUTH 22 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE NORTH 22 MINUTES EAST 593.5 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF GENEVA, KANE COUNTY, ILLINOIS.**

**PARCEL TWO: THAT PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 88 DEGREES, 55 MINUTES, 0 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 1132.57 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY KNOWN AS KIRK ROAD; THENCE NORTH 7 DEGREES, 58 MINUTES, 0 SECONDS EAST ALONG THE CENTER LINE OF SAID KIRK ROAD, 667.96 FEET TO THE CENTER LINE OF CHERRY LANE; THENCE NORTH 88 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG SAID CENTER LINE 590.42 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES, 37 MINUTES, 0 SECONDS WEST ALONG SAID CENTER LINE 167.2 FEET; THENCE SOUTH 0 DEGREES, 22 MINUTES, 0 SECONDS WEST 593.5 FEET; THENCE SOUTH 88 DEGREES, 37 MINUTES, 0 SECONDS EAST PARALLEL WITH THE CENTER LINE OF SAID CHERRY LANE 143.2 FEET; THENCE NORTHERLY 594.06 FEET TO THE POINT OF BEGINNING, (EXCEPT PART CONVEYED BY DEED DOCUMENT 90K054695 TO COUNTY OF KANE), IN THE TOWNSHIP OF GENEVA, IN KANE COUNTY, ILLINOIS.**

**Permanent Index Number: 12-12-153-003 and 12-12-153-006**

**Addresses: 33W835 Cherry Lane, Geneva, IL 60134**

**PYLON SIGN WITH  
EMC**

**Account:**

The Well

**Location:**

33W835 Cherry Lane  
Geneva, IL 60134  
US

**Date:**

7-18-18

THIS ARTWORK REMAINS THE INTELLECTUAL PROPERTY OF THE AUBREY SIGN CO. UNTIL PAID FOR, IN FULL, BY CUSTOMER. THIS ARTWORK FOR ANY COMMERCIAL PURPOSES WITHOUT WRITTEN PERMISSION WILL RESULT IN A \$1,000 PENALTY. PLEASE REVIEW, SIGN AND DATE THIS - INDICATING YOUR APPROVAL.

approved by \_\_\_\_\_

date \_\_\_\_\_

**Aubrey  
SIGN CO.**

1847 Suncoast Lane  
Batavia, IL 60510

**Ph: 630-482-9901**

**Fax: 630-482-9906**

[www.aubreysigns.com](http://www.aubreysigns.com)

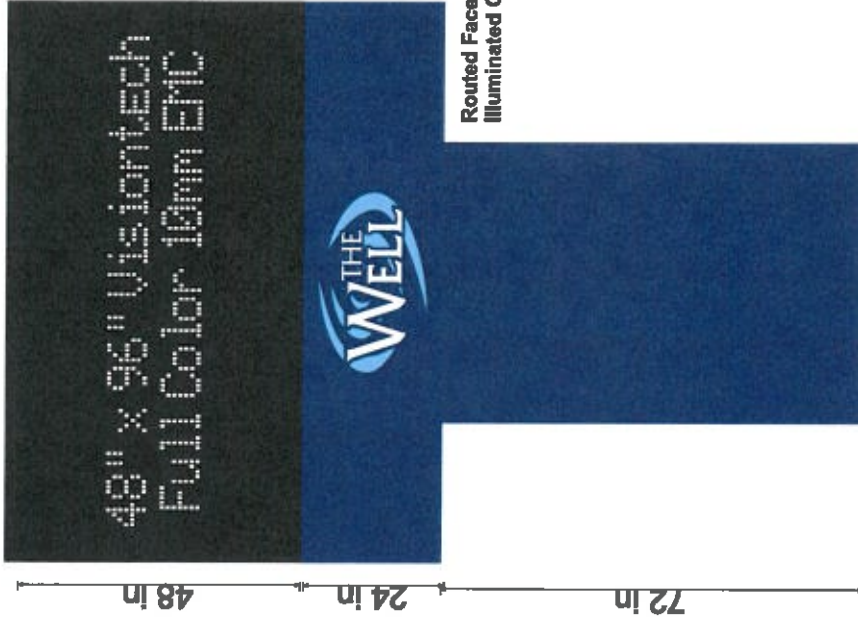
**Email:**

[paul@aubreysigns.com](mailto:paul@aubreysigns.com)



placement and scale shown are approximate

96 in



Routed Face with  
Illuminated Color Logo

48 in

**Sign details:** Double-sided, internally illuminated pylon sign with integrated full-color LED electronic messaging center both sides

**Type of Illumination:** White LEDs, low voltage power supplies, UL listing, external disconnect

**Dimensions:** Sign cabinet 24" H x 96" W = 16 sq. ft. EMC 48" x 96" = 32 sq. ft. Overall 72" H x 96" W.

**Special Notes:** Placement complies with all setback requirements. Installed on 15.5 ft. x 4" steel pole with skirt, set 42" below grade in concrete.

96 in



48 in

24 in

72 in

48 in

Routed Face with  
Illuminated Color Logo



Existing Post & Panel V-Configure Sign to Be Removed

07/19/2018

07/19/2018

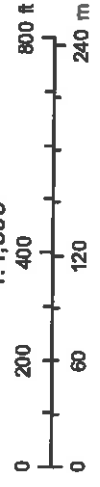


# Map Title



October 24, 2018

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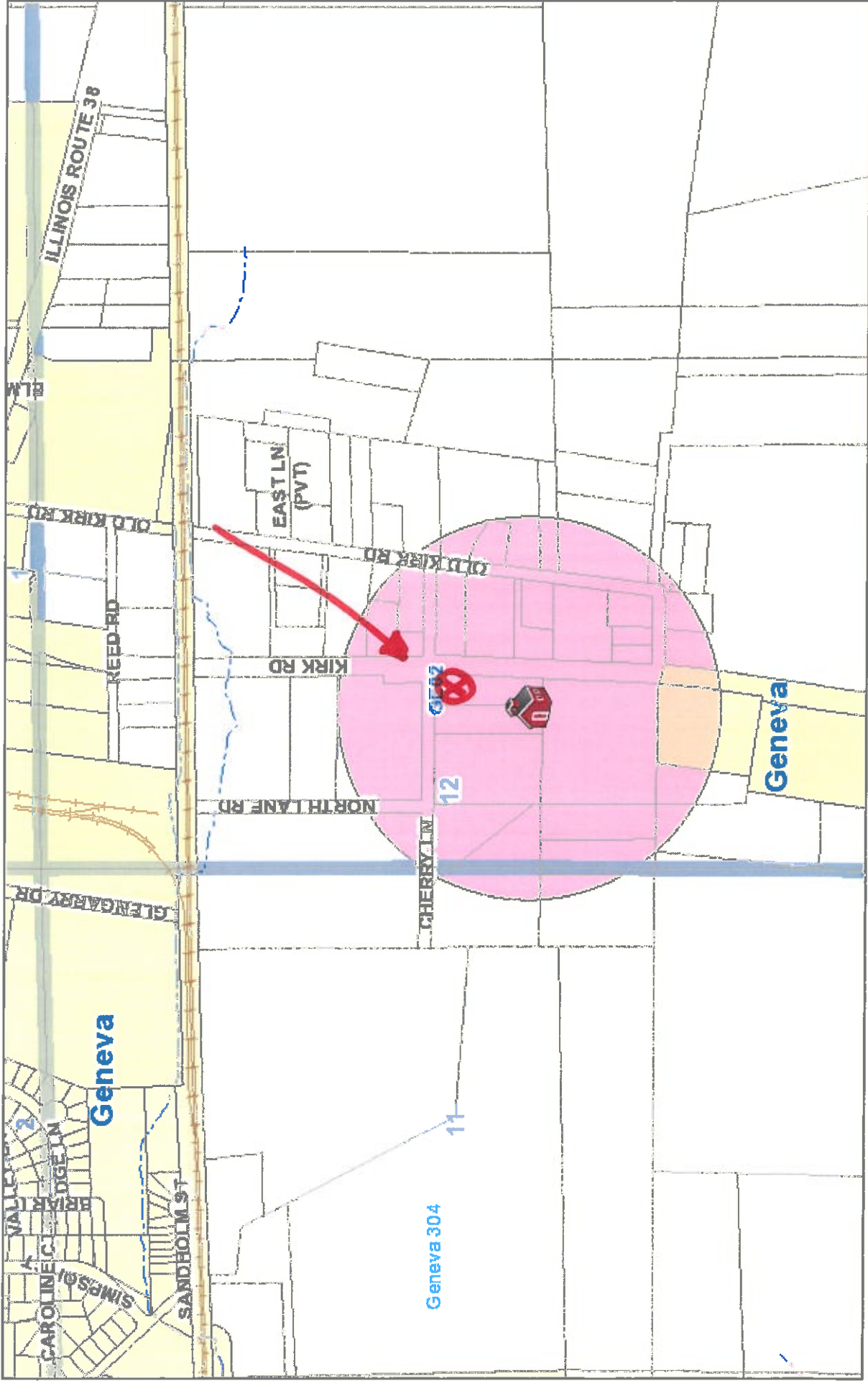


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Kane County Illinois

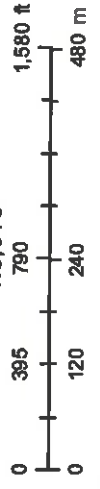


# Map Title



October 24, 2018

1:8,618



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