

4506

**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

<b>Received Date</b>
<b>MAR 29 2019</b>
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 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.

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> 0911303019
	<b>Street Address (or common location if no address is assigned):</b> 34W 760 N. James Dr., St. Charles, IL 60174

<b>2. Applicant Information:</b>	<b>Name</b> Diannah G. Perez	<b>Phone</b> 847-363-5388
	<b>Address</b> 34W 775 N. James Dr.	<b>Fax</b>
	St. Charles, IL 60174	<b>Email</b> diannah@sakurai.com

<b>3. Record Owner Info:</b>	<b>Name</b> Diannah G. Perez	<b>Phone</b> 847-363-5388
	<b>Address</b> 34W 775 N. James Dr.	<b>Fax</b>
	St. Charles, IL 60174	<b>Email</b> diannah@sakurai.com

Zoning and Use Information:

Current zoning of the property: F District Farming

Current use of the property: Residential

Reason for Request:

Variation requested (state specific measurements):

a total of 4.77 Feet Variation

Reason for request:

We built a garage without verifying any required distances.

Action by Applicant on Property:

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

The garage has already been built. This prevents us from being within the requirements.

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

The request for the variance is so we do not have to demolish the garage and have a large loss because of it.

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

All difficulty and hardship is self made. If I looking into this before building the garage I would have known where to build.

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.

The garage is in no way in  
The garage is quite far away from the adjacent properties.

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

The garage is a far distance away so it does not increase or cause a hazard to adjacent properties.

3. Diminish the value of adjacent land and buildings.

The garage seems to ~~not~~ help the neighborhood look better and kept. I do not feel it will diminish value, I feel it may help the look of the area.

4. Increase congestion or create traffic hazards.

It is very set back on the property and is not large. It does not impair traffic.

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

The garage is well built and is in a position that will not cause any public safety issues.

### 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.

Diannah Perez

Record Owner

03/21/2019

Date

[Signature]  
Applicant or Authorized Agent

03/21/2019

Date

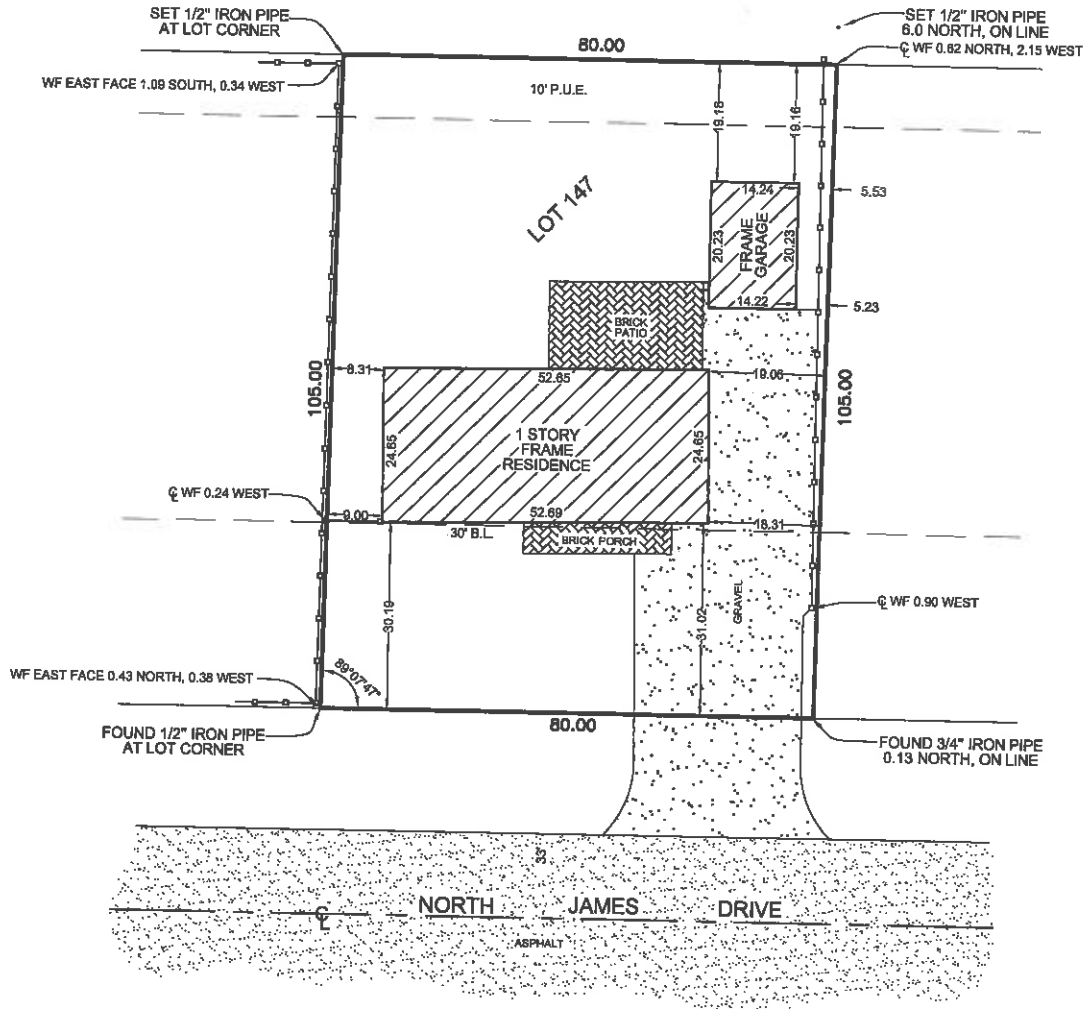


# SCHOMIG LAND SURVEYORS, LTD. PLAT OF SURVEY

909 EAST 31ST STREET  
LA GRANGE PARK, ILLINOIS 60528  
SCHOMIG-SURVEY@SBCGLOBAL.NET  
WWW.LAND-SURVEY-NOW.COM  
PHONE: 708-352-1452  
FAX: 708-352-1454

LOT 147 IN SKYLINE ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 10, AND PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF VALLEY VIEW, KANE COUNTY, ILLINOIS.

COMMON ADDRESS: 34W780 NORTH JAMES DRIVE, ST. CHARLES.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: MARCH 12TH, 2019.  
BUILDING LOCATED: MARCH 12TH, 2019. FILE: 190242.CRD  
ORDERED BY: DIANNAH PEREZ  
PLAT NUMBER: 190243 SCALE: 1" = 20'

### LEGEND

- M. = MEASURED DIMENSION
- R. = RECORDED DIMENSION
- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- C. = CENTER LINE
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- V.F. = VINYL FENCE
- I.F. = IRON FENCE

STATE OF ILLINOIS } ss. LOT AREA: 8,399 SQUARE FEET.  
COUNTY OF COOK

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig  
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002448

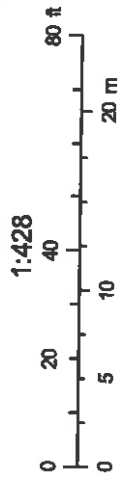


LICENSE EXPIRATION  
11-30-2020

# Map Title



April 15, 2019

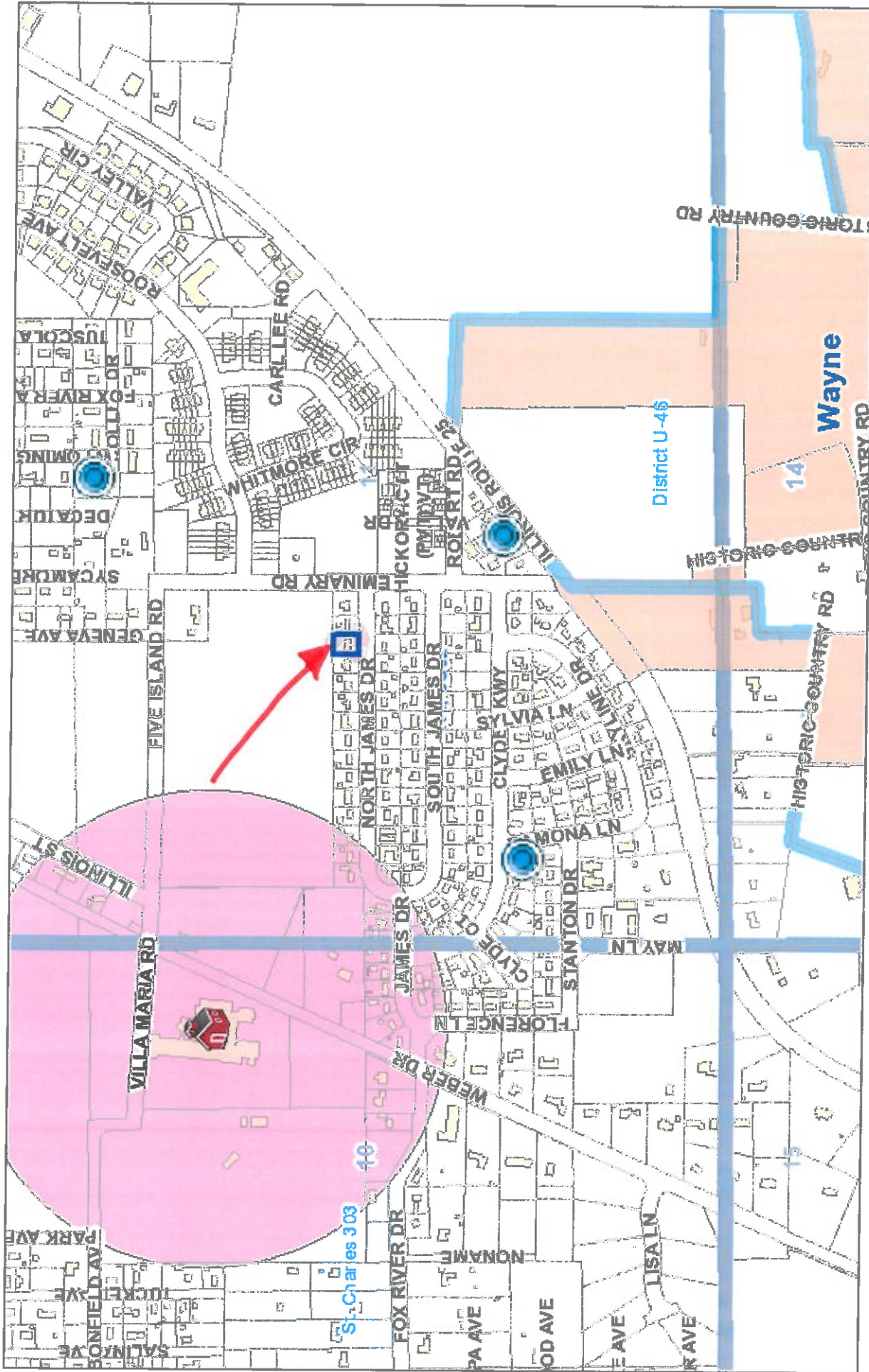


These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required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

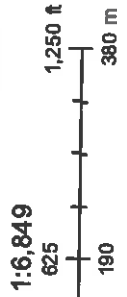
GIS-Technologies  
Kane County Illinois



# Map Title



April 15, 2019



GIS-Technologies

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GIS-Technologies  
Kane County Illinois

## Berkhout, Keith

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**From:** McGraw, Keith  
**Sent:** Thursday, May 9, 2019 7:34 AM  
**To:** Berkhout, Keith; Schoedel, Carl  
**Cc:** Nika, Kurt; Rickert, Tom  
**Subject:** RE: From Kane County Zoning - Perez  
**Attachments:** 2019-05-08 F to R1 ZBA request.pdf

Keith

In reference to the attached F to R1 request, I cannot find where they came to technical staff. However, based on the information received, KDOT has no comment.

As always, should you have any questions or comment, please don't hesitate to reach out.

Thank you,

**Keith McGraw** | Permit and Traffic Engineering Technician



**Kane County Division of Transportation**  
**41W011 Burlington Road**  
**St. Charles, IL 60175**

**(Direct) 630-444-2959** | **(Mobile) 630-816-1693** | **(Fax) 630-584-5239**  
**(email) [mcgrawkeith@co.kane.il.us](mailto:mcgrawkeith@co.kane.il.us)** | **(Web)<http://www.co.kane.il.us/dot/>**

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**From:** Berkhout, Keith  
**Sent:** Wednesday, May 8, 2019 10:57 AM  
**To:** Schoedel, Carl <[schoedelcarl@co.kane.il.us](mailto:schoedelcarl@co.kane.il.us)>  
**Cc:** McGraw, Keith <[McGrawKeith@co.kane.il.us](mailto:McGrawKeith@co.kane.il.us)>; Nika, Kurt <[nikakurt@co.kane.il.us](mailto:nikakurt@co.kane.il.us)>  
**Subject:** From Kane County Zoning - Perez

**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](mailto:berkhoutkeith@co.kane.il.us)

## Kane County Zoning Board of Appeals

**Hon. Manuel Barbosa, Chairman**  
**Tracy Aris**  
**Marc Falk**  
**Mary Lake**  
**Wendy Melgin**  
**Marguerite Millen**  
**James Plonczynski**



**Mark D. VanKerkhoff,**  
**Zoning Enforcing Officer**

**Keith Berkhout, Secretary**

**Kane County Government Center**  
**719 S. Batavia Avenue**  
**Geneva, Illinois 60134**  
**Building A, 1st Floor Auditorium**  
**Phone: (630) 444-1236**  
**Fax: (630) 232-3411**

### AGENDA

**June 11, 2019**

**7:00 p.m.**

1. **CALL TO ORDER**
2. **ROLL CALL AND DECLARATION OF QUORUM**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES**
5. **PUBLIC HEARING**

**Petition:** 4503  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 12N988 Route 20, Plato Township (05-11-100-006)  
**Applicant:** John Neperman Trust (Beth Gehrke)

**Petition:** 4504  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 12N860 Route 20, Plato Township (05-11-200-011)  
**Applicant:** John Neperman Trust (Beth Gehrke)



**Petition:** 4505  
**Request:** Special Use in the B-3 Business District for a Storage Business  
**Location:** 49W950 Route 64, Virgil Township (07-08-100-013)  
**Applicant:** 64 Storage, LLC

**Petition:** 4506  
**Request:** Sideyard setback for a detached garage, which was built without a permit, (4' setback, 6' variance)  
**Location:** 34W760 N. James Drive, St. Charles Township (09-11-303-019)  
**Applicant:** Diannah Perez

**Petition:** 4507  
**Request:** Rezoning from F-District Farming to F-1 District Rural Residential  
**Location:** 50W014 Plank Road, Burlington Township (04-07-400-004)  
**Applicant:** Irene Romke

**6. OTHER BUSINESS**

**7. ANNOUNCEMENTS**

**8. ADJOURNMENT**