

KANE COUNTY DEVELOPMENT DEPARTMENT

4513

Zoning Division, Kane County Government Center

719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236

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 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):
	02-01-400-008
	Street Address (or common location if no address is assigned):
	38W133 Huntley Rd.

2. Applicant Information:	Name Willow Creek Community Church	Phone (312) 882-8009
	Address 10880 IL. Rt. 47	Fax
	Huntley, IL 60142	Email Sswift@willowcreek.org

3. Record Owner Information:	Name Huntley Rd. LLC Willow Creek Comm. Church	Phone 847-765-5000
	67E Algonquin Rd. Barrington, IL 60010	Fax
	Address	Email Sswift@willowcreek.org

Zoning and Use Information:

Current zoning of the property:

Agriculture

Current use of the property:

Church

Reason for Request:

Variation requested (state specific measurements):

We are requesting a size variance

Reason for request:

The county sign standards and the length/depth of the easement will make our sign almost unreadable to the automobiles traveling on Huntley Rd. at 50+ miles per hour

Action by Applicant on Property:

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

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

There is no desire to make money - we want

our sign to be visible to automobiles driving down Huntley Rd. The current size of sign and easement

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

NO

make that difficult.

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.

Our sign will be lit from the ground with directed light on the sign only. It will not impair supply of light or air to adjacent property.

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

None

3. Diminish the value of adjacent land and buildings.

None

4. Increase congestion or create traffic hazards.

None

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

None

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- 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.

 5-16-19

Record Owner

 Date

TODD KIRBY 5-16-19

Applicant or Authorized Agent

Date

D TITLE SURVEY

PARCEL 2:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1 LYING SOUTH OF THE CENTERLINE OF HUNTELY DUNDEE ROAD, AND THE NORTHEAST QUARTER THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 818.69 FEET THEREOF) OF SECTION 12, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

E 1/4 Corner of Section 1-42-7



End Iron Pipe
per Monument Record recorded
as Document No. 91K59708

2107.30'

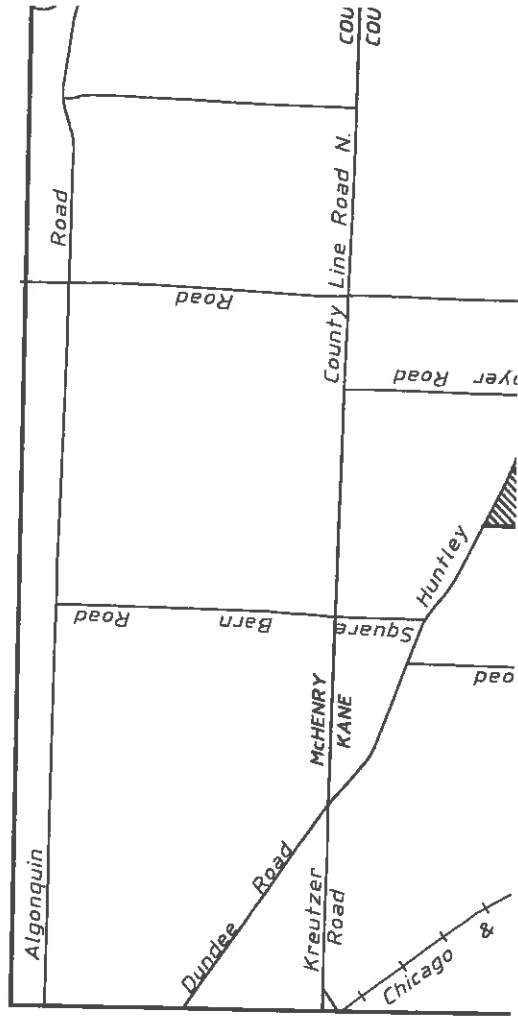
02-01-400-008



100 50 0



SCALE: 1" = 100'



1804 Sherman Avenue
 Evansville, Indiana 47514
 WWW.PASMAGROUP.COM
 TEL: 812.875.1350

DOCUMENT REVISION DATE

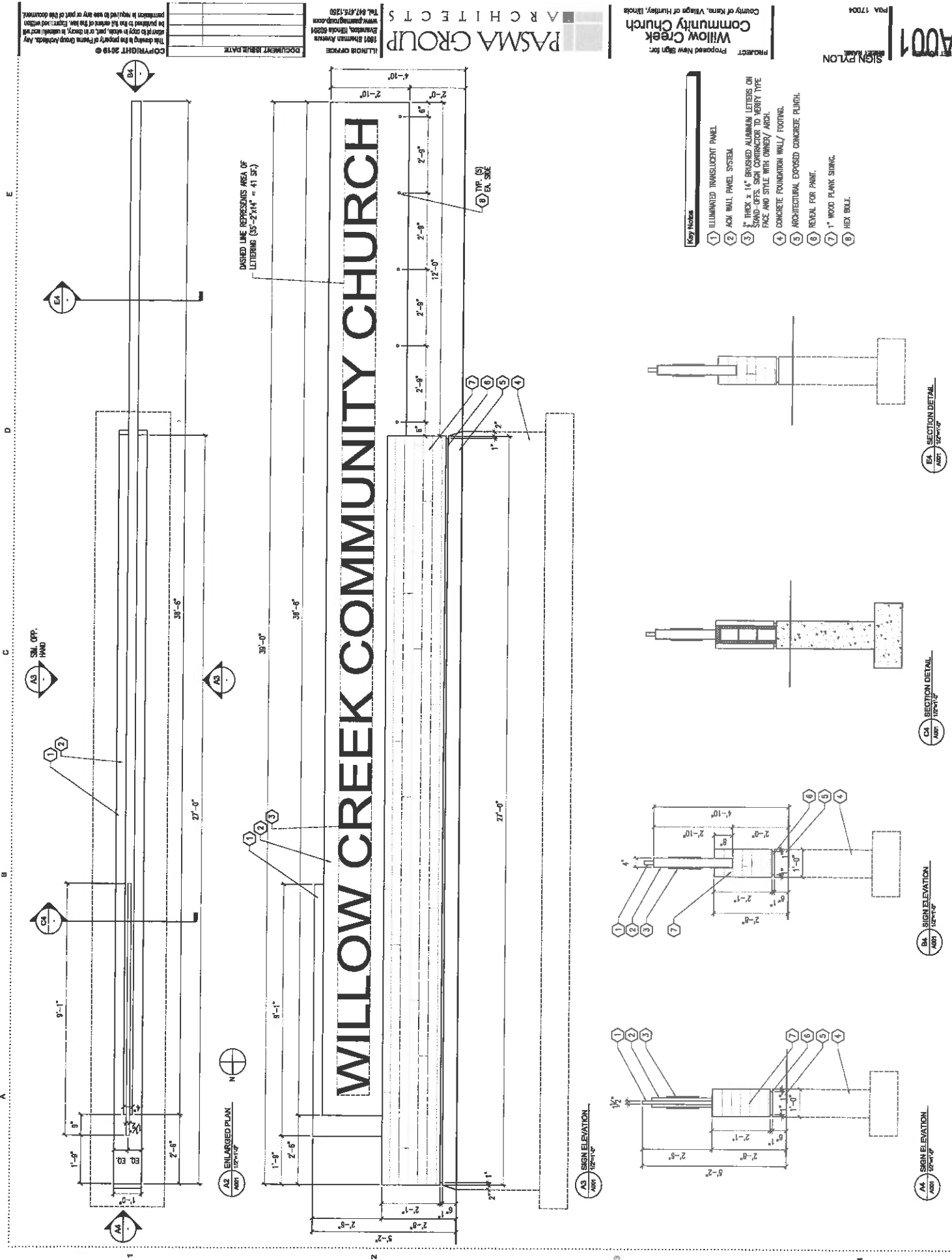
1804 SHERMAN AVENUE
 EVANSVILLE, INDIANA 47514
 WWW.PASMAGROUP.COM
 TEL: 812.875.1350

PASMA GROUP ARCHITECTS

PROPOSED NEW SIGN FOR:
Willow Creek Community Church
 County of Kern, Village of Hurley, Illinois

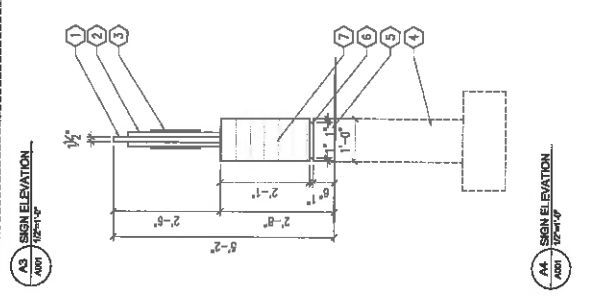
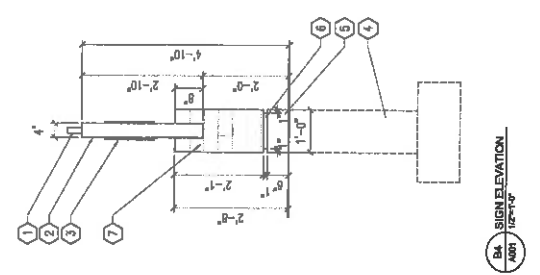
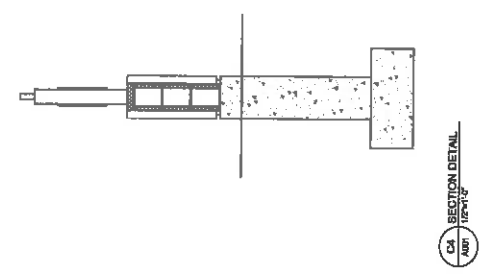
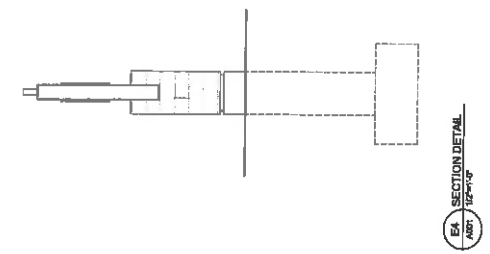
SIGN PYLON
 PG&A 17004

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 attempt to copy, in whole, part, or in theory, is strictly
 prohibited. It is required to use any part of this document.



- Key Notes**
- ILLUMINATED TRANSLUCENT PANEL
 - ACN WALL PANEL SYSTEM
 - THICK x 1/4" BRUSHED ALUMINUM LETTERS ON SHARD-OFFS. SIGN CONTRACTOR TO VERIFY TYPE FACE AND STYLE WITH OTHER ARCH.
 - CONCRETE FOUNDATION WALL/ FOOTING.
 - ARCHITECTURAL EXPOSED CONCRETE PURLIN.
 - REVEAL FOR PAINT.
 - 1" WOOD PLANK STRING.
 - HEX BULL.

DASHED LINE REPRESENTS AREA OF
 LETTERING (35'-2" x 14" = 41 SF.)



A4 SECTION DETAIL
 A4 / 12'-0" / 12'-0"

B5 SECTION DETAIL
 B5 / 12'-0" / 12'-0"

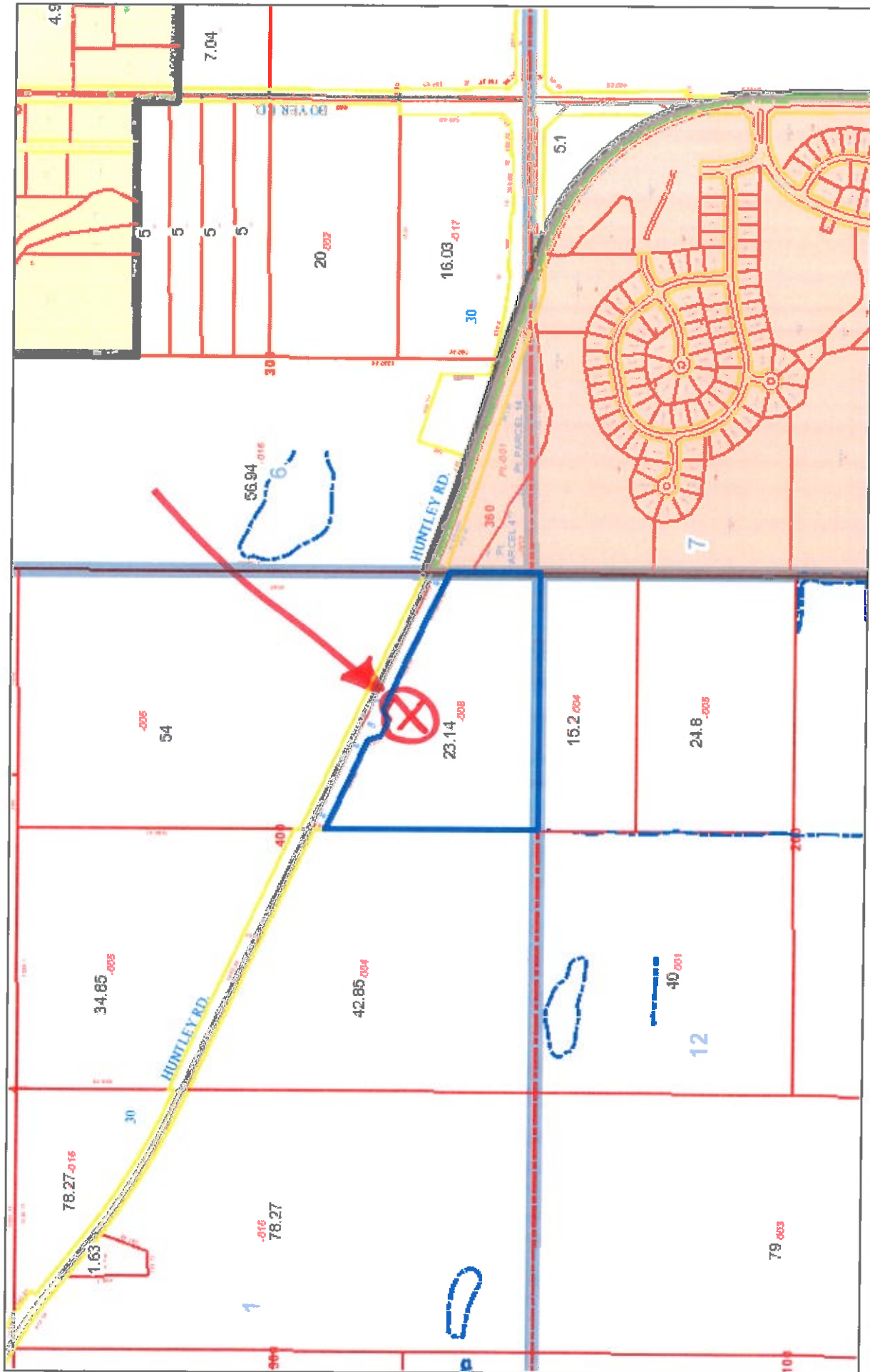
B4 SECTION DETAIL
 B4 / 12'-0" / 12'-0"

A3 SECTION DETAIL
 A3 / 12'-0" / 12'-0"

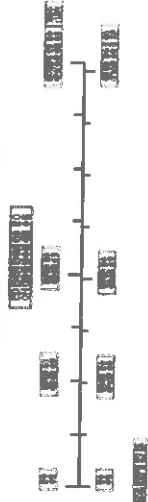
WILLOW CREEK COMMUNITY CHURCH



5016 2015 10 10



5016 2015 10 10



5016 2015 10 10

Farruggia, Tony

From: Rauscher, Erin
Sent: Wednesday, June 5, 2019 8:45 AM
To: Farruggia, Tony
Subject: RE: Kane County - Huntley Rd/Willow Creek Petition - Request for Comments

No comments from health department.



Erin Rauscher
Environmental Health Supervisor
Kane County Health Department
1750 Grandstand Place
Elgin, IL 60123

Phone: 847.888.6450
Fax: 847.888.6458
www.kanehealth.com

From: Farruggia, Tony <FarruggiaTony@co.kane.il.us>
Sent: Tuesday, June 04, 2019 2:59 PM
To: Koppie, Tom <TKoppie@kanecoboard.org>; Hain, Ronald <RonHain@countyofkane.org>; supervisor@rutlandtownship.com; rutlandtownship@yahoo.com; Schoedel, Carl <schoedelcarl@co.kane.il.us>; johnschmitt@algonquin.org; rzirk@villageofbilberts.com; jmskillman@cville.org; jen.shroder@kanedupageswcd.org; glennmorgenroth@gmail.com; boemembers@district158.org; info@huntleyparks.org; rthomas@rdfpd.org; Meyers, Monica <MeyersMonica@kaneforest.com>; DNR.ecocat@illinois.gov; Sparks, Rickey <SparksRickey@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wollnik, Jodie <WollnikJodie@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>
Subject: Kane County - Huntley Rd/Willow Creek Petition - Request for Comments

To whom it may concern,

The attached variance request will be going before the Kane County Zoning Board of Appeals at its meeting scheduled for Tuesday, July 9, 2019 at 7:00pm. Please forward to any relevant staff members or Plan Commissions and send any comments to our office by that day to ensure they can be considered by the Committee.

Regards,

Tony Farruggia, AICP Candidate
Zoning Planner
FarruggiaTony@Co.Kane.IL.US

Farruggia, Tony

From: McGraw, Keith
Sent: Monday, June 17, 2019 2:50 PM
To: Farruggia, Tony; Nika, Kurt; Rickert, Tom
Subject: RE: Kane County - Huntley Rd/Willow Creek Petition - Request for Comments
Attachments: 2019-06-04- sign variance.pdf

Tony

In regard to the above referenced and attached sign variance request, KDOT has no comment.

Thank you,

Keith McGraw

Kane County Division of Transportation – Permitting Section

From: Farruggia, Tony <FarruggiaTony@co.kane.il.us>
Sent: Tuesday, June 4, 2019 2:59 PM
To: Koppie, Tom <TKoppie@kanecoboard.org>; Hain, Ronald <RonHain@countyofkane.org>; supervisor@rutlandtownship.com; rutlandtownship@yahoo.com; Schoedel, Carl <schoedelcarl@co.kane.il.us>; johnschmitt@algonquin.org; rzirk@villageofbilberts.com; jmskillman@cville.org; jen.shroder@kanedupageswcd.org; glennmorgenroth@gmail.com; boemembers@district158.org; info@huntleyparks.org; rthomas@rdcpd.org; Meyers, Monica <MeyersMonica@kaneforest.com>; DNR.ecocat@illinois.gov; Sparks, Rickey <SparksRickey@co.kane.il.us>; Rauscher, Erin <RauscherErin@co.kane.il.us>; McGraw, Keith <McGrawKeith@co.kane.il.us>; Wollnik, Jodie <WollnikJodie@co.kane.il.us>; Nika, Kurt <nikakurt@co.kane.il.us>
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Regards,

Tony Farruggia, AICP Candidate
Zoning Planner
FarruggiaTony@Co.Kane.IL.US
630.232.3494

County of Kane, Illinois
Development & Community Services Department

Berkhout, Keith

From: Shannon Swift <sswift@willowcreek.org>
Sent: Thursday, June 20, 2019 6:24 PM
To: Berkhout, Keith
Cc: Todd Katter
Subject: EX: Re: Sign Variance

Keith, just want to be super clear. clarify: we are requesting a variance from the normal requirement of a 35 foot setback. The variance we are requesting is for the sign to be 35 feet closer so that there's actually no setback and we are directly adjacent to the easement. Thanks, Keith!

Shannon Swift
Willow Creek Huntley
Operations | Compassion & Justice
224.512.1216
sswift@willowcreek.org
[10880 Illinois Hwy. Rt. 47](#)
Huntley, IL 60142

Hi, Keith. We would like to amend our sign variance request and ask for a set-back variance as well. We feel that for both safety reasons and the height limitations it is important that we request a 35 foot set-back. Thanks, Keith!

Shannon Swift
Operations | Compassion & Justice Pastor
Willow Creek Huntley
10880 IL Rt. 47
Huntley, IL 60142
224-512-1216

Berkhout, Keith

From: Shannon Swift <sswift@willowcreek.org>
Sent: Thursday, June 20, 2019 3:17 PM
To: Berkhout, Keith
Subject: EX: Sign Size

Hi, Keith! We are requesting a sign variance. The proposed sign size is 39' long - 5'-2" tall. Is this helpful and what you need?

Shannon Swift
Willow Creek Huntley
Operations | Compassion & Justice
[224.512.1216](tel:224.512.1216)
sswift@willowcreek.org
[10880 Illinois Hwy. Rt. 47](https://www.willowcreek.org)
Huntley, IL 60142