

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

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

Received Date

4575

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): 09-09-276-008
	Street Address (or common location if no address is assigned): 6N540 IL Route 31, St. Charles, IL 60175

2. Applicant Information:	Name Andrey fong (son) for Yolanda Melendez	Phone (630) 965-5941
	Address 6N540 IL Route 31	Fax
	St. Charles, IL 60175	Email andreyfong@yahoo.com

3. Record Owner Information:	Name Yolanda Melendez	Phone (630) 965-5941
	Address 6N540 IL Route 31	Fax
	St Charles, IL 60175	Email andreyfong@yahoo.com

Zoning and Use Information:

Current zoning of the property: F = Farming District

Current use of the property: Residence

Reason for Request:

Variation requested (state specific measurements):
Requesting variance to construct 2nd floor addition on the property as it currently sits in its location.

Reason for request:
Current location of home does not comply with current setback requirements as specified in 7.5-2 of the zoning ordinance

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?
Home was originally constructed in its location and is still habitable.

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)
Yes, Purpose of the proposed variation is based on the desire to continue to live in the house for many years.

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)
No, home has always existed in current location

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.

Home has been in its current location since built. Second story addition will not alter any supply of light and air as distance to adjacent properties is adequate for no impairment to occur.

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

Distance from adjacent properties will remain the same. Second story addition does not increase the hazard from fire and other dangers as location remains the same.

3. Diminish the value of adjacent land and buildings.

Second story addition will increase the value of adjacent land and building as this home will conform to adjacent properties size and style.

4. Increase congestion or create traffic hazards.

No increase in congestion or traffic hazards with second story addition. Location of home will remain the same as when built.

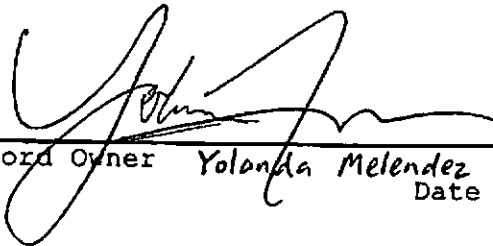
5. Impair the public health, safety, comfort, morals and general welfare.

The public health, safety, comfort, morals and general welfare will not be impaired by the second story addition. A renovated home is good for the general welfare of the public and neighbors.


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.



Record Owner Yolanda Melendez
Date 2/23/2021



Applicant or Authorized Agent Andrey Fong
Date 2/23/2021

LEGAL DESCRIPTION

PARCEL ONE:

THE EASTERLY 158.8 FEET OF THE FOLLOWING DESCRIBED PREMISES LYING EASTERLY OF A LINE DRAWN NORTHERLY AND SOUTHERLY PARALLEL TO THE CENTER LINE OF STATE ROUTE 31 THROUGH A POINT ON THE SOUTHERLY LINE OF THE PREMISES 218.8 FEET WESTERLY FROM THE CENTER LINE OF SAID STATE ROUTE 31, TO-WIT; THAT PART OF SECTIONS 9 AND 10, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF THE SAID SECTION 9; THENCE NORTH ALONG THE QUARTER SECTION LINE 343.5 FEET; THENCE NORTH 89 DEGREES 46 MINUTES EAST 2684.5 FEET TO THE CENTER OF THE PAVED HIGHWAY (ILLINOIS STATE HIGHWAY ROUTE NO. 22); THENCE SOUTH 16 DEGREES 40 MINUTES EAST 31.3 FEET ALONG THE SAID CENTER LINE FOR A POINT OF BEGINNING; THENCE SOUTH 16 DEGREES 40 MINUTES EAST ALONG THE SAID CENTER LINE 176.5 FEET; THENCE SOUTH 73 DEGREES 20 MINUTES WEST 368.8 FEET; THENCE NORTH 16 DEGREES 40 MINUTES WEST PARALLEL TO THE CENTER LINE OF SAID HIGHWAY 285.3 FEET; THENCE NORTH 89 DEGREES 46 MINUTES EAST 384.5 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART LYING EASTERLY OF A LINE THAT IS PARALLEL TO AND CONCENTRIC WITH AND 60 FEET WESTERLY AS MEASURED RADIALLY AND AT RIGHT ANGLES FROM THE CENTER LINE OF FEDERAL AID ROUTE 23, ALSO KNOWN AS ILLINOIS ROUTE 31, IN THE TOWNSHIP OF ST. CHARLES, COUNTY OF KANE, STATE OF ILLINOIS.

PARCEL TWO:

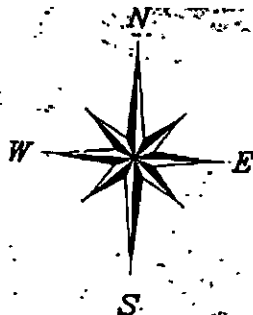
EASEMENT FOR INGRESS AND EGRESS OVER THE STRIP OF LAND 31.3 FEET IN WIDTH, DESCRIBED AS FOLLOWS: THAT PART OF SECTIONS 9 AND 10, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE NORTH ALONG THE QUARTER SECTION LINE 343.5 FEET; THENCE NORTH 89 DEGREES 46 MINUTES EAST 2,237.43 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ON SAID LAST DESCRIBED COURSE 321.93 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY OF ILLINOIS STATE HIGHWAY ROUTE 31; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE 31.3 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES WEST 321.93 FEET; THENCE NORTH TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PERMANENT TAX INDEX NO.: 09-09-276-008

PROPERTY ADDRESS: 6N540 IL ROUTE 31, ST. CHARLES, IL 60175

PLAT OF SURVEY

HARRINGTON
LAND SURVEYING, LTD.
 Illinois & Wisconsin
 www.harringtonland.com



PARCEL ONE:
 THE EASTLY 128.8 FEET OF THE FOLLOWING DESCRIBED PROGRESS LYING CASUALLY ON THE CORNER NORTHWESTLY AND SOUTHERLY
 PARALLEL TO THE CENTER LINE OF STATE ROUTE 31 THROUGH A POINT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF SAID
 WESTERLY FROM THE CENTER LINE OF SAID STATE ROUTE 31 TO THE WEST PART OF SECTION 9 AND 10, TOWNSHIP 38 NORTH, RANGE
 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION IN THENCE NORTH
 ALONG THE CENTER SECTION LINE 343.5 FEET; THENCE NORTH 89 DEGREES 48 MINUTES EAST 308.5 FEET TO THE CENTER OF THE
 POINT OF BEGINNING (ILLINOIS STATE HIGHWAY ROUTE NO. 21) THENCE SOUTH 18 DEGREES 40 MINUTES EAST 311.3 FEET ALONG THE CENTER
 LINE FOR A POINT OF BEGINNING THENCE SOUTH 18 DEGREES 40 MINUTES EAST ALONG THE CENTER LINE 174.8 FEET; THENCE
 SOUTH 73 DEGREES 58 MINUTES WEST 348.4 FEET; THENCE NORTH 18 DEGREES 40 MINUTES WEST 304.3 FEET TO THE CENTER LINE OF
 SAID HIGHWAY 204.3 FEET; THENCE NORTH 89 DEGREES 48 MINUTES EAST 304.3 FEET TO THE POINT OF BEGINNING; BEARING THAT
 PART LYING CASUALLY OF A LINE PARALLEL TO AND CONCENTRIC WITH AND 60 FEET WESTERLY ALONG SAID WESTERLY BOUNDARY THAT
 ANGLES FROM THE CENTER LINE OF FEDERAL AID ROUTE 21, ALSO KNOWN AS ILLINOIS ROUTE 31, IN THE TOWNSHIP OF ST. CHARLES,
 COUNTY OF HANE, STATE OF ILLINOIS.

PARCEL TWO:
 EASEMENT OF ACCESS AND EGRESS OVER THE STRIP OF LAND 31.5 FEET IN WIDTH, DESCRIBED AS FOLLOWS: THAT PART OF SECTION 9
 AND 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE
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 ANGLES FROM THE CENTER LINE OF FEDERAL AID ROUTE 21, ALSO KNOWN AS ILLINOIS ROUTE 31, IN THE TOWNSHIP OF ST. CHARLES,
 COUNTY OF HANE, STATE OF ILLINOIS.

(10) DEGREES RECORD EXEMPTION

LEGEND

- CLEAR CUT
- WELL
- ⊙ UTILITY POLE

INFO OF BINDER

BEARINGS ARE BASED ON THE
 NORTH LINE OF PARCEL ONE WITH
 NORTH 89 DEGREES 48 MINUTES
 00 SECONDS EAST.

AREA IN COLOR IS
 34,657.30 SQUARE FEET



Scanned with CamScanner

UNDER GROUND UTILITY INFORMATION SHOWN
 HEREON IS FROM OBSERVABLE EVIDENCE.
 ALL UNDER GROUND UTILITY LOCATIONS
 MUST BE VERIFIED PRIOR TO ANY
 CONSTRUCTION.

HIS PROFESSIONAL SERVICE CONFORMS TO THE
 CURRENT ILLINOIS SURVEYING STANDARDS FOR A
 PROGRESSIVE SURVEY.

IF ANY REQUESTED MISSING CORNER MONUMENTATION NOT BE SET.

HIS PROFESSIONAL SERVICE CONFORMS TO THE
 CURRENT ILLINOIS SURVEYING STANDARDS FOR A
 TYPICAL SURVEY.

Building Restrictions and Easements refer to your
 street Dead, Guarantee Policy and Local Ordinances.
 BEWARE ALL POINTS BEFORE BUILDING.
 REPORT ANY DIFFERENCE
 AT ONCE REPORT ANY DIFFERENCE

PREPARED BY:
 MARINA FINK

KEY NO.: 028-14
 DRAWN BY: RAM
 NAME: 028-14.DWG

SCALE: 1" = 30'

COMMON ADDRESS:
 8 N. 540 IL ROUTE 31
 ST. CHARLES, ILLINOIS.

FIELD WORK COMPLETED JUNE 8, 2014

PROFESSIONAL DESIGNER REGISTRATION NO.: 184-003297

ALL BOUNDARY LINE DIMENSIONS ARE RECORD AND
 MEASURED UNLESS OTHERWISE NOTED.

NOT VALID WITHOUT EMBOSSED SEAL
 State of Illinois
 County of Du Page } I.S.

I, Marina J. Harvey, do hereby certify that I have surveyed
 the above described property and that the plat thereon drawn
 is a correct representation of same.

All distances are given in feet and decimal parts thereof
 and correct at 62° Fahrenheit.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 9478
 LICENSE EXPIRES/RENEWAL: 11-30-2014

DATE: JUNE 8, 2014

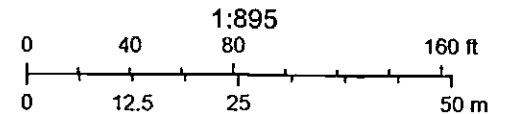
ST. CHARLES, ILLINOIS

Marina J. Harvey

Map Title



February 26, 2021



GIS-Technologies

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