

4614

KANE COUNTY DEVELOPMENT DEPARTMENT

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): 15-34-283-019
	Street Address (or common location if no address is assigned): 1236 Gates Street, Aurora, IL 60505

2. Applicant Information:	Name Grand Electric / Tony Ilkhan	Phone (630)363-8893
	Address 601 W. New York St.	Fax
	Aurora, IL 60506	Email Vanessa@thegrandelectric.com

3. Record Owner Information:	Name ANC Holdings LLC Marion Heatis	Phone (331)575-3477
	Address 663 Charles St.	Fax
	Aurora, IL 60506	Email montgomeryautosalesinc@gmail.com

Zoning and Use Information:

Current zoning of the property:

B-3

Current use of the property:

Used auto-dealer

Reason for Request:

Variation requested (state specific measurements):

Minimum setback is 35ft., but property is only 45ft. wide (East & West neighboring properties ^{are} ~~to~~ up to property lines causing ^{partial} blocking)

Reason for request:

To install commercial business sign (make business identification visible to potential clients)

Action by Applicant on Property:

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

Due to size of property (narrow), it would place the proposed sign in an awkward position

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

Yes, would like potential customers to be able to locate the property

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 has an ^{manual} auto dimming sensor and light distribution will not affect surrounding neighbors
Sign will not be operated 24hrs a day (will be shut off approx. 10pm at night).

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

Proposal is for a sign (not building), so potential hazard is 0%.

3. Diminish the value of adjacent land and buildings.

Sign may increase property value. If anything may increase potential customers for neighboring businesses.

4. Increase congestion or create traffic hazards.

Car dealership is an existing business, will not cause any hazards.

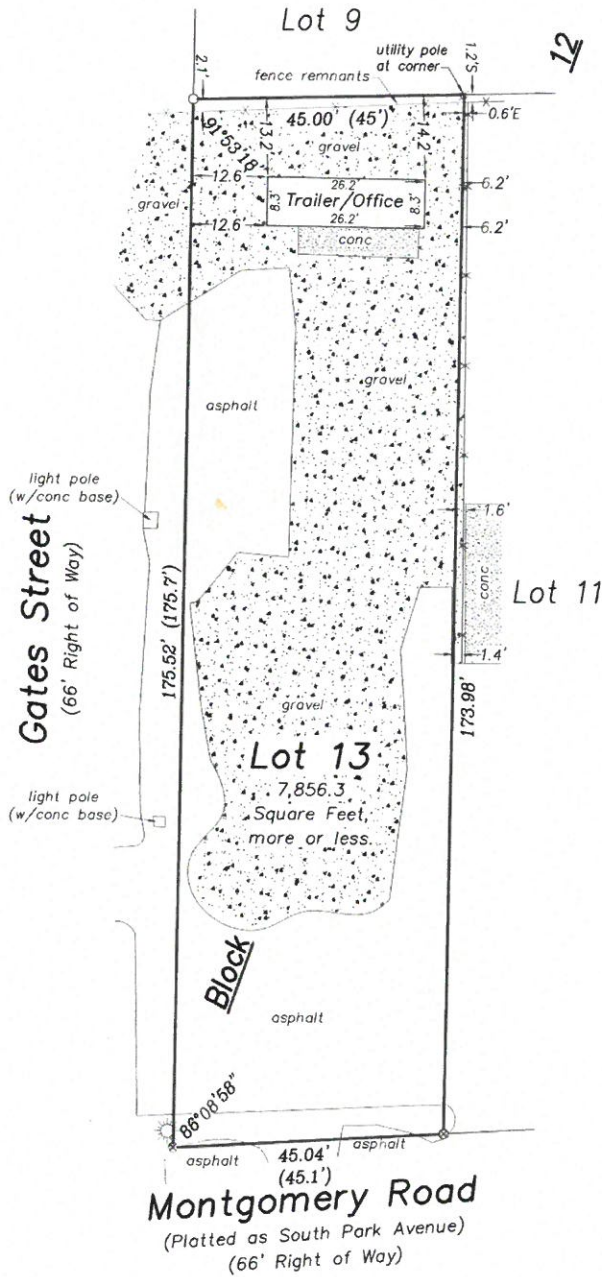
5. Impair the public health, safety, comfort, morals and general welfare.

Sign will only promote business of auto sales, therefore no concern for comfort, morals and sign will be according to regulations hence no concern for health/safety.

PLAT OF SURVEY

LOT 10 IN BLOCK 12 OF SOUTH PARK ADDITION TO AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1236 GATES STREET, AURORA, ILLINOIS.



STATE OF ILLINOIS)
 COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006522, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON MAY 31, 2023.

Eric C. Pokorny

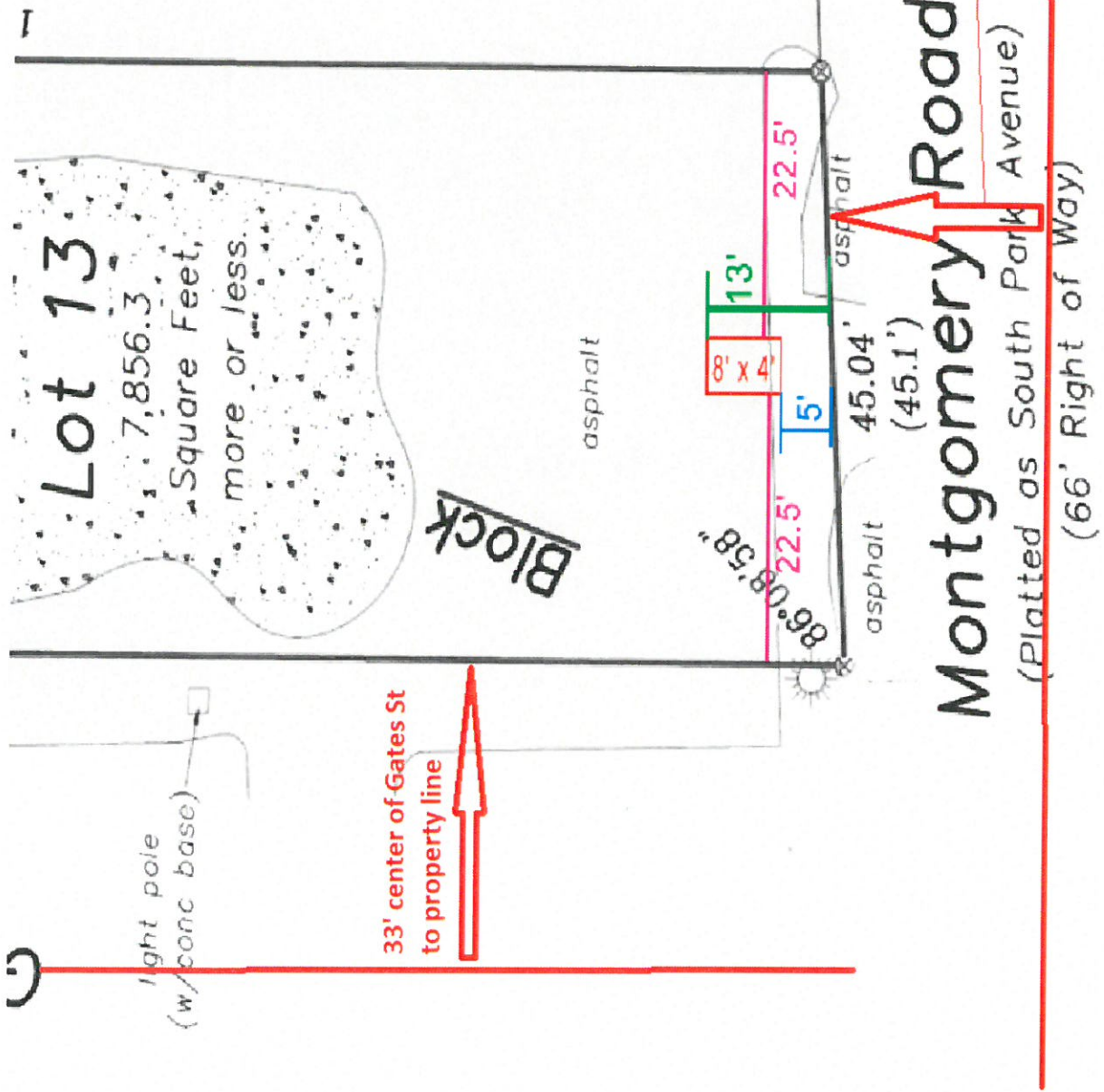


Scale: 1" = 20'
 ○ = Found 3/4" Dia. Iron Pipe
 ⊗ = Found 1/2" Dia. Iron Pipe
 (XX.XX)' = Record Distance
 XX.XX' = Measured Distance
 N = North E = East
 S = South W = West
 -X-X-X- = Fence
 [Stippled] = Concrete
 [Dotted] = Gravel
 [Blank] = Asphalt

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2024
 Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2024

TODD SURVEYING
 Professional Land Surveying Services
 "Cornerstone Surveying PC"
 759 John Street, Suite D
 Yorkville, IL 60560
 Phone: 630-892-1309 Fax: 630-892-5544
 Survey is only valid if original seal is shown in red.

Client:	Grand Electric Sign
Book #:	Drawn By: JGJH Plot #: 2535
Reference:	2013-0225 FB2175
Field Work Completed:	5/30/2023
Rev. Date	Rev. Description
Project Number:	2023-0397





Digital outdoor display:
total 32 sq. ft.

8'



Map Title



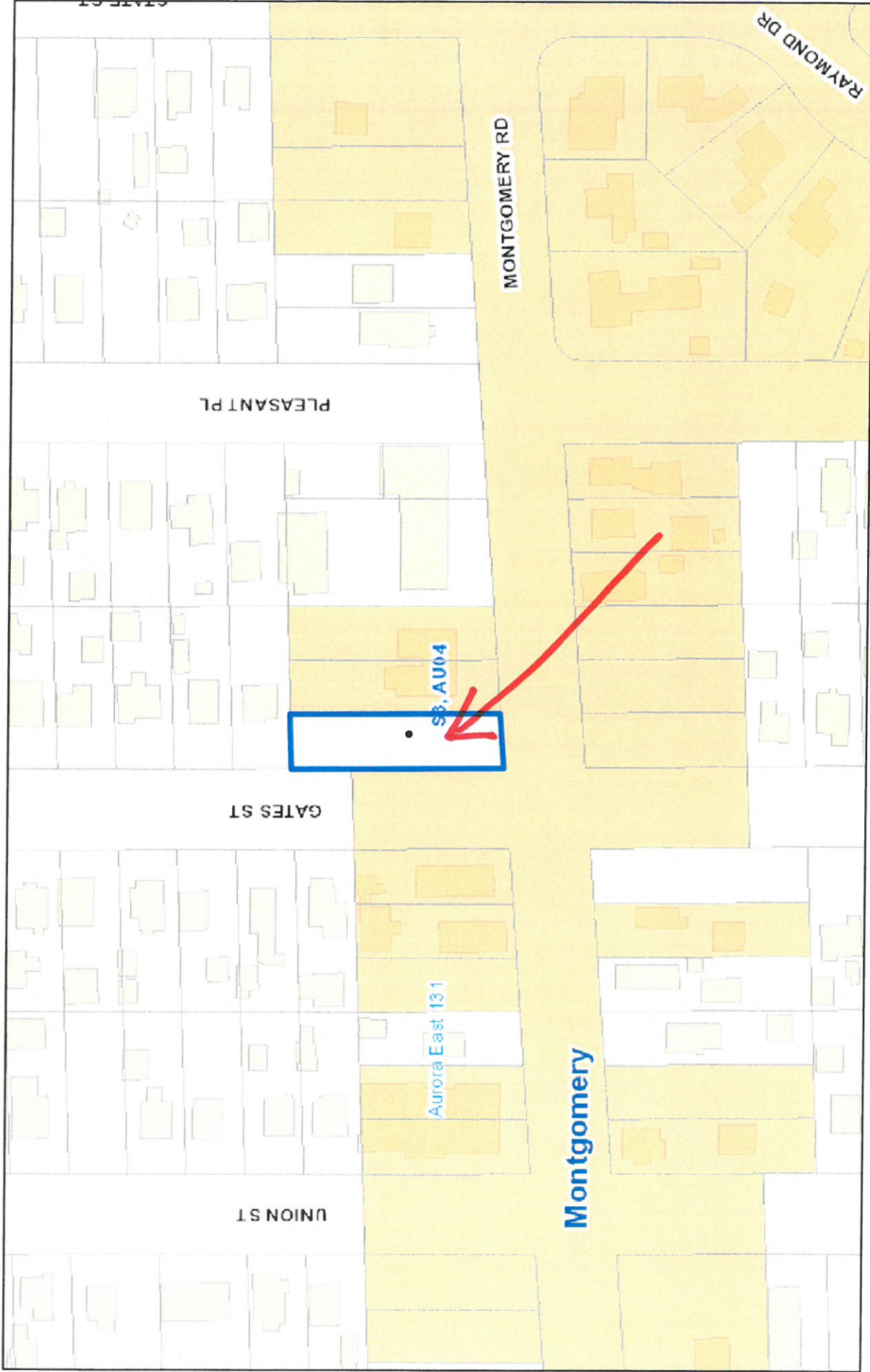
July 17, 2023

GIS-Technologies

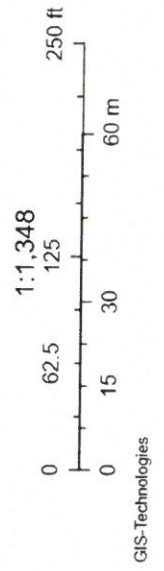
These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required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

GIS-Technologies
Kane County Illinois

Map Title



July 17, 2023



COUNTY OF KANE

DEVELOPMENT & COMMUNITY SERVICES DEPARTMENT

Mark D. VanKerkhoff, AIA, Director



County Government Center

719 Batavia Avenue

Geneva, IL 60134

Phone: (630) 444-1236

Fax: (630) 232-3411

NOTICE TO: All adjacent and adjoining property owners of property located at 1236 Gates Street, (15-34-283-019), Aurora Township.

FROM: Kane County Building & Zoning Division
Keith Berkhout, Zoning Planner

RE: Zoning Board of Appeals Public Hearing

NOTICE IS HEREBY GIVEN that the Kane County Zoning Board of Appeals has received a petition for a public hearing from ANC Holdings, LLC. requesting a right-of-way sign setback variance from Montgomery Road (5' setback, 30' variance) and a right-of-way setback variance from Gates Street (22.5' setback, 12.5' variance)

NOTICE IS ALSO GIVEN that a public hearing to consider said request will be held before the Kane County Zoning Board of Appeals on September 12, 2023, A.D. at 7:00 pm. Said Notice was published in the Daily Herald Kane County edition on August 24, 2023. All interested parties are invited to attend the public hearing, present testimony for or against the petition and cross-examine witnesses presenting testimony for or against the petition via Zoom. If you are interested in participating in the Zoning Board meeting please contact Hira Aamir at [630-232-3494](tel:630-232-3494) aamirhira@co.kane.il.us or Keith Berkhout at 630-444-1236 berkhoutkeith@co.kane.il.us for more information. Persons unable to participate in the remote hearing may also provide comments to the Zoning Board via email to aamirhira@co.kane.il.us or berkhoutkeith@co.kane.il.us. There will also be the option to attend the meeting at the Kane County Government Center, Bldg. A, 719 S. Batavia Ave., Geneva, IL, in the first floor Auditorium of Building A. Computer access will be provided to allow attendees to participate in the online meeting,

DOCUMENTS RELATED TO THIS PETITION WILL BE POSTED TO THE KANE COUNTY WEBSITE UNDER PETITION NUMBER 4614. THE ADDRESS FOR THIS SECTION OF THE WEBSITE IS BELOW:

<https://www.countyofkane.org/FDER/Pages/development/buildingandzoning/PendingZoningPetitions.aspx>
[x](#).