

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

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

4652

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): 05-14-152-001
	Street Address (or common location if no address is assigned): 40W960 Stoneridge Ln Elgin, IL 60124

2. Applicant Information:	Name Hanson Landscape	Phone 630-5516-4120
	Address Po Box 307	Fax
	Big Rock, IL 60051	Email laura@hansonlandscape.com

3. Record Owner Information:	Name Darren + Shelby Stoniger	Phone
	Address 40W960 Stoneridge Ln	Fax
	Elgin, IL 60124	Email darren@pazdev.com

Zoning and Use Information:

Current zoning of the property:

PUD

Current use of the property:

Residential

Reason for Request:

Variation requested (state specific measurements):

45' long N.S side, 19' long NW side 21' 2" wide EW side
21' wide EW side = 1100 sq ft total. We are asking for 200 sq ft variance

Reason for request:

Current sq ft exceeds the a loted 900 sq ft
Originally was told a permit wasn't required

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, personal use only

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.

It doesn't

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

It doesn't

3. Diminish the value of adjacent land and buildings.

No, the structure is constructed with high quality materials and antique carved wood and is an enhancement to the neighborhood.

4. Increase congestion or create traffic hazards.

No

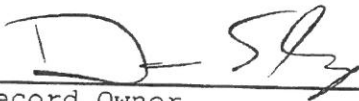
5. Impair the public health, safety, comfort, morals and general welfare.

No

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

9-29-2024

Date



Applicant or Authorized Agent

9-29-24

Date

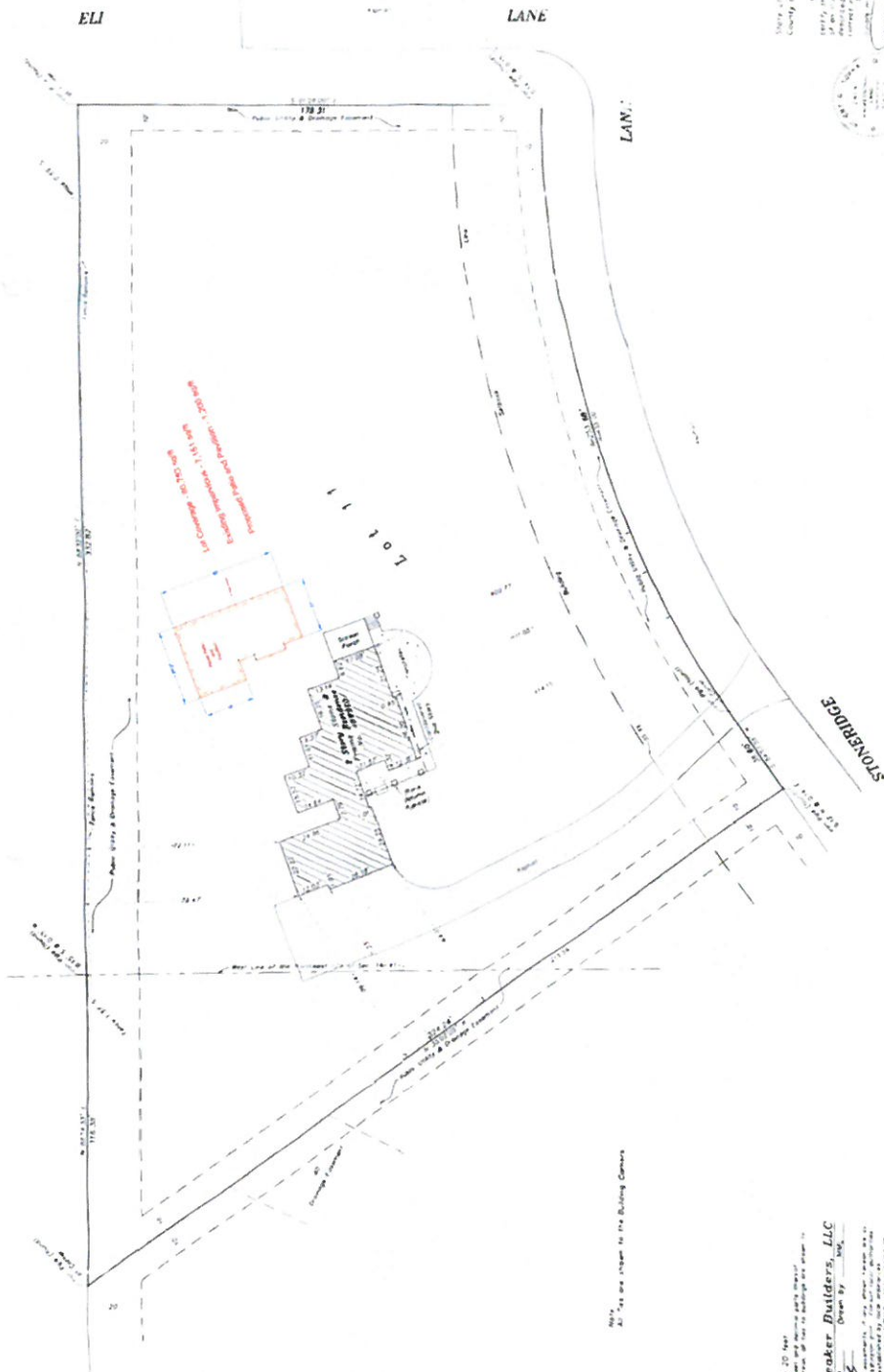
Legal Description PIN# 05-14-152-001

Lot II in Stonecrest II, In sections 14 and 15. Township 41 North Range 7, East of the third principal meridian, according to the plat there of recorded July 26, 2002 as document 2002K092243, in Kane County Illinois

PLAT OF SURVEY
SURVEY SYSTEMS OF AMERICA, INC.
PROFESSIONAL LAND SURVEYORS

7815 Lincoln St.
 Chicago, Illinois 60618
 Phone (815) 429-5775

Sub 11 is a subdivision of part of the South half of the Northwest Quarter of Section 14, Township 41 North, Range 7 East of the 11th Principal Meridian, located in the said Township, and County, Illinois.



Note: All set backs refer to the Building Corners.

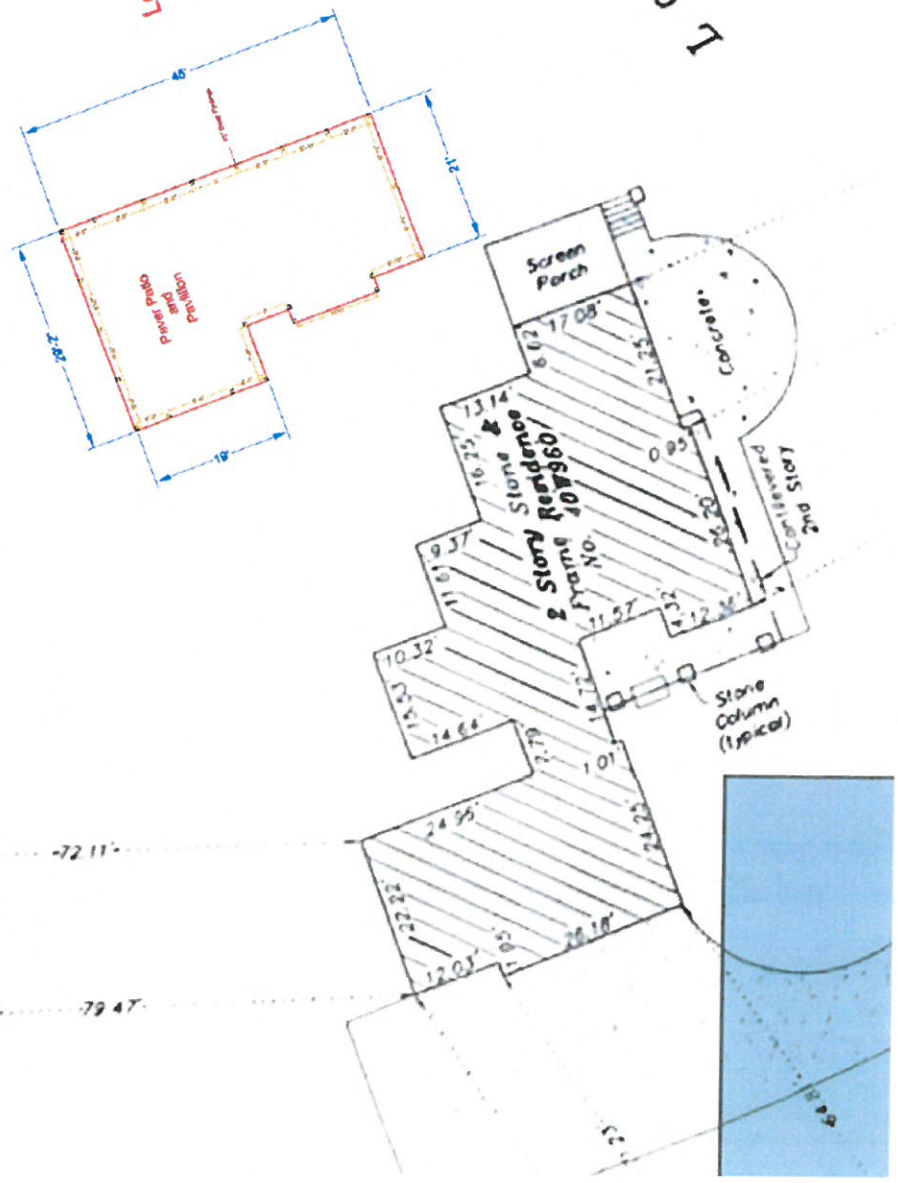
Scale: 1 inch equals 20 feet.
 All dimensions are in feet and inches unless otherwise noted.
 Surveyed by: *[Signature]*
 Checked by: *[Signature]*
 Date: 11/20/2014
 Project: 033-1706B.11.U1

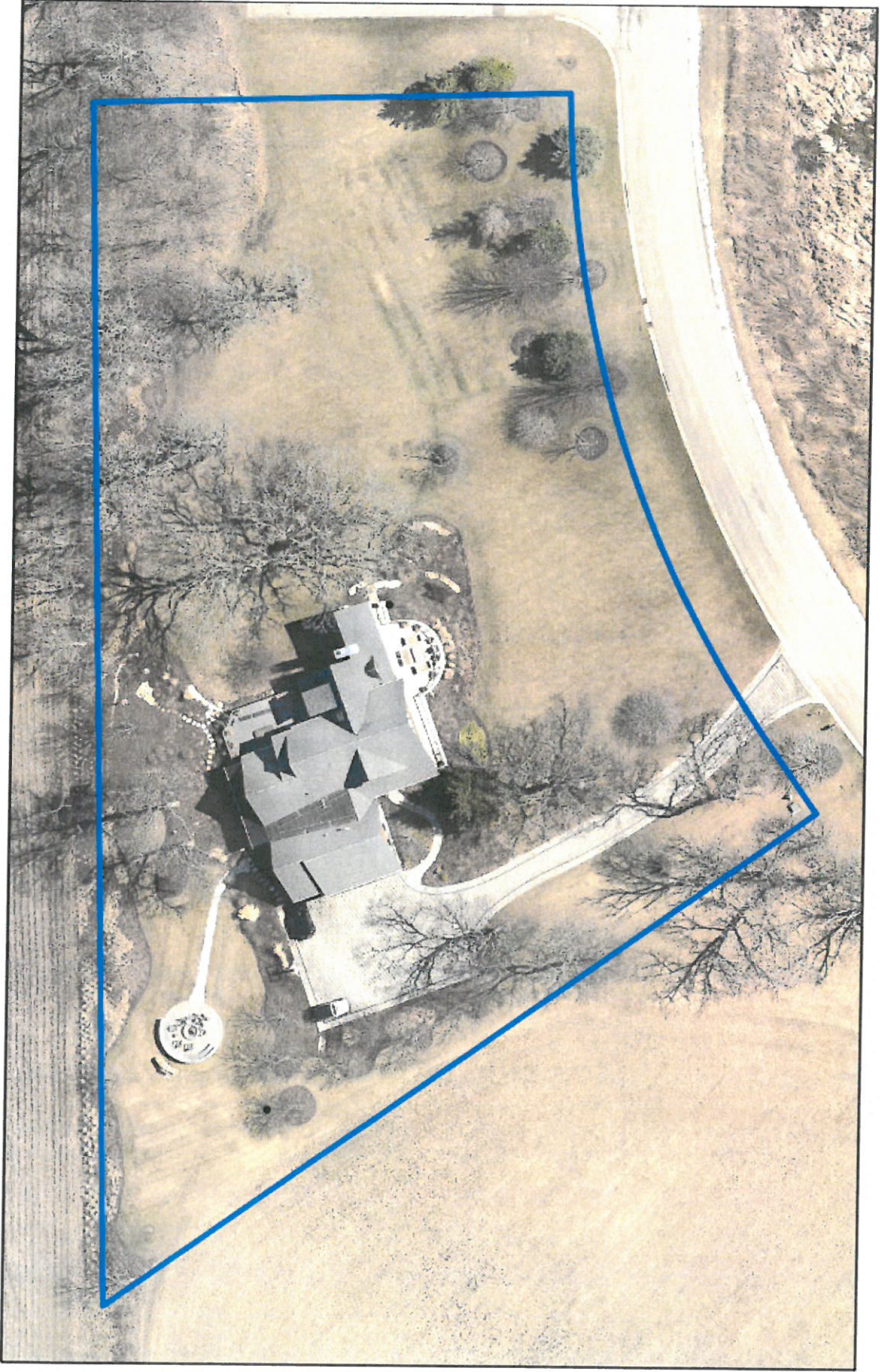
Survey System of America, Inc.
 County of Cook, Illinois
 State of Illinois
 I, *[Signature]*, Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the owner of the land surveyed and that the same is in accordance with the laws of the State of Illinois.
 My Commission Expires on 11/20/2016
 Date: 11/20/2014

Public Utility & Drainage Easement

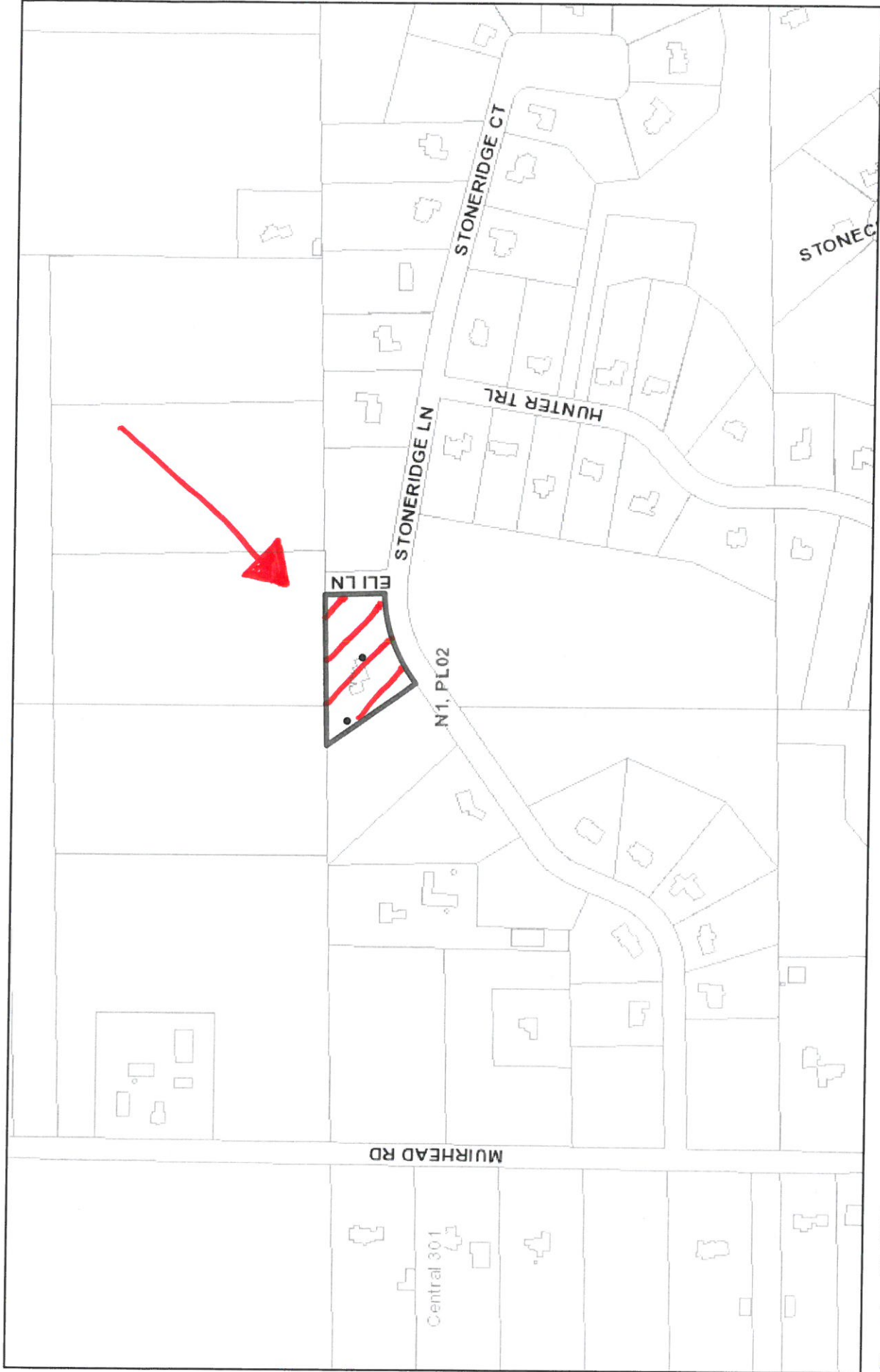
Proposed patio and pavilion - 1,200 sq/ft
Existing interiors - 7,151 sq/ft
Lot Coverage - 80,753 sq/ft

Lot 11





Map Title



November 25, 2024

1:4,886

460

230

0

0

65

130

260

460

920

0

65

130

260

460

920

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

Berkhout, Keith

From: Nyland, Colleen
Sent: Sunday, December 1, 2024 4:37 PM
To: Berkhout, Keith
Subject: RE: Variance petition for your review from Kane County Development Department - Sloniger - APOLOGIES - PREVIOUS EMAIL
HAD INCORRECT SUBJECT LINE IN EMAIL

Hi Keith,
Not really clear on how this request impacts well and septic enough to provide comments on the variance aspect of this. I did research this property and noted in CV that there is an open complaint for a gazebo built without a permit. If they built a structure, health would want to ensure placement does not impact the septic tank or field.

From: Berkhout, Keith <BerkhoutKeith@KaneCountyIL.gov>
Sent: Wednesday, November 27, 2024 1:28 PM
To: Nyland, Colleen <NylandColleen@KaneCountyIL.gov>
Subject: Variance petition for your review from Kane County Development Department - Sloniger - APOLOGIES - PREVIOUS EMAIL HAD INCORRECT SUBJECT LINE IN EMAIL

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

Berkhout, Keith

From: Dave Waden <dave.waden@elginil.gov>
Sent: Wednesday, December 4, 2024 8:53 AM
To: Berkhout, Keith
Subject: EX: RE: Variance petition for your review from Kane County Development Department - Sloniger

Morning Keith,
We have no issues with the accessory structure request.

Regards,
Dave

From: Berkhout, Keith <BerkhoutKeith@KaneCountyIL.gov>
Sent: Wednesday, November 27, 2024 1:35 PM
To: Dave Waden <dave.waden@elginil.gov>
Subject: Variance petition for your review from Kane County Development Department - Sloniger

Keith T. Berkhout
Zoning Planner

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