



ZONING BOARD OF APPEALS AGENDA

**April 10, 2019 - Meeting No. 2019-07
7 P.M. – City Hall – Council Chambers
22 S. First Street**

- 1. ROLL CALL:**
- 2. APPROVAL OF MINUTES: January 9, 2019 Meeting Minutes**
- 3. PUBLIC HEARINGS:**
 - a. 28 McKinley Avenue - IN ACCORDANCE WITH Section 11-14-5 (Variations) of the Geneva Zoning Ordinance, the petitioner is requesting a variation from Section 11-5F-4 (Lot and Area Requirements of the R4 High Density Single-Family Residential District) to decrease the minimum required street-yard setback from 20' to 13.25' for the purpose of adding a roof over the front stoop.**
- 4. SPECIAL ITEMS:**
- 5. OTHER BUSINESS:**
- 6. ADJOURN:**

Building and Zoning
109 James Street
Geneva, Illinois 60134



Phone: (630) 262-0280
Fax: (630) 262-0286

EXHIBIT A

APPLICATION FOR A VARIATION

Applicant Information

Name Steve Case
Address 1403 S. Elm St. St. Charles IL. 60174
Phone 847-344-8649 Fax N/A
Email Steve@spugc.com

Property Owner Information (if different from the applicant)

Name Carousel Enterprises
Address 902 S. Randall #276 St. Charles IL. 60174
Phone 847-561-3542 Fax _____
Email ~~Lisa~~ Lisamease@comcast.net

Property Information

Address 28 McKinley Ave
Current Zoning R4 Current Use Residential

Legal Description (please attach a separate sheet if necessary)

12-03-304-013

Dimensions of Property 49.98 X 131.93

Type of Variation Requested (City Code, Section 11-14-5)

Setback

Maximum Fence Height

Lot Area or Lot Width

Traffic/ Access Regulations

Maximum Gross Floor Area

Lot Coverage

Reduce Off-Street Parking

Yard Use

Maximum Height Requirement

Description of Variation (Please attached please attach a separate sheet if necessary)

The Zoning Board of Appeals meets at 7 p.m. on the second and fourth Wednesday of each month as needed. Your request will be heard by the Board 15-30 days after the publication of the Legal Notice.

Approval by the Zoning Board of Appeals pertains only to the requirements of the Zoning Ordinance with respect to your property. All other ordinance and requirements of the City, including subdivision regulations, building codes and, in certain locations, Historic Preservation Commission review, must be complied with as well, before building permits are issued and occupancy is permitted

Application Certification

I certify that I have received a copy of the submittal requirements, review procedures and meeting dates as they relate to this request. I have reviewed the Geneva City Code requirements which relate to this petition and I certify that this application submittal is in conformance with such ordinance(s). I further certify that all the information provided above and the information contained in any documents submitted herewith is true and accurate.

I consent to the entry in or upon the property described in this application by any authorized official of the City of Geneva for the purposes of inspection or review of the site in order to provide information for the formal determination of this request.

In addition to the application fee and deposit, I agree to reimburse the City of Geneva for any professional services or costs, including but not limited to, attorneys, engineers, planners, architects, surveyors, or other consultant fees that are incurred by the City which are associated with the City of Geneva providing a formal determination on this request.

Steve Case
Signature of Applicant

2/7/19
Date

[Signature]
Signature of Owner, if different from the applicant

2/7/19
Date

Staff Use Only

This petition was heard before the Zoning Board of Appeals on _____.
The Board, based on the evidence and testimony presented at this hearing find the petitioners' request, (is) (is not) justified and hereby (grants) (denies) this petition.

Vote of the Board: _____ Ayes _____ Nays

Chairman, Geneva Zoning Board of Appeals:

EXHIBIT D

STATE OF ILLINOIS)
)
COUNTY OF _____) SS

AFFIDAVIT

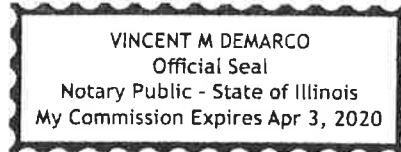
The undersigned, being duly sworn on oath, deposes and says that the attached list of property owners comprises, to the best of the Affiant's knowledge, a true and complete list containing the names and addresses of the persons to whom the current real estate tax bills are sent for those premises lying within 500 feet in all directions of the property lines of the Subject Property, together with a list of said property owners with parcel numbers.

Lisa Case
Printed Name

[Handwritten Signature]
Signature

Subscribed and sworn to before me this
27 day of February, 2019

[Handwritten Signature]
Notary Public



28 McKinley Ave

Letter of Intent

My wife and I, Lisa Case, purchased the home at 28 McKinley on October 11th 2018 with the sole intent of remodeling the homes interior and changing the siding on the exterior. We then received an interior demo permit on October 16th 2018 and began the demolition. Once the interior demolition began and all the plaster was removed, we could then see where all of the load bearing beams were sagging as much as 3". We then halted all work until we could have an architect inspect the house. At this point we then hired Nick Manheim from Manheim Architectures to do a site visit to determine if there was a solution to repair the existing woods structure and it was determined that based on the collapsing structure it would be advised to tear down the entire house to the foundation and rebuild.

I advised Nick Manheim that we cannot build any new structures that may encroach toward the front of the house as this house was built in 1914 and is encroaching by 2.25 feet over from the street yard setback of 20' on the southeast corner.

Current building code requires a minimum of a 3'x3' landing at the front door. We again worked with Manheim architects to come up with the less obtrusive plan to allow us to cover our small porch. There will be no load bearing beams attached from the bottom of the porch to the ground but instead we will install 4"x4" post on a 45-degree angle (See drawings) to attach to the front wall of the house so as not to encroach in the yard. We are requesting a standard shed roof that will be 4'x4', to sufficiently cover our front door as to shelter anyone standing on the deck from the weather when standing at the front door and additionally this will help with keeping rain and snow from getting into the house when opening door for entry. The 4'x4' roof will then be 13.25 feet from the current lot line setback of 20'.

We are requesting a 6.75-foot variance from the minimum 20' street-yard setback requirement for the purpose of adding a porch and porch overhang.

Sincerely

Steve Case

Lisa Case

218 McKinley Ave

Standards For Variations

1. **Reasonable return.**

We are building a brand-new house that will be listed in the mid to high 600K and believe that without a porch to cover the front door and without being allowed an overhang on our front gable this will greatly diminish the curb appeal of this new home. Upon seeking the news that we could not build any roof over the front door and no overhangs on the front I then went to seek a professional opinion and contacted Cory Jones from Remax All Pro in St. Charles and Cory advised me that based on not being able to "fit in" with the other homes in the area and particularly the new homes built within the last 5 years this could affect the value by \$20,000-\$30,000 as Cory stated "no one wants to be embarrassed by how ugly the front of their house is". Without the addition of a covered porch we should not expect to provide a reasonable return or improve the ascetics of the front of house but instead the opposite will happen and this will have an adverse effect on the value.

2. **Unique Hardship or Practical Difficulty** -This home is an existing structure that was built in 1914, it would be extremely difficult to move the house back to comply with the current ordinance and the existing stairs did not meet the current codes we had no choice but to remove and start fresh.

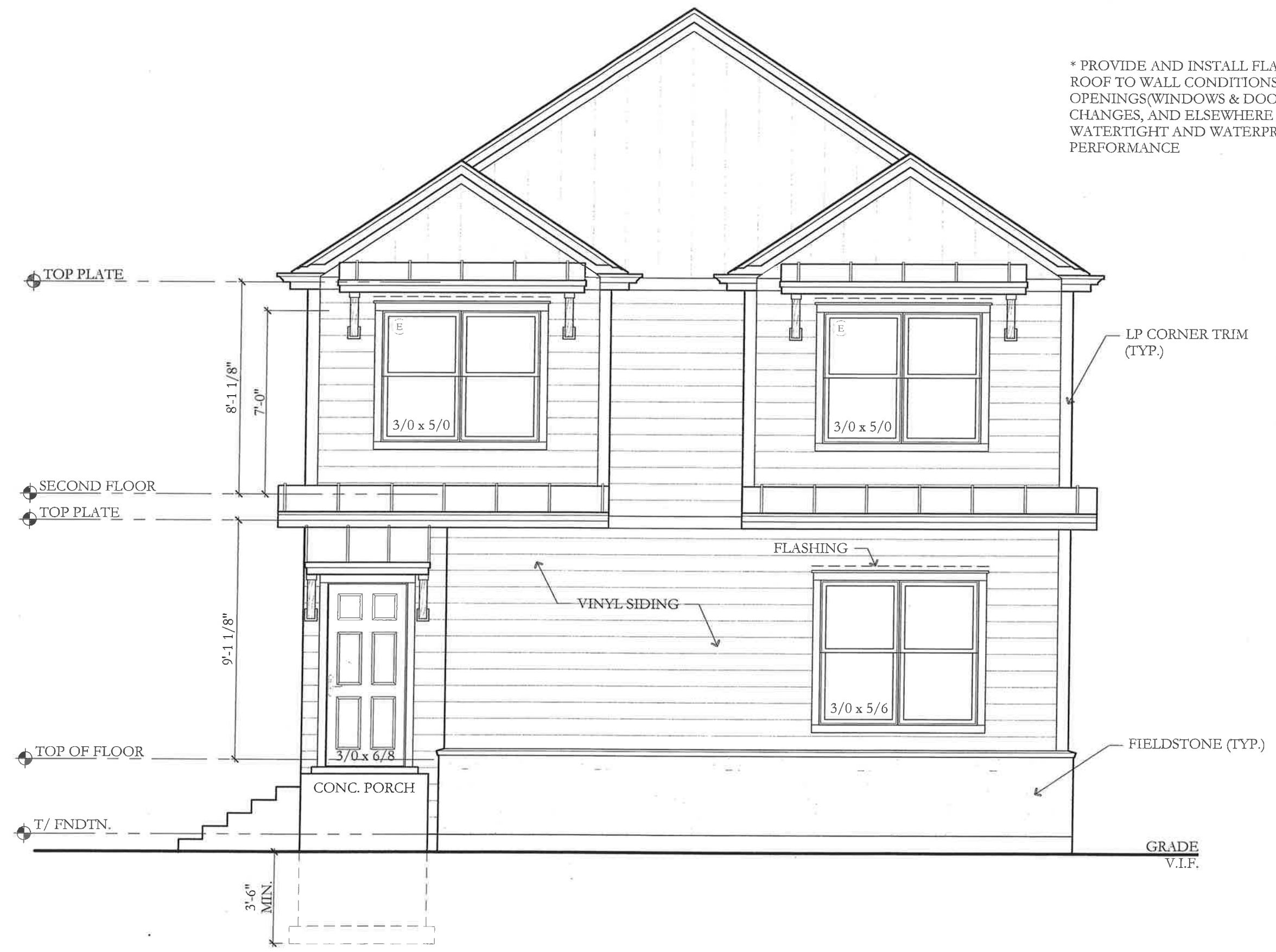
3. **Character of area** -The requested variance to add the covered porch with no post being planted in the front yard (see architecture drawings) would not be detrimental but beneficial to the character of the community and the surrounding homes. In addition to making concessions as to the size of the roof we will in addition be adding a standing seam metal roof that is much more attractive to view... See rendering. We are taking an older home that was not structural sound and building a house that will be more to the standards of the City of Geneva. Many neighbors have come out to thank us for removing the house as I was told by 2 neighbors "it was an eye sore to the entire block".

4. **Minimum Variance** -We have not requested a large front porch or stairs as a focal point of the new house but the least possible obtrusiveness to the variance. The 4'x4' roof will then be 13.25 feet from the current lot line setback of 20' therefore we are requesting 6.75 variance from the minimum 20 street yard setback for the purpose of a setback adding a porch and overhang to the front of our home.

We are requesting a 6.75-foot variance from the minimum 20' street-yard setback requirement for the purpose of adding a porch and porch overhang.

T/ FNDTN.

* PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS, EXTERIOR OPENINGS (WINDOWS & DOORS), MATERIAL CHANGES, AND ELSEWHERE TO PROVIDE WATERTIGHT AND WATERPROOF PERFORMANCE

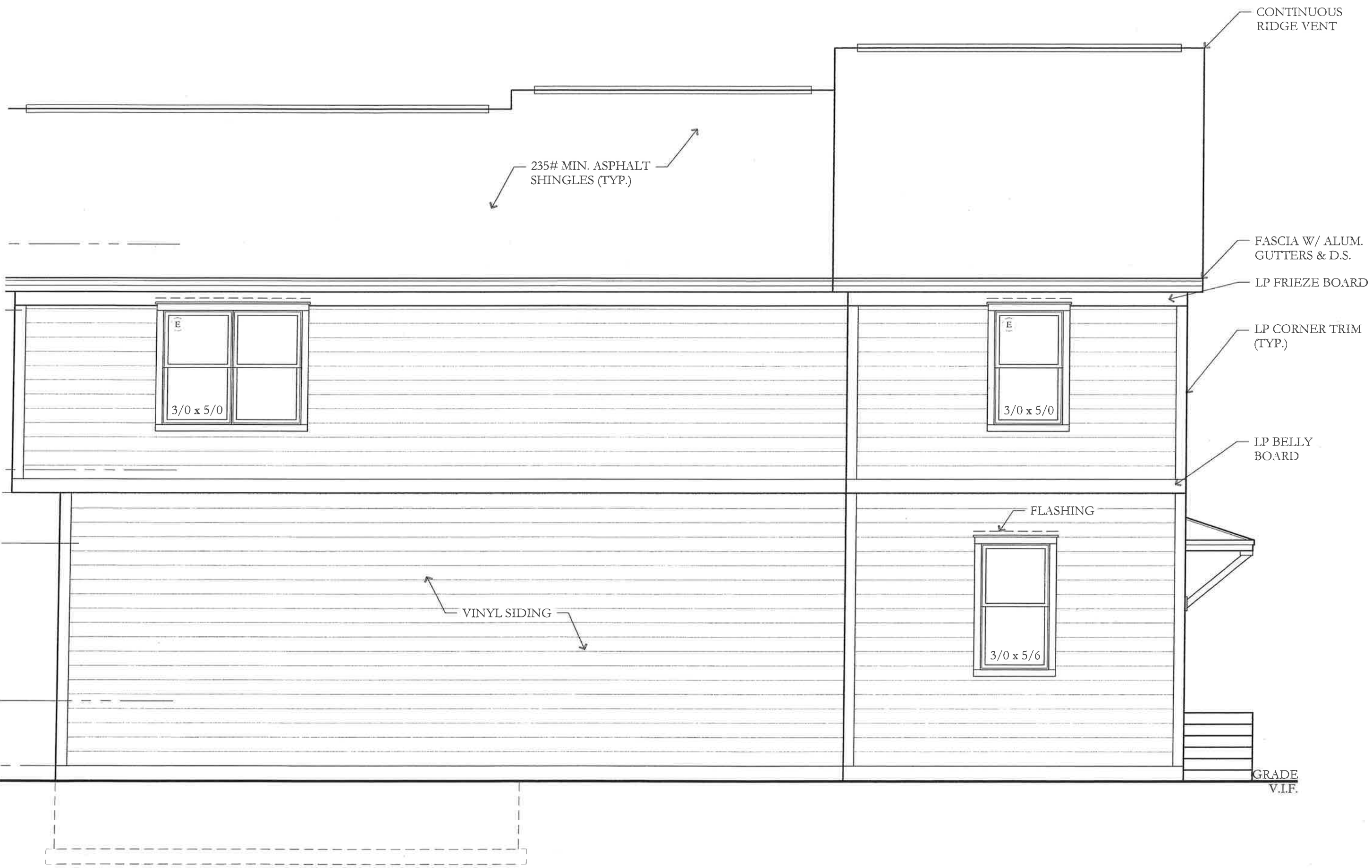


4009 THORNAPPLE RD.
ST. CHARLES, ILLINOIS 60174
630.921.0315
MahaInArchitecture.com

MCKINNLEY RESIDENCE

28 MCKINNLEY
GENEVA, ILLINOIS

Drawing #	ASK-4.0
Revision	2
Project	38.18
Date	2.18.19



41009 THORNAPPLE RD.
ST. CHARLES, ILLINOIS 60174
630.924.0315
ManheimArchitecture.com

MCKINNLEY RESIDENCE

28 MCKINNLEY
GENEVA, ILLINOIS

Drawing #	ASK-6.0
Revision	0
Project	38.18
Date	2.18.19

Plat of Survey of Lot 13 Block 2 Pleasant View Addition Geneva, Kane County, Illinois

Surveyor's Notes

A preliminary Title Commitment was not furnished to Johnson-Western Surveying L.L.C. for use in preparation of this plat. Therefore additional easements and/or Servitudes may affect this property.

Pleasant View Addition recorded June 16, 1909 as Document Number 103197.

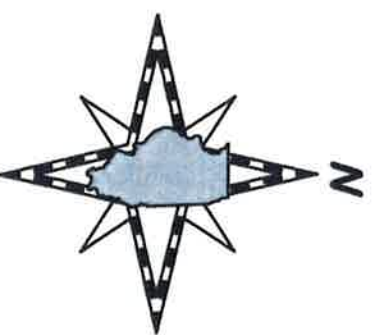
This plat is not valid without the Surveyor's original signature and seal.

Compare the data on this plat with your deed and or Certificate of Title. Also compare all points prior to building by the same and report any differences to the Surveyor immediately.

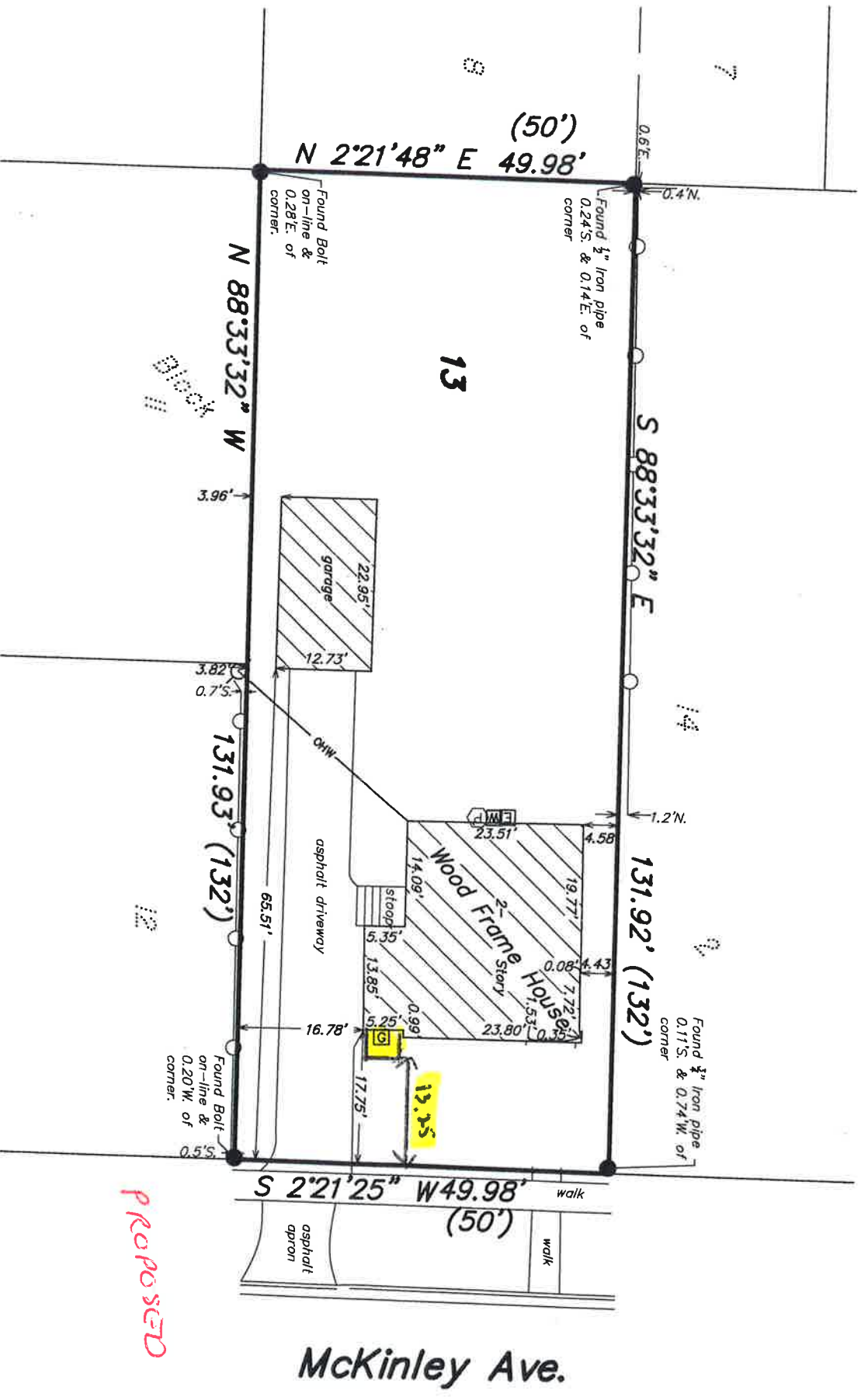
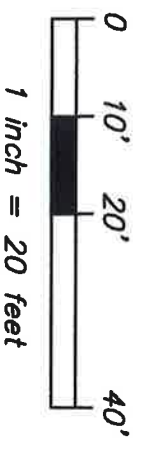
Common Address: 28 McKinley Ave., Geneva, Illinois 60134
Parcel Identification Number: 12-03-304-013

Legend

- Indicates iron stake
- Indicates measured data
- (60') Indicates record data
- Indicates wood fence line
- Indicates utility pole
- Indicates overhead wires
- Indicates electrical service box
- Indicates phone box
- Indicates gas service box
- Indicates water meter



Graphic Scale

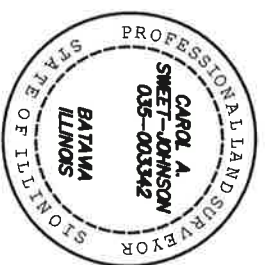


PROPOSED

State of Illinois)
County of Kane)
This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518), have surveyed and located the improvements on Lot 13 in Block 2 of Pleasant View Addition to Geneva, in the City of Geneva, Kane County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and this professional service conforms to the current Illinois Minimum Standards for a Boundary Survey. All distances are given in feet and decimal parts thereof.

Dated at Batavia, Illinois, September 20, 2018.

Prepared by:
Johnson - Western Surveying, dba
ASM Consultants, Inc.
16 E. W n Street, Suite 1
Batavia, Illinois 60510
(630) 879-0200 (630) 715-5959 cell



Ordered by & Prepared for:
Steve Case

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Field Bk/Page No: electronic	S-T-R:
File Name: 669041_pos	Drawn by: C S-J
Directory: Projects/2017-213	Job No.: 669041

Plat of Survey of Lot 13 Block 2 Pleasant View Addition Geneva, Kane County, Illinois

Surveyor's Notes

Legend

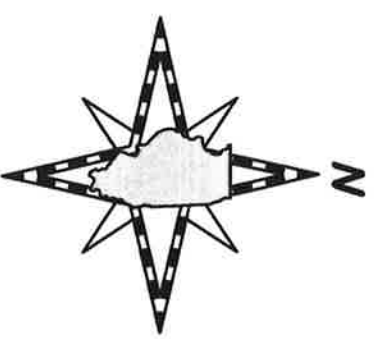
A preliminary Title Commitment was not furnished to Johnson-Western Surveying L.L.C. for use in preparation of this plat. Therefore additional easements and/or Servitudes may affect this property.
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This plat is not valid without the Surveyor's original signature and seal.

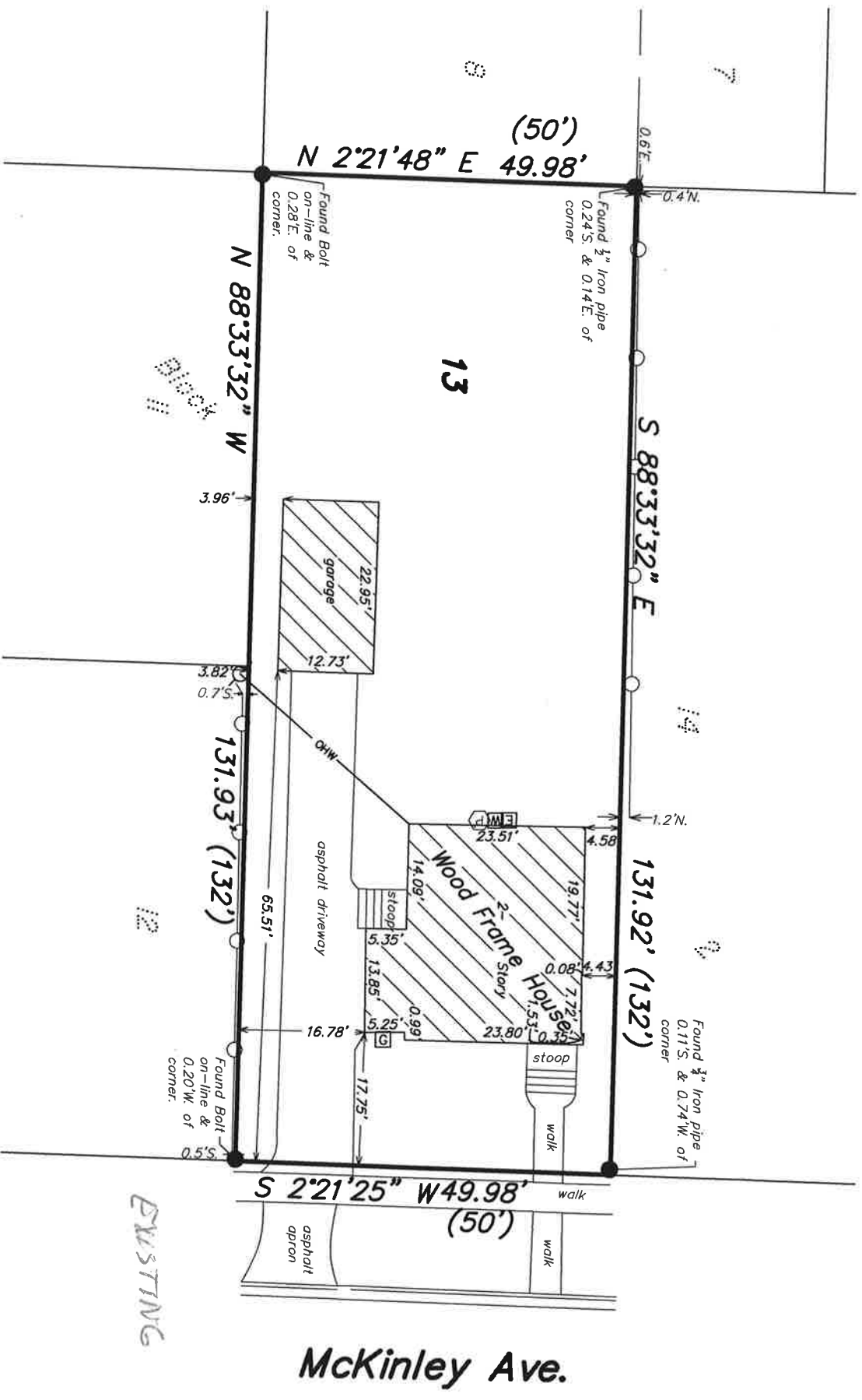
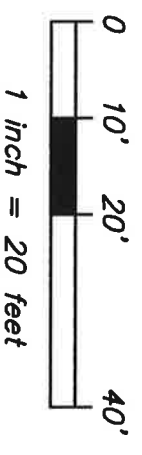
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Parcel Identification Number: 12-03-304-013

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Dated at Batavia, Illinois, September 20, 2018.

Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2018

Carol A. Sweet-Johnson



Prepared by:
Johnson - Western Surveying, dba
ASM Consultants, Inc.

16 E. Wacker Street, Suite 1
Batavia, Illinois 60510

Ordered by & Prepared for:
Steve Case

(630) 879-0200 (630) 715-5959 cell

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