

DEPARTMENT OF PLANNING, BUILDING & ZONING

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

Petition 20-17

**Michael Cardamone on Behalf
of the LTW Group Declaration of Trust Dated June 1, 2020
Fence Building Height Variance**

INTRODUCTION

Michael Cardamone owns 4779 Lees Court (Lot 5 in Grove Estates). Mr. Cardamone, on behalf of the LTW Group Declaration of Trust Dated June 1, 2020 also owns 7387 Roberts Drive (Lot 6 of Grove Estates) and 7292 Fitkins Drive (Lot 10 of Grove Estates). He wishes to construct an open air iron fence in the front yards of these properties at a maximum height of five feet ten inches (5'10").

The Petitioner's neighbor at 4843 Lees Court (Lot 4 in Grove Estates) has the same request (see Petition 20-18).

The application materials are included as Attachment 1. The plat of survey showing the proposed locations of the fence is included as Attachment 2. The diagram of the fence is included as Attachment 3. The aerial of the property is included as Attachment 4.

SITE INFORMATION

PETITIONER Michael Cardamone on Behalf of the LTW Group Declaration of Trust Dated June 1, 2020

ADDRESSES 4779 Lees Court, 7387 Roberts Drive, and 7292 Fitkins Drive, Oswego

LOCATION Lots 5, 6, and 10 in Grove Estates

TOWNSHIP Na-Au-Say

PARCEL #S 06-08-151-006, -007, and -011

LOT SIZE 2.25 +/- Acres (All Lots Combined)

EXITING LAND USE Single Family Residential (Grove Estates Subdivision)

ZONING RPD-2 Residential Planned Development-Two

LRMP	Current Land Use	Single Family Residential
	Future Land Use	Rural Residential (0.65 DU/Acre Max)
	Roads	Lees Court, Roberts Drive, and Fitkins Drive are Local Roads Maintained by Na-Au-Say Township
	Trails	None
	Floodplain/Wetlands	None

REQUESTED ACTION Variance to allow installation of a fence at five feet ten inches (5'10") in height instead of the maximum four feet (4') in the front yard.

APPLICABLE REGULATIONS § 4.14.A.2 – Fences
 §13.04 – Variation Procedures and Requirements

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	LRMP	Zoning within ½ Mile
North	Single Family Residential	RPD-2	Rural Residential (0.65 DU/Acre Max)	RPD-2
South	Single Family	RPD-2	Rural Residential	A-1 and RPD-2
East	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2
West	Single Family Residential	RPD-2	Rural Residential	A-1 and RPD-2

GENERAL INFORMATION

The County previously granted similar fence height variances at 7109 Roberts Court (Lot 23 of Grove Estates) and 7126 Roberts Court (Lot 25 of Grove Estates).

As noted in Attachment 2, the proposed fence would be placed inside an easement. While this is lawful, the Petitioner has been advised that the fence could be removed or damaged as part of work inside the easement.

Also as noted in the Attachment 2, the Petitioner would like to install one (1) twenty foot (20') wide gate at the driveway of their property.

As can be viewed on the aerial (See Attachment 4), many of the nearby lots are vacant. Similar variances could be submitted for these properties at some point in the future.

NA-AU-SAY TOWNSHIP

Na-Au-Say Township was emailed this proposal on August 3, 2020.

OSWEGO FIRE PROTECTION DISTRICT

The Oswego Fire Protection District was emailed this proposal on August 3, 2020.

FINDINGS OF FACT

§ 13.04.A.3 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to grant variations. They are listed below in *italics*. Staff has provided findings in **bold** below based on the recommendation:

*That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **Other properties have fenced in their whole lot and, as long as the Homeowners' Association is fine with the fence height, there should not be an issue.***

*That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **This is a variation that has been requested and could be requested in the future for other properties inside Grove Estates.***

*That the alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The owners do not have a hardship, but would like to install the fence as requested.***

*That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **The requested variance should not negatively impact any of the neighbors and will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.***

*That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **Adding the proposed fence will not impair any of the above items and will not impact the roadway.***

RECOMMENDATION

Staff recommends approval of the requested variance subject to the following conditions:

1. The maximum height of the fence shall be five feet ten inches (5' 10").
2. The fence shall be installed at substantially the locations shown in Attachment 2.
3. The fence shall be of the similar style as shown in the fence diagram provided in Attachment 3.
4. The Petitioner and future owners of the subject property acknowledge that the subject fence will be constructed inside an easement and that work inside the easement could cause damage or removal of the fence.
5. This variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns.

ATTACHMENTS

1. Application (Including Petitioner's Findings of Fact)
2. Plat of Survey
3. Fence Diagram
4. Aerial


DEPARTMENT OF PLANNING, BUILDING & ZONING

 111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT <i>Mike Cardamone</i>		
CURRENT LANDOWNER/NAME(S) <i>Mike Cardamone</i>		
SITE INFORMATION ACRES <i>3/4</i>	SITE ADDRESS OR LOCATION <i>4779 Lees Ct</i>	ASSESSOR'S ID NUMBER (PIN) <i>0608151006</i>
EXISTING LAND USE <i>Home</i>	CURRENT ZONING <i>Single Home Resi</i>	LAND CLASSIFICATION ON LRMP <i>Rural Resi</i>
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input checked="" type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹ PRIMARY CONTACT <i>Mike Cardamone</i>	PRIMARY CONTACT MAILING ADDRESS [REDACTED]	PRIMARY CONTACT EMAIL [REDACTED]
PRIMARY CONTACT PHONE # [REDACTED]	PRIMARY CONTACT FAX # [REDACTED]	PRIMARY CONTACT OTHER # (Cell, etc.) [REDACTED]
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT [REDACTED]		DATE <i>July 22, 2020</i>

 FEE PAID: \$ ~~425~~ *425*
 CHECK #: ~~1070~~ *1070*
¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants



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APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT		
The LTV Group declaration of trust - Dated June 01, 2020		
CURRENT LANDOWNER/NAME(S)		
Same as above		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
314	7387 Roberts Dr. 60543	06-03-151-007
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Land	Residential	Residential
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> PRELIMINARY PLAT etc.)	<input type="checkbox"/> RPD (____ Concept; ____ Preliminary; ____ Final) <input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE (____ Major; ____ Minor)		
PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Michael Cordamone	[REDACTED]	[REDACTED]
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER #(Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT	[REDACTED]	DATE

FEE PAID: \$ 50
 CHECK #: 1071

¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants


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 111 West Fox Street • Yorkville, IL • 60560
 (630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME _____ FILE #: _____

NAME OF APPLICANT		
The UTD Group declaration of trust - dated 6/01/2020		
CURRENT LANDOWNER/NAME(S)		
Same as above		
SITE INFORMATION ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
3/4	7252 Atkins Dr, 60543	06-08-151-011
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Land	Resi Resi	Resi Resi
REQUESTED ACTION (Check All That Apply):		
<input type="checkbox"/> SPECIAL USE	<input type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input checked="" type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT <input type="checkbox"/> PRELIMINARY PLAT etc.)	<input type="checkbox"/> RPD (<input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final) <input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> ADMINISTRATIVE APPEAL <input type="checkbox"/> OTHER PLAT (Vacation, Dedication,
AMENDMENT TO A SPECIAL USE (<input type="checkbox"/> Major; <input type="checkbox"/> Minor)		
¹ PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	PRIMARY CONTACT EMAIL
Mike Cardamone	[REDACTED]	
PRIMARY CONTACT PHONE #	PRIMARY CONTACT FAX #	PRIMARY CONTACT OTHER #(Cell, etc.)
[REDACTED]	[REDACTED]	[REDACTED]
² ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
		am
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)
I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.		
I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.		
SIGNATURE OF APPLICANT	[REDACTED]	DATE

 FEE PAID: \$ 50
 CHECK #: 1070
¹Primary Contact will receive all correspondence from County

²Engineering Contact will receive all correspondence from the County's Engineering Consultants

Legal Description

Lot 5

Lot 5 in Grove Estates, according to the Plat thereof recorded October 12, 2006 as Document No. 200600032893, in Kendall County, Illinois.

Lot 10

LOT 10 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

Lot 6

LOT 6 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.

Chicago Title and Trust Company

2000 West Galena, Suite 105, Aurora, IL 60506

Phone: (630)892-3775 | Fax: (630)892-9241

MASTER STATEMENT

Settlement Date: March 8, 2019
Disbursement Date: March 8, 2019

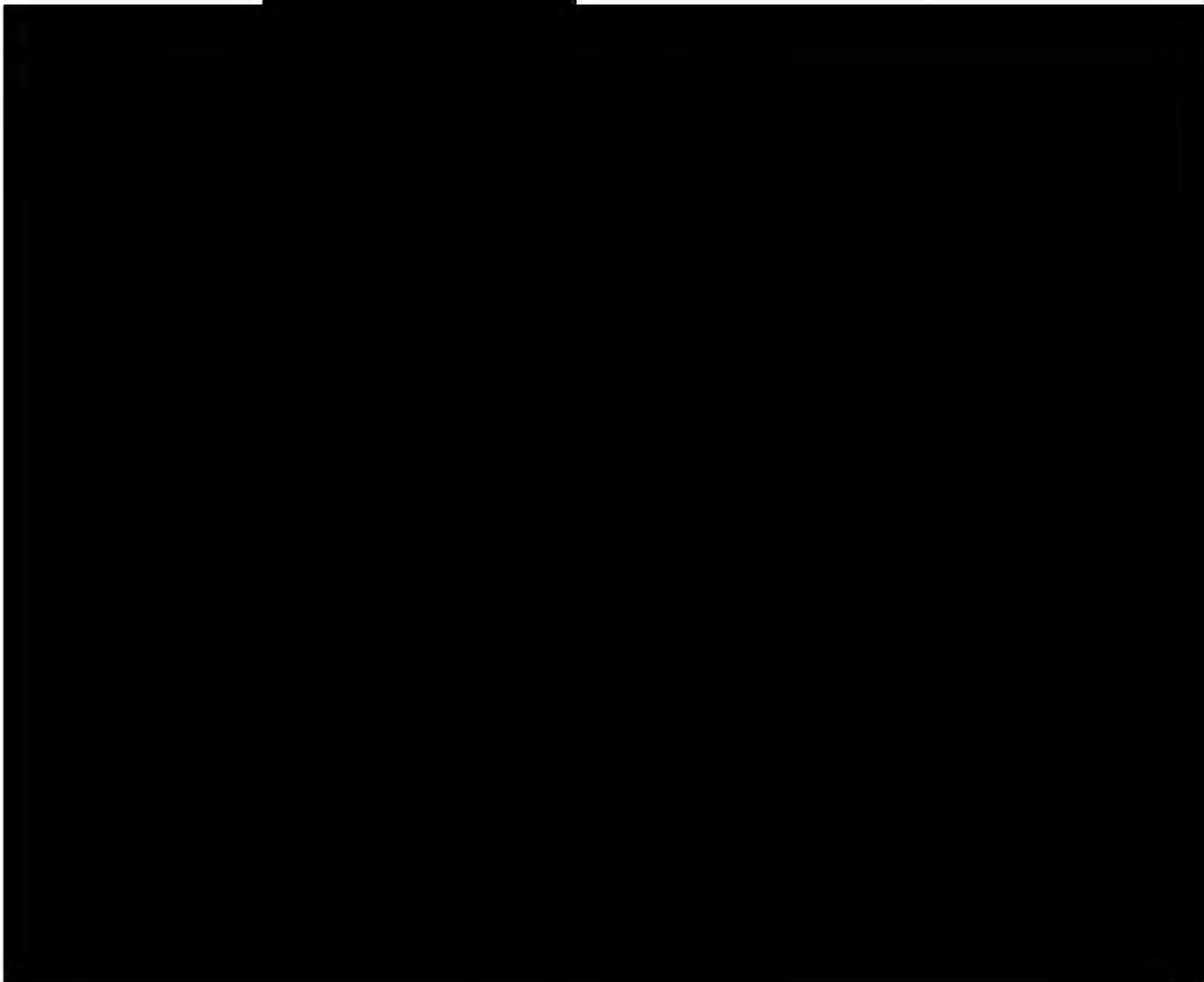
Escrow Number: [REDACTED]
Escrow Officer: Kimberly Behrens
Email: Kim.Behrens@CTT.com

Borrower: Michael Cardamone
[REDACTED]

Seller: Michael A. Romano and Robin L. Arnfelt
[REDACTED]

Property: 4779 Lees Ct.
Oswego, IL 60543
Parcel ID(s): 06-08-151-006-0000

Lender: [REDACTED]



I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

SELLER:

[REDACTED]
Michael A. Romano[REDACTED]
Robin L. Arnfelt

BORROWER:

[REDACTED]
Michael Cardamone

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

[REDACTED]
Chicago Title and Trust Company
Settlement Agent

WARRANTY DEED

**STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant To authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS to THE LTW GROUP DECLARATION OF TRUST, dated June 1, 2020**, Illinois, to wit:


Lots 6 and 10 in Grove Estates, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded October 12, 2006 as document no. 2006-32893, in Kendall County, Illinois

SUBJECT TO: General real estate taxes for 2020 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

Permanent Index No.: **Lot 6 06-08-151-007**
Lot 10 06-08-151-011

Commonly Known as: **Lot 6 7387 Roberts Drive, Oswego, IL**
Lot 10 7292 Fitkins Drive, Oswego, IL

Grove Venture, LLC.

By 
Michael J. Steck, Managing Member

WARRANTY DEED

**STATUTORY (ILLINOIS)
CORPORATION TO INDIVIDUAL**

THE GRANTOR, **Grove Venture LLC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable Considerations in hand paid, and pursuant To authority given by the Board of Directors of said corporation, **CONVEYS AND WARRANTS** to **THE LTW GROUP DECLARATION OF TRUST, dated June 1, 2020**, Illinois, to wit:

Lots 6 and 10 in Grove Estates, being a subdivision in part of the west half of Section 8, Township 36 North, Range 8 East of the Third Principal Meridian according to the plat thereof recorded October 12, 2006 as document no. 2006-32893, in Kendall County, Illinois


SUBJECT TO: General real estate taxes for 2020 and subsequent years: to zoning ordinances, building lines, easements, covenants, conditions and restrictions of record, feeders, laterals and drainage tiles.

Permanent Index No.: Lot 6 06-08-151-007
Lot 10 06-08-151-011

Commonly Known as: Lot 6 7387 Roberts Drive, Oswego, IL
Lot 10 7292 Fitkins Drive, Oswego, IL

Grove Venture, LLC.

By


Michael J. Steck, Managing Member

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant The LTW Group Declaration of Trust dated June 1st 2020
 Address [REDACTED]
 City [REDACTED] State [REDACTED] Zip [REDACTED]
2. Nature of Benefit Sought Fence Variance
3. Nature of Applicant: (Please check one)
 Natural Person (a)
 Corporation (b)
 Land Trust/Trustee (c)
 Trust/Trustee (d)
 Partnership (e)
 Joint Venture (f)
4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:
5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:
- | NAME | ADDRESS | INTEREST |
|--------------------------|-------------------|----------|
| <u>Michael Cardamone</u> | <u>[REDACTED]</u> | |
| | | |
| | | |
| | | |
| | | |
6. Name, address, and capacity of person making this disclosure on behalf of the applicant:
- [REDACTED]

VERIFICATION

I, [REDACTED], being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 29 day of July, A.D. 2020

(seal)



KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant The LTW Group Declaration of Trust dated June 1st 2020
Address [REDACTED]
City [REDACTED] State [REDACTED] Zip [REDACTED]

2. Nature of Benefit Sought Fence Variance

3. Nature of Applicant: (Please check one)
- Natural Person (a)
 - Corporation (b)
 - Land Trust/Trustee (c)
 - Trust/Trustee (d)
 - Partnership (e)
 - Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

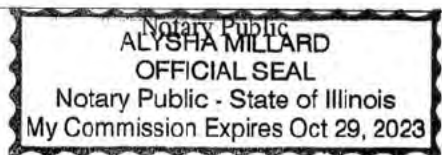
NAME	ADDRESS	INTEREST
<u>Michael Cardamone</u>	[REDACTED]	[REDACTED]

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

[REDACTED] VERIFICATION
I, [REDACTED], being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 29 day of July, A.D. 2020

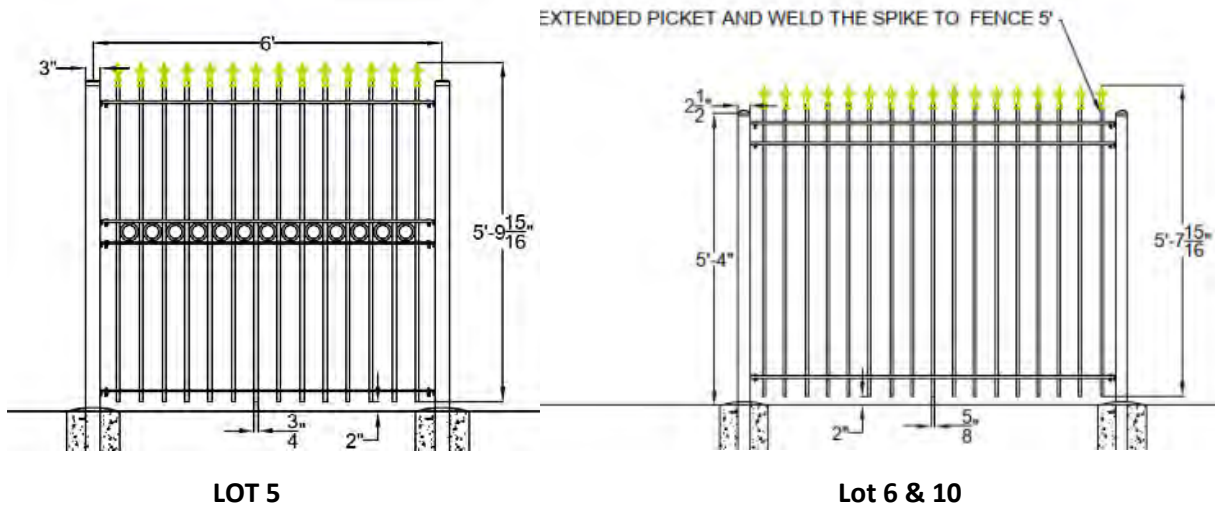
(seal)



Please fill out the following findings of fact to the best of your capabilities. § 13.04 of the Zoning Ordinance outlines findings that the Zoning Board of Appeals shall take into consideration the extent to which the following conditions have been established by the evidence:

That the particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out.

The proposed front yard fence has a total height of 5'-10" and is an open iron fence arrangement (see below).



The purpose for the taller fence is for security. The subdivision is an all wooded area and out of the 49 lots, only four lots have a constructed residence. The subdivision has experienced various vandalism events (see below) over the past few years and protection of personal property has become a significant concern, especially in light of the current nationwide civil unrest.

Vandalism Events:

1. Gang tagging at front entrance subdivision sign
2. Multiple streetlights were shot out via a gun
3. Subdivision construction site theft has been reported
4. Loitering of nonresident people in subdivision that consume alcohol, drugs, use illegal fireworks in addition to racing thru the subdivision

In addition to Vandalism occurrences, there are the following conditions that exist which lead to additional safety concerns:

5. Armed Hunters cross into property during hunting seasons
6. Coyotes are frequently observed and pose a danger to pets and possible small children.
7. 5-year daughter plays outside in the yard – thus a safety concern

That the conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification.

Other residences in the subdivision experience the same safety concerns and hence have installed security fences in the front yard that are above the 4'-0" height requirement (5' to 6' tall) via the County variation process (7109 and 7126 Roberts Drive).

That the alleged difficulty or hardship has not been created by any person presently having an interest in the property.

The security concerns are all created by outside non-residents of the subdivision

That the granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located.

The variance has already been provided for two residence of the subdivision (7109 and 7126 Roberts Drive), thus a precedence has been created by the County, indicating the front yard taller fencing is acceptable and does not pose any negative detrimental effects “to the public welfare or substantially injurious to other property or improvements in the neighborhood”

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood.

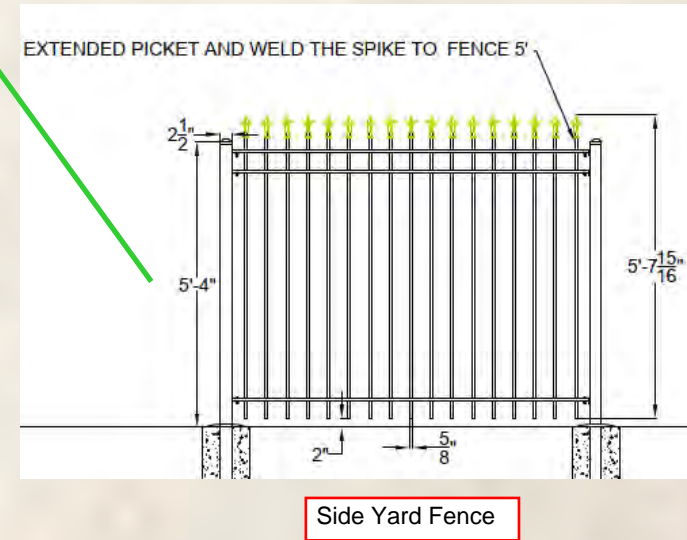
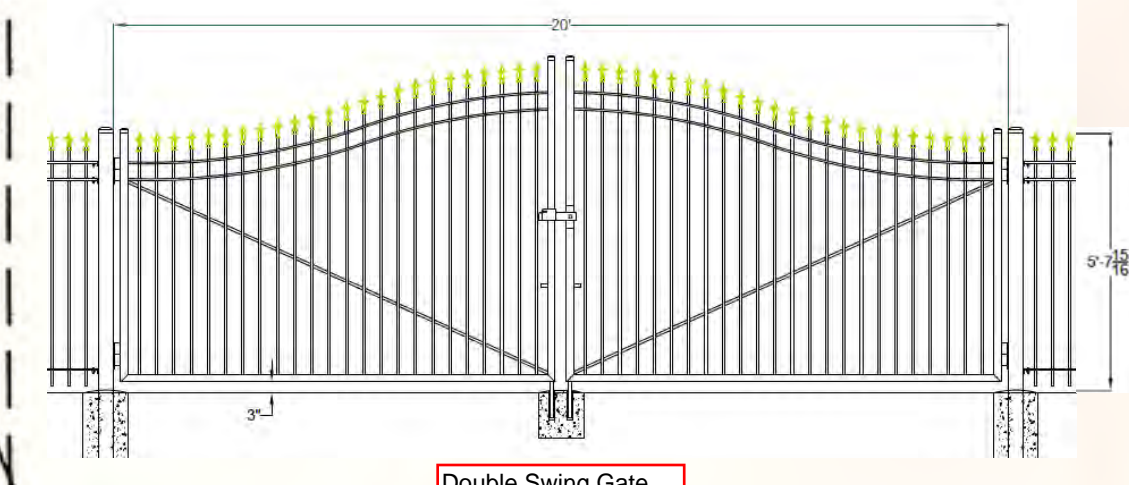
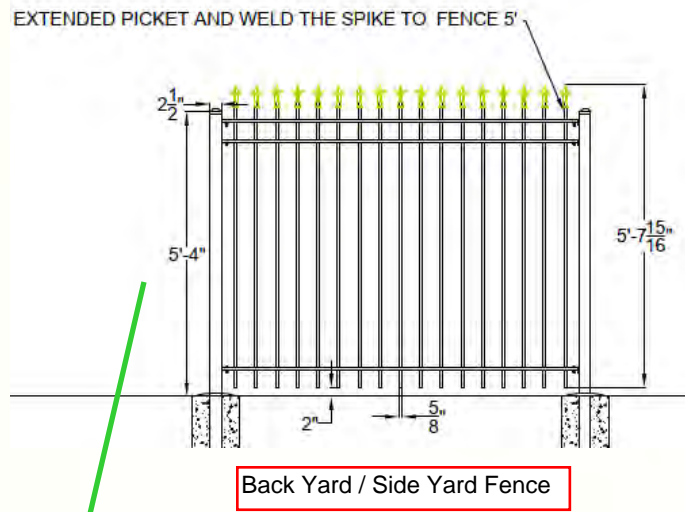
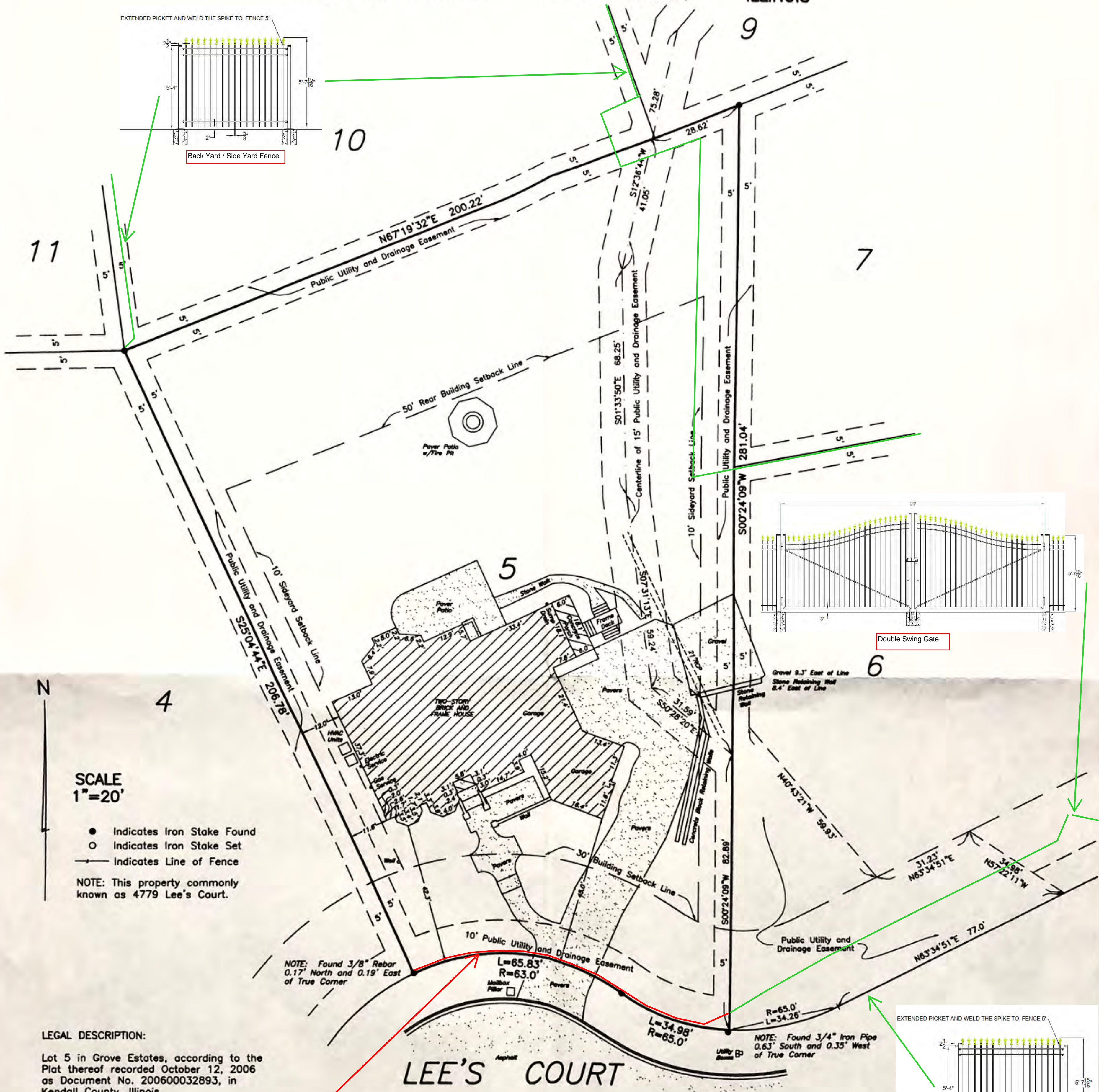
The proposed fencing is an open iron security fencing product and poses no negative effects to subdivision or residents. The security fencing actually increases the property values in the subdivision due to its inherent nature of increasing security for the homes and surrounding properties.

Below is a rendering of the residence in question with taller front fencing as proposed (fence style may vary slightly along with gate placement)



LOT 6 AND 10 ARE ADDITIONAL
LOTS OWNED BY LOT 5 OWNER

PLAT OF SURVEY OF
LOT 5
NA-AU-SAY TOWNSHIP
GROVE ESTATES
KENDALL COUNTY
ILLINOIS



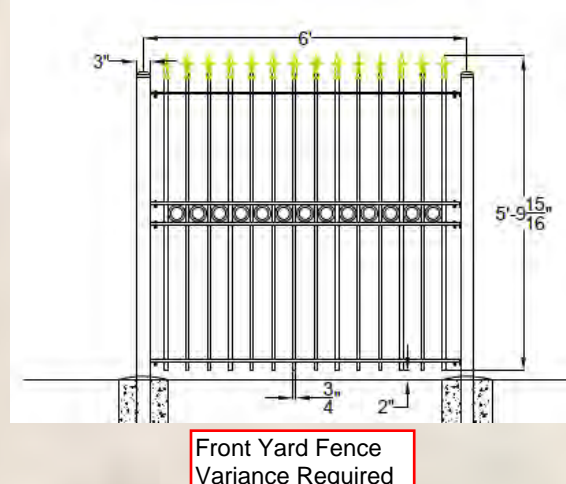
SCALE
1"=20'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Line of Fence

NOTE: This property commonly known as 4779 Lee's Court.

LEGAL DESCRIPTION:

Lot 5 in Grove Estates, according to the Plat thereof recorded October 12, 2006 as Document No. 200600032893, in Kendall County, Illinois.



State of Illinois } SS
County of Kendall }

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work completed February 21, 2019. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated February 25, 2019 at Yorkville, Illinois

Phillip D. Young

Phillip D. Young
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)

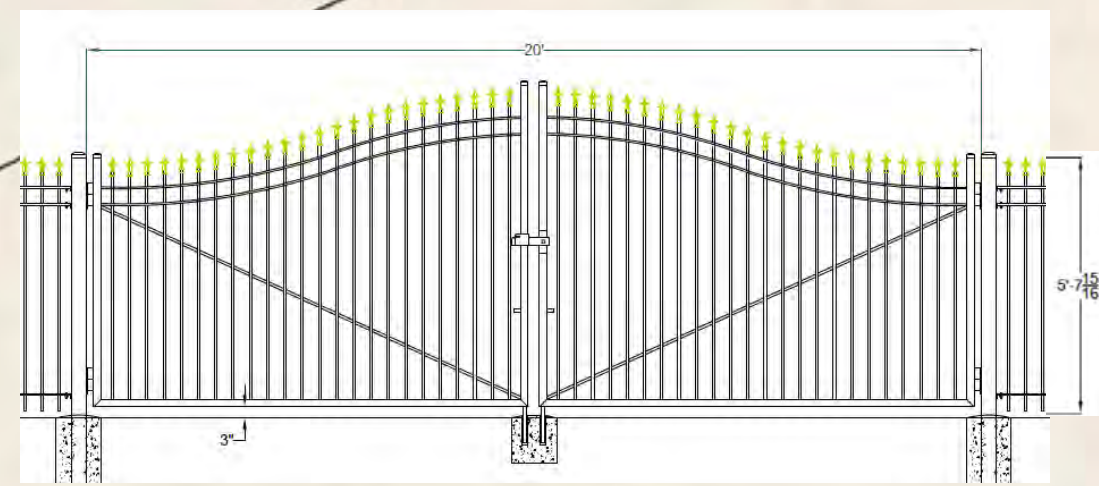
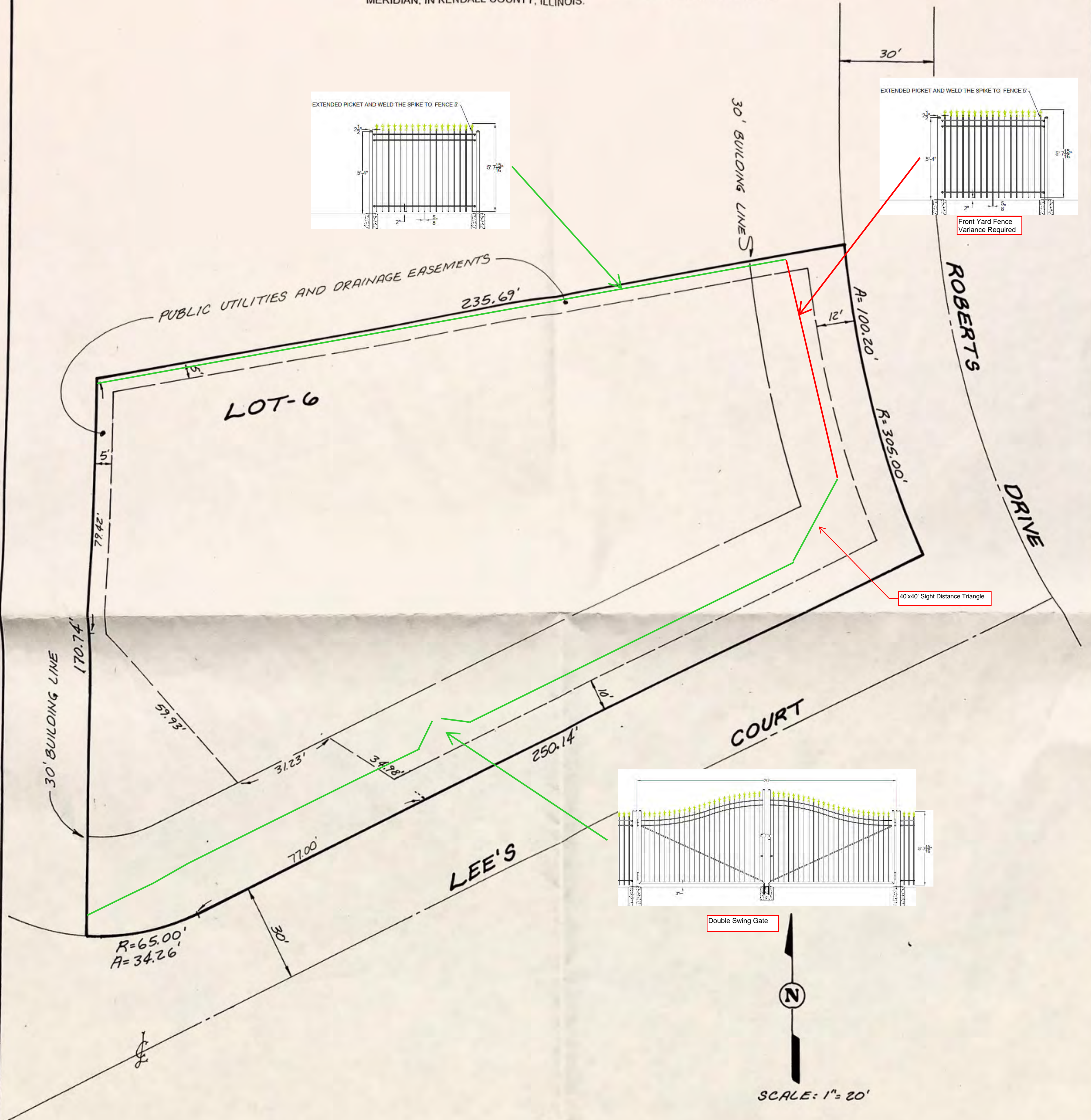
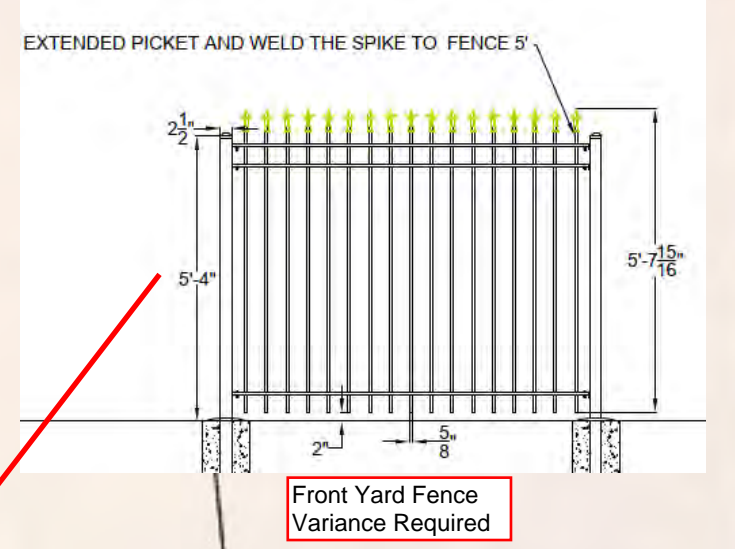
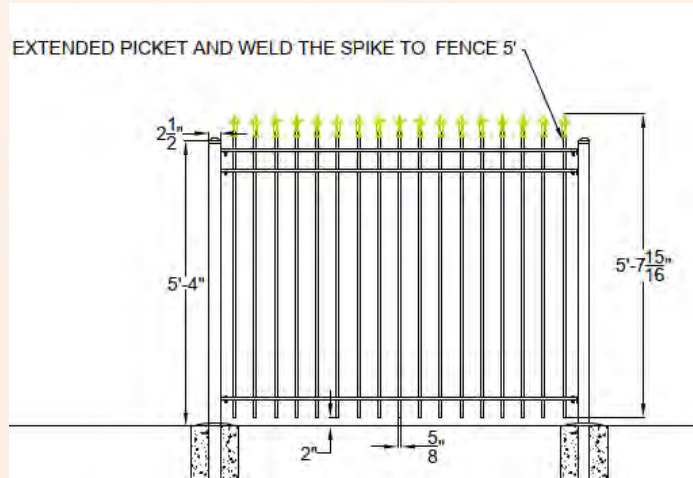
JOB NO.	19034
JOB NAME	ATTY. HELLAND
DWG FILE	19034

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

PLAT OF SURVEY

LOT 6 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



Double Swing Gate



SCALE: 1" = 20'



STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME
DOWNERS GROVE, JANUARY 17, 2008
BY Thomas E. Fahrenbach
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 35-2128
MY LICENSE EXPIRES/RENEWS 11-30-2008
FILE 2004.035-6

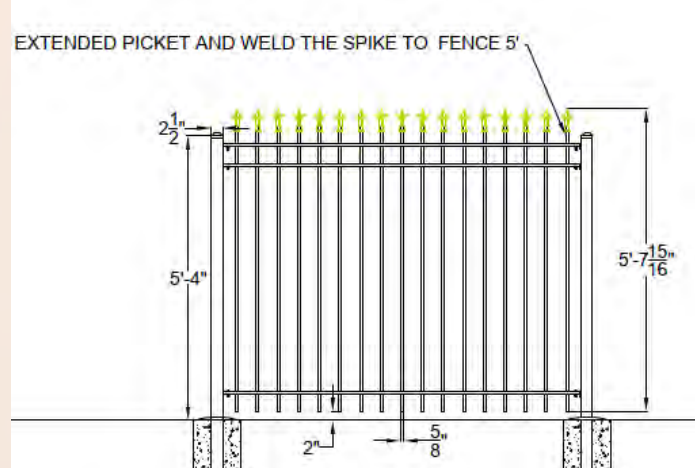
INTECH CONSULTANTS, INC.
CONSULTING ENGINEERS/SURVEYORS

5413 WALNUT AVENUE DOWNERS GROVE, ILLINOIS 60515 (630) 964-5056

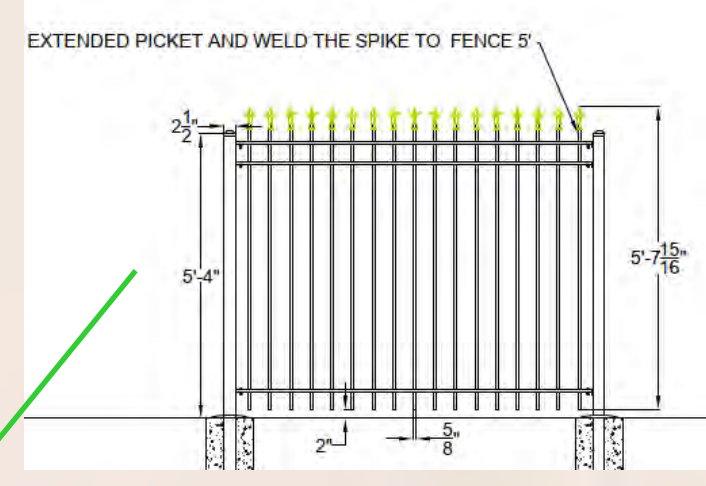
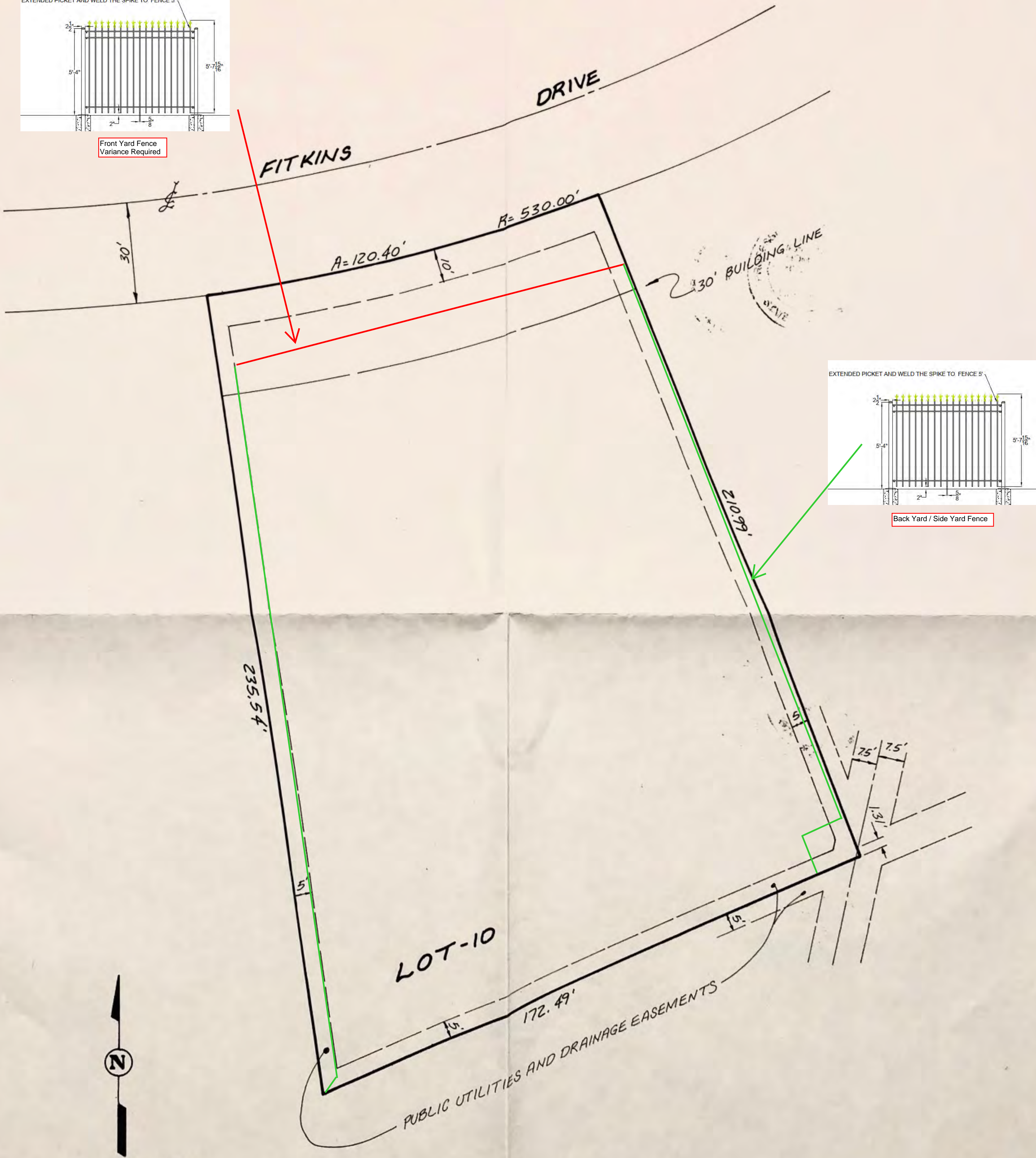
NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

PLAT OF SURVEY

LOT 10 IN GROVE ESTATES, BEING A SUBDIVISION IN PART OF THE WEST HALF OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KENDALL COUNTY, ILLINOIS.



Front Yard Fence
Variance Required



Back Yard / Side Yard Fence

N
SCALE: 1"=20'



STATE OF ILLINOIS } ss
COUNTY OF DUPAGE }

WE, INTECH CONSULTANTS, INC. HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE SAME.

DOWNERS GROVE, MARCH 1, A.D. 2007

BY *William C. Cardile*
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 35-3419
EXPIRE/RENEWALS 11-30-08
FILE 2004.035-10

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND BUILDING LINES INDICATED ARE TAKEN FROM ORIGINAL RECORDED SUBDIVISION PLAT FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED UPON RECORDED SUBDIVISION PLAT, REFER TO TITLE POLICY, DEED OR INSTRUMENT CREATING SAME.

INTECH CONSULTANTS, INC.
CONSULTING ENGINEERS/SURVEYORS

5453 WATSON AVENUE DOWNERS GROVE, ILLINOIS 60515 (630) 964-5656

RIP-RAP. SEE
DETAIL ON
SHEET 15.

Front and Side Yard Fence

Back Yard / Side Yard Fence

EXTENDED PICKET AND WELD THE SPIKE TO FENCE 5"

Back Yard / Side Yard Fence

Double Swing Gate

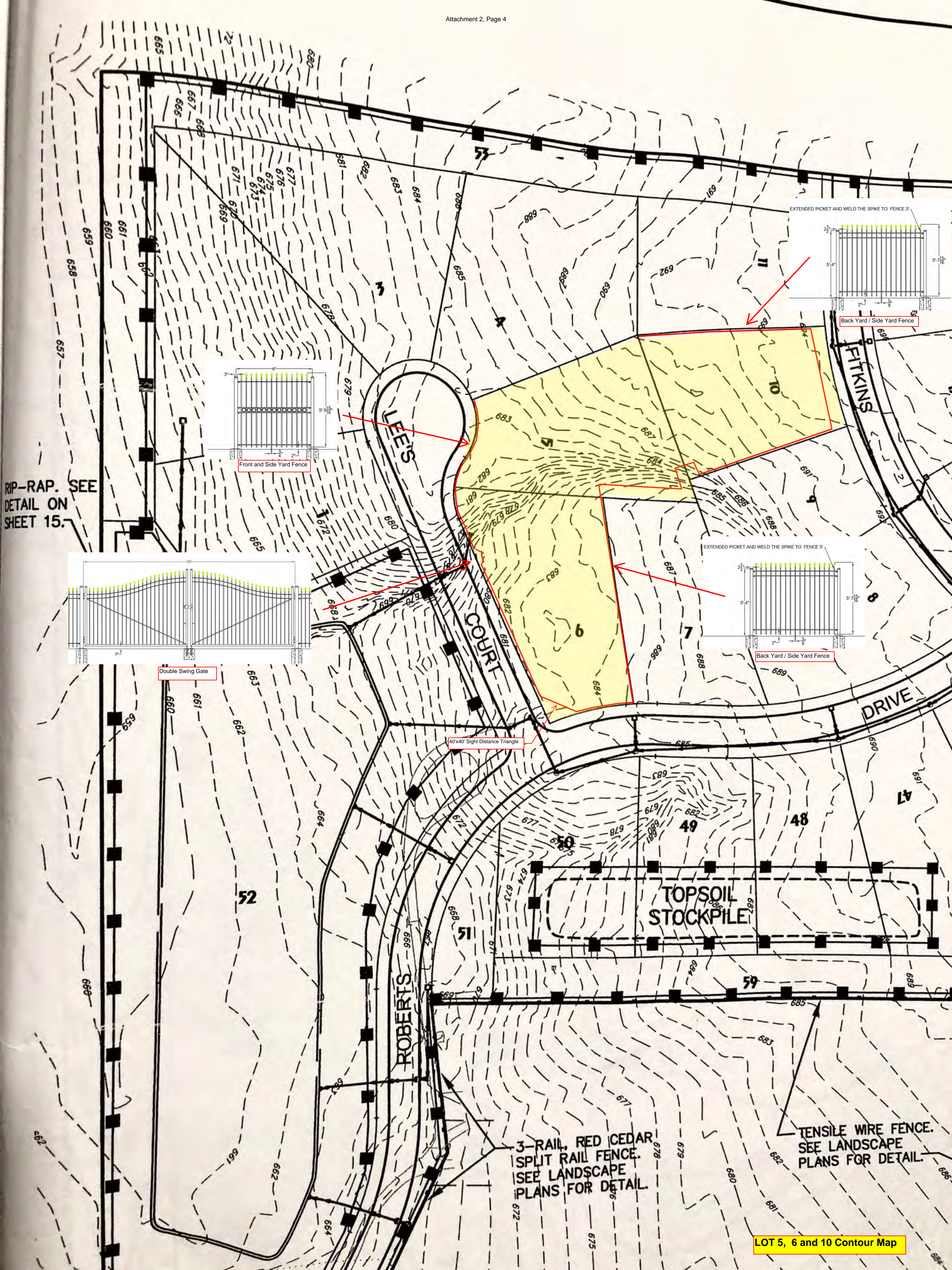
40'x40' Sight Distance Triangle

TOPSOIL
STOCKPILE

3-RAIL, RED CEDAR
SPLIT RAIL FENCE.
SEE LANDSCAPE
PLANS FOR DETAIL.

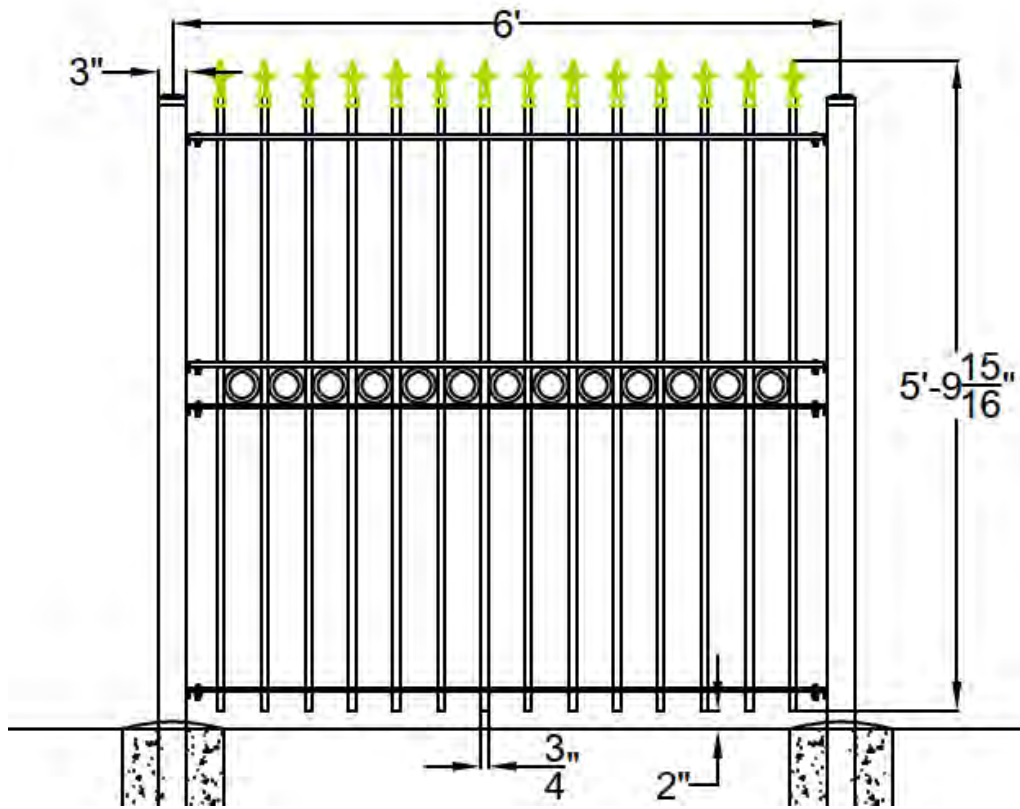
TENSILE WIRE FENCE.
SEE LANDSCAPE
PLANS FOR DETAIL.

LOT 5, 6 and 10 Contour Map



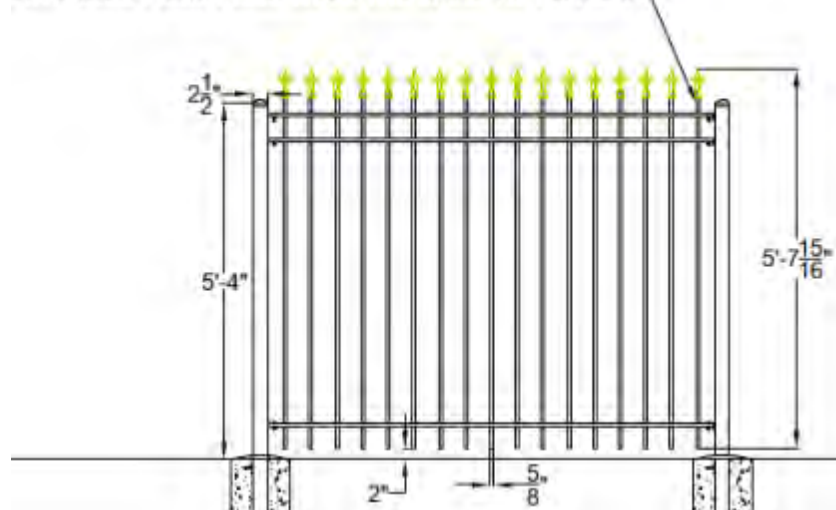
Attachment 3

Lot 5 (06-08-151-006)



Lot 6 (06-08-151-007) and Lot 10 (06-08-151-011)

EXTENDED PICKET AND WELD THE SPIKE TO FENCE 5'



Kendall County Web GIS



July 30, 2020

Current Ownership Parcels

 Kendall County Addresses