

ST. CHARLES ZONING BOARD OF APPEALS

VARIATION #: V-7-2015

LOCATION: 1971 SHENANDOAH LANE

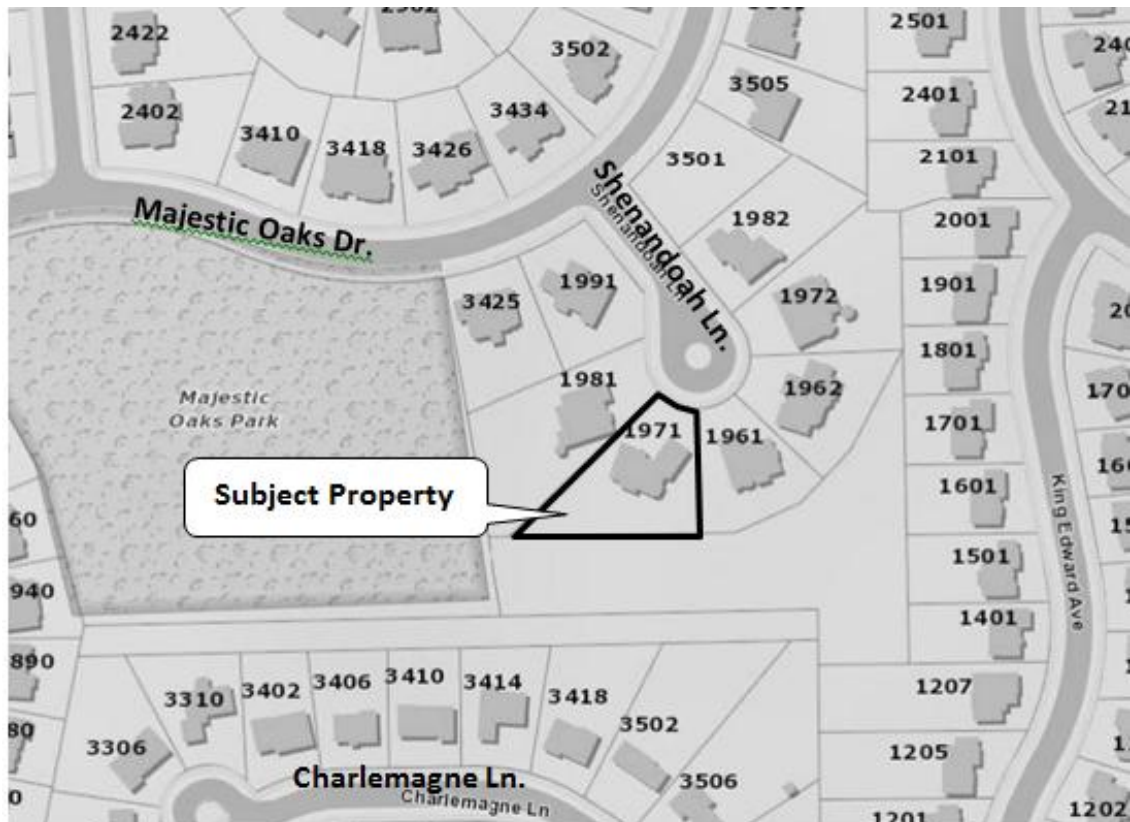
Requested Action: Zoning Variation to reduce the rear yard setback requirement for an enclosed porch from 40 ft. to 28 ft. 6 in.

Purpose and Scope: The applicant has constructed a patio that encroaches into the rear yard setback by 11 ft. 6 in. Patios are permitted to encroach into the rear yard setback.

The applicant is proposing to construct a screened porch on the existing patio. A screened porch is considered to be enclosed and cannot encroach into the rear yard setback. Therefore, the screened porch must meet the required setback for the principal building, which is 40 ft. The applicant is requesting the Variation to allow the proposed screened porch to be constructed.

Existing Land Use: Residential

Existing Zoning: RS-2 Suburban Single-Family Residential and Planned Unit Development (Majestic Oaks PUD)



Zoning Board of Appeals
CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



FOR OFFICE USE
Received <u>11/12/15</u>
File # <u>V-7-2015</u>
Fee Paid \$ <u>300.00</u>
Receipt _____

APPLICATION FOR A VARIATION

PLEASE PRINT AND PROVIDE ALL INFORMATION AS REQUESTED.

APPLICANT & OWNER:

Name of Applicant* JERRY & SHARON KRUSINSKI
Phone (H) 630-587-1496 (M) 630-327-7490 Email Address JERRYK@KRUSINSKI.COM
Address/City/State/Zip 1971 SHENANDOAH LANE, ST. CHARLES, ILLINOIS 60174
Applicant's interest in the property OWNER/RESIDENT
Name and Phone of Owner(s) of Record* SHARON KRUSINSKI REVOCABLE TRUST

Applicant is (check one) Attorney Agent Owner Other: _____
Owner acquired the property on (date): JULY 2001

ADDRESS, USE & ZONING OF PROPERTY:

Address of Property (attach legal description) 1971 SHENANDOAH LANE (SEE EXHIBIT A)
Present Use (commercial, industrial, residential, etc.) RESIDENTIAL
Zoning District R2-A SINGLE-FAMILY RESIDENCE DISTRICT
To your knowledge, have any previous applications for variations been filed in connection with this property? NO
If YES, provide relevant information _____

ACTION BY APPLICANT ON PROPERTY:

Permit applied for and denied? (yes or no) NO (PERMIT SUBMITTED OCT. 10, 2015 - NOT APPROVED TO DATE)
An Appeal was made with respect to this property? (yes or no) NO
Appeal Application File Number NO
Appeal approved? (yes or no) NO
Appeal Application accompanies this request for variation? (yes or no) NO

**In the event that the applicant or owner is a trustee of a land trust or beneficiary of a land trust, a statement identifying each beneficiary by name and address of such land trust and defining his/her interest therein must be attached hereto. Such statement shall be verified by the trustee of such trust.*

REASON FOR REQUEST:

- A. Variation requested (state specific measurements): "SEE ATTACHED"

- B. Reason for request: "SEE ATTACHED"

- C. Purpose for which property will be used: "SEE ATTACHED"

CRITERIA FOR VARIATION:

The Board of Zoning Appeals may approve a Variation only when it makes written findings with respect to each requested Variation, based upon the evidence presented at the public hearing, that strict compliance with the regulations and standards of the Zoning Ordinance would create practical difficulties or particular hardships for the subject property, and the requested Variation is consistent with the stated purposes and intent of the Zoning Ordinance.

In making its determination of whether practical difficulties or particular hardships exist, the Board of Zoning Appeals must take into consideration the extent to which evidence has been submitted substantiating the criteria have been met.

Provide a response under each item to substantiate that the requested variation meets the criteria:

- 1. Do the particular physical surroundings, shape or topographical condition of the specific property involved result in a practical difficulty or particular hardship to the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out? (Explain)
"SEE ATTACHED"

- 2. Are the conditions upon which the petition for a Variation is based applicable, generally, to other property within the same zoning classification? (Explain)
"SEE ATTACHED"

- 3. Is the purpose of the Variation based exclusively upon a desire to make more money out of the property? (Explain)
"SEE ATTACHED"

4. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property? (Explain)

" SEE ATTACHED "

5. Will the Variation, if granted, alter the essential character of the neighborhood? (Explain)

" SEE ATTACHED "

6. Will granting of the Variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located? (Explain)

" SEE ATTACHED "

7. Will the proposed Variation 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? (Explain)

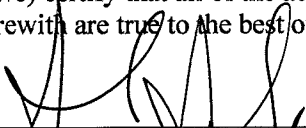
" SEE ATTACHED "

ATTACHMENTS REQUIRED:

- A. **PLAT OF SURVEY:** One (1) copy of a plat of survey (to scale) of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements and adjoining streets or uses.
- B. **MAILING LIST:** A written certified list (form attached) containing the registered owners, their mailing and tax parcel numbers as recorded in the Office of the Recorder of Deeds in the county in which the property is located and as appears from the authentic tax records of such county, of all property within 250 feet in each direction of the location for which the variation is requested, provided all the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement. Registered owner information may be obtained at the St Charles Township Assessor's office, 1725 Dean St., St. Charles, (630) 584-2040. The Kane County Recorder of Deeds is located in the Kane County Government Center, 719 Batavia Ave., Geneva, and (630) 232-5935. The DuPage County Recorder of Deeds is located in the DuPage County Government Center, 421 N. County Farm Rd., Wheaton, and (630) 682-7200.
- C. **FILING FEE:** Filing fee in the amount of **\$300.00** must be rendered at the time the application is submitted. If payment is made by check, it should be made payable to the City of St. Charles. *(NOTE: After the public hearing, you will be billed for the City's fees incurred during review of the application, including the cost of the certified mailing, newspaper notice publication, and Court Reporter at the hearing. This payment is in addition to the filing fee.)*

- D. LETTER OF AUTHORIZATION: Letter of authorization from the property owner as to the request for the zoning variation must be included, if the applicant is not the property owner.
- E. DISCLOSURE: Disclosure of beneficiaries of a land trust must be included, if the applicant or owner is a land trust.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.



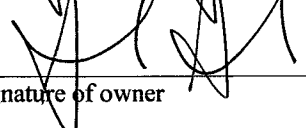
 Signature of Applicant or agent

JERRY R. KRUSINSKI - APPLICANT

 Print name of applicant/agent

NOV. 12, 2015

 Date



 Signature of owner

JERRY R. KRUSINSKI - OWNER

 Print name of owner

NOV. 12, 2015

 Date

Sharon Krusinski

 SIGNATURE OF OWNER

 SHARON D. KRUSINSKI - OWNER

NOV. 12, 2015

 DATE

Zoning Board of Appeals-Application for a Variation

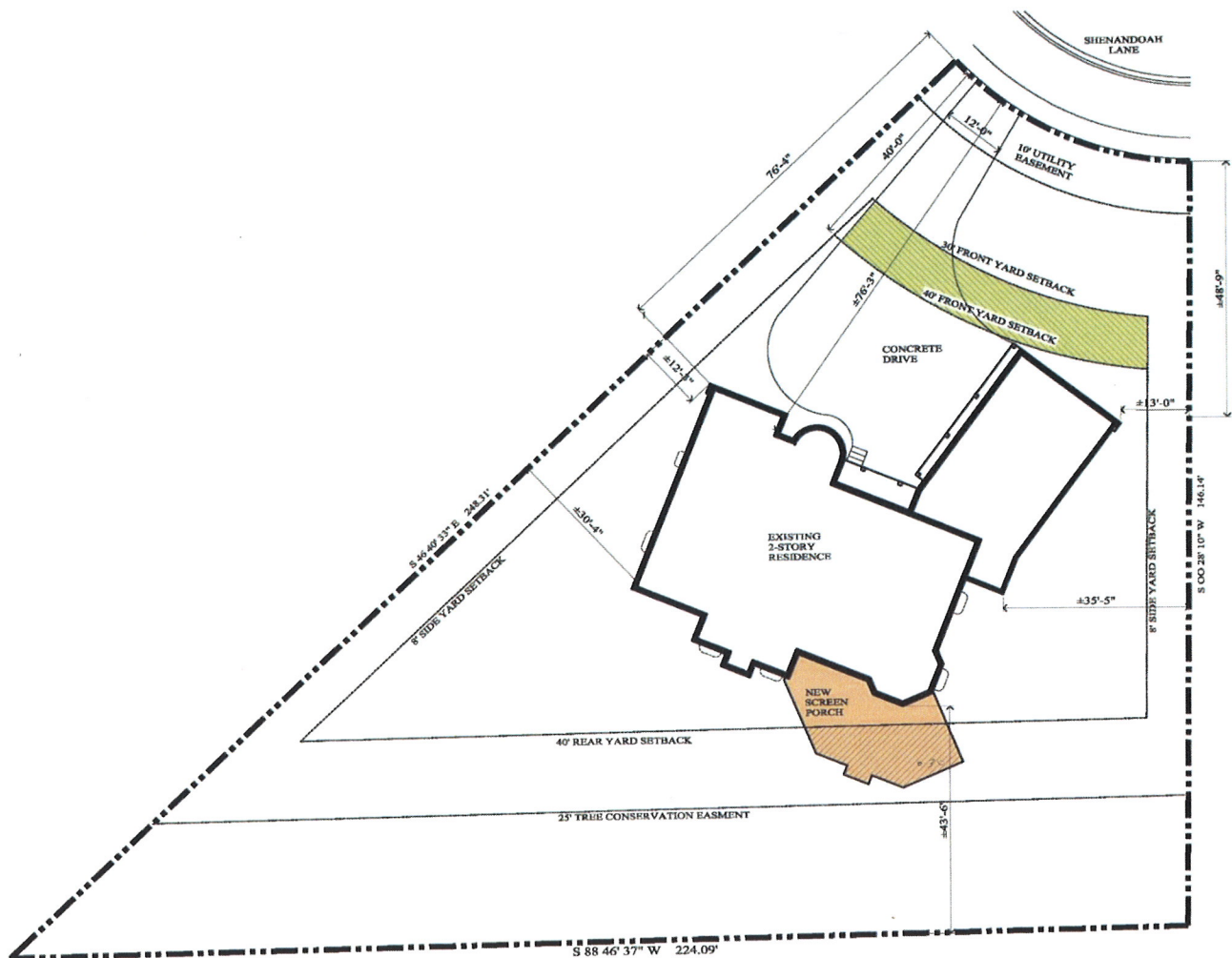
City of St. Charles

Jerry and Sharon Krusinski, 1971 Shenandoah Lane, St. Charles (November 12, 2015)

REASON FOR REQUEST:

A. Variation requested (state specific measurements):

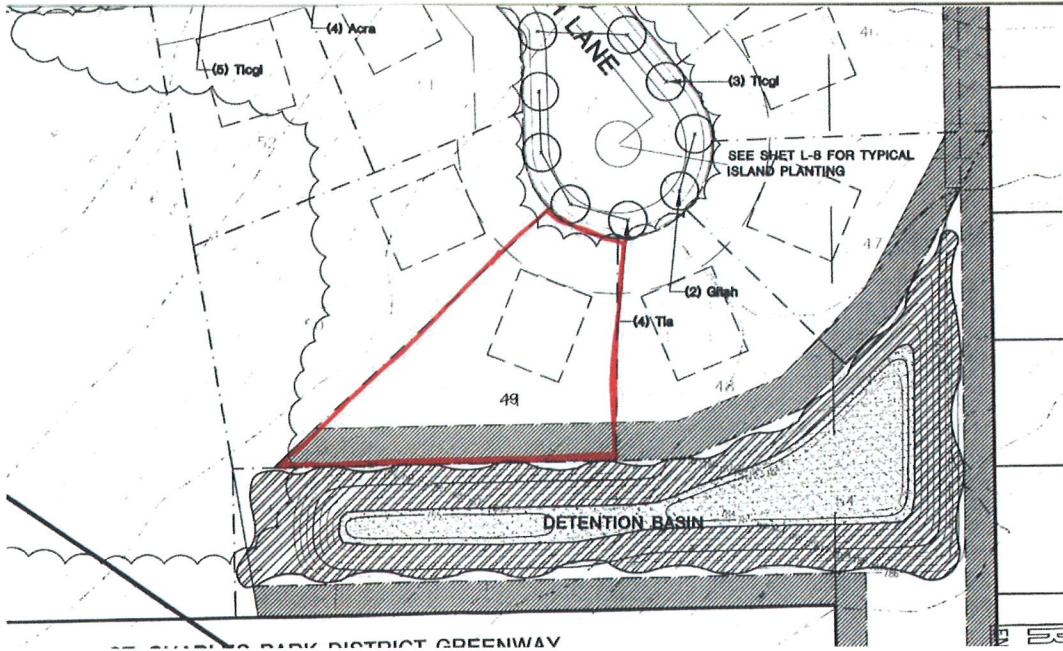
We are requesting an 11'-6" variance that will encroach into the existing rear yard setback in order to construct a screened in area.



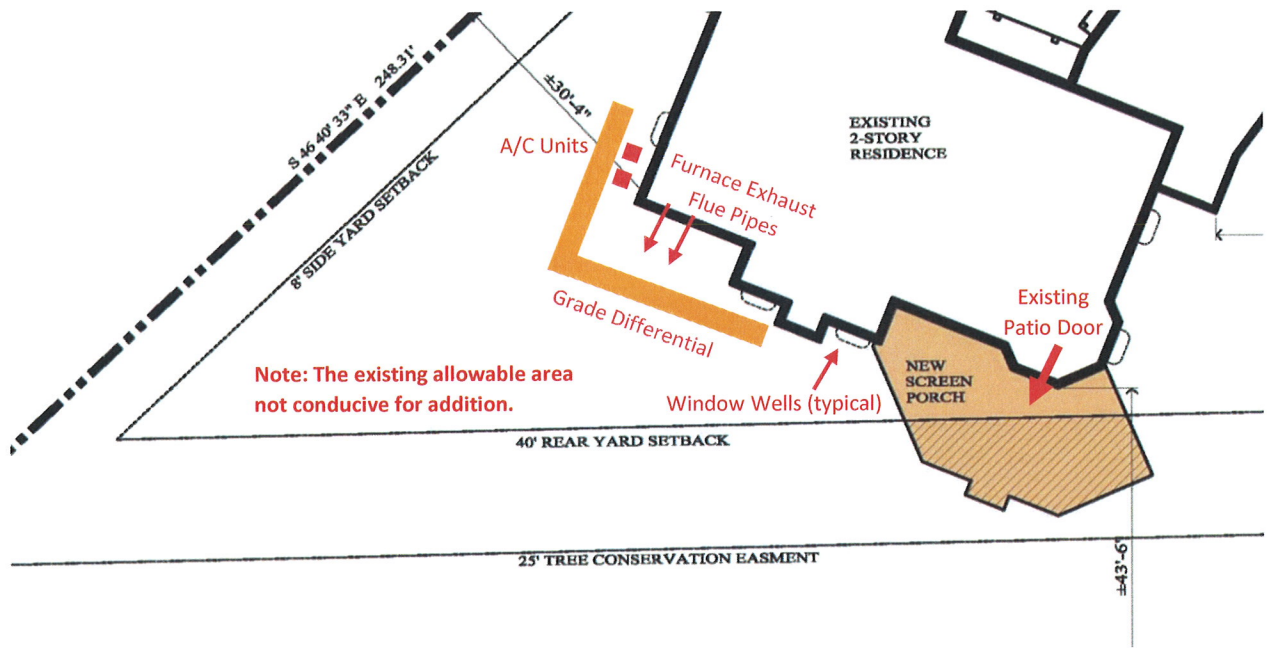
REASON FOR REQUEST: (continued)

B. Reason for Request:

Our home site is adjacent to the Majestic Oaks Homeowners Associations detention basin and surrounded by tree conservation areas. Often water sits in the bottom of the basin supporting mosquito habitat. This along with the park district and wooded area surrounding our home creates an environment infested with mosquitos and other bothersome insects. This limits the back yard use and enjoyment therefore, we would like to construct a screened in area.

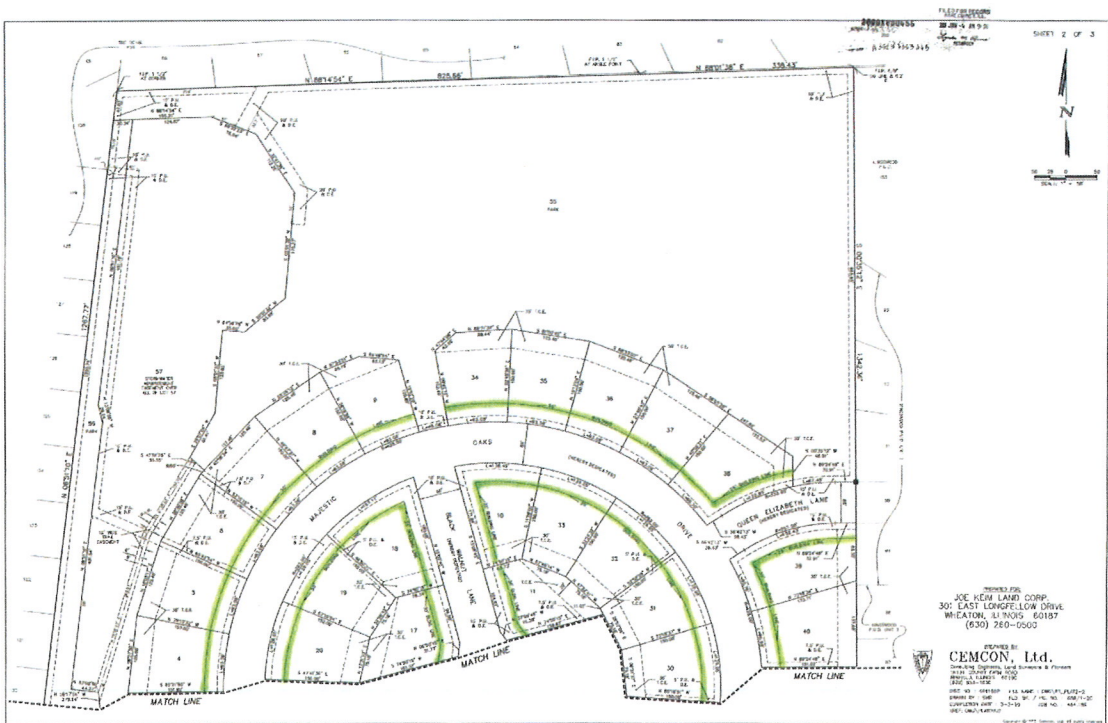
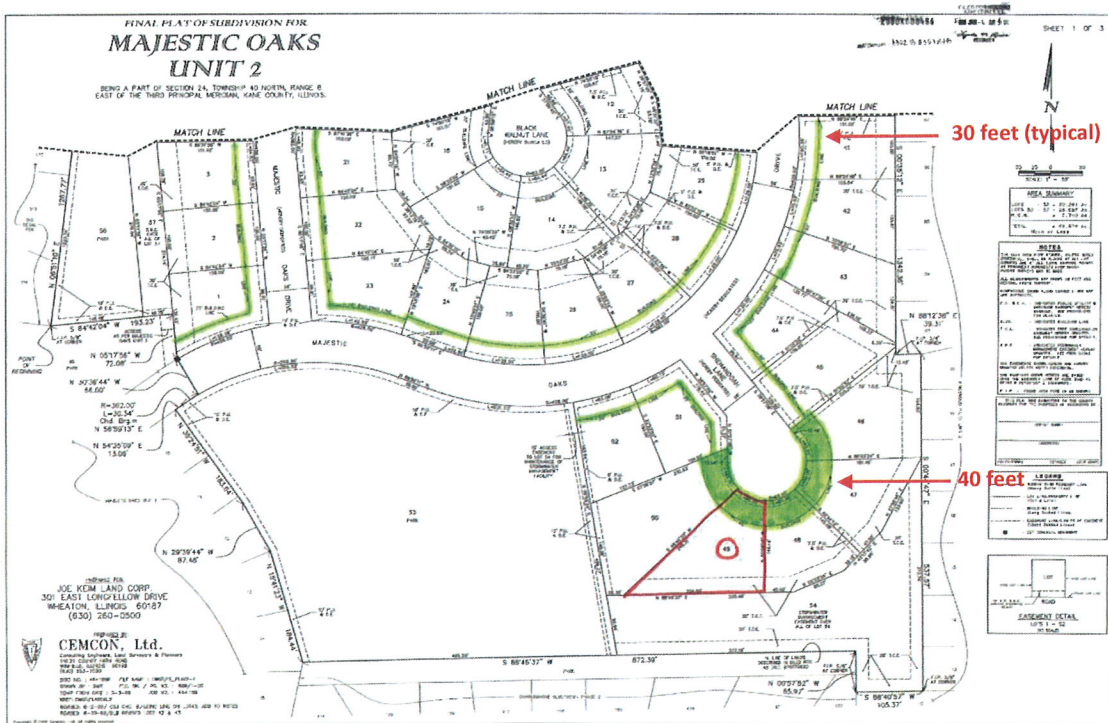


Due to the irregular shape of our home site, functional use of first floor as well as other conflicts (existing window wells, air-conditioning units, furnace exhaust flue pipes and grade elevation) this does not allow the screened porch to be constructed in the existing allowable area. Therefore, we are requesting a variance to move the screened in area to a buildable and practical area.





In addition, the R2-A Single-Family Residential District minimum front yard depth is thirty (30) feet. For an unknown reason, our Plat of Survey required a forty (40) foot front yard setback. No explanation from the City why this occurred. (See attached e-mail dated November 4, 2015) This has pushed back the buildable area for our site reducing our rear yard.



Jerry Krusinski

Subject: FW: Krusinski, Lot 49 Majestic Oaks
Attachments: Plans - MAJESTIC OAKS UNIT 2 - Plat of Subdivision - 142000.pdf

From: ejohnson@stcharlesil.gov [mailto:ejohnson@stcharlesil.gov]
Sent: Wednesday, November 4, 2015 4:33 PM
To: Jerry Krusinski <jerryk@krusinski.com>
Subject: RE: Krusinski, Lot 49 Majestic Oaks

Hi Jerry,

Technically, the zoning requirements (in this case the requirements specified in the PUD ordinance) apply, regardless of the "building line" shown on the plat. I've attached the Plat of Subdivision for Majestic Oaks Unit 2. It is strange that the "building line" is marked as 30 ft. for the entire subdivision other than your cul-de-sac, which is marked as 40 ft. I do not know the reason for this; I'm sorry I don't have a better answer for you.



Ellen Johnson | Planner
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630.762.6901 | fax: 630.377.4062 | www.stcharlesil.gov
ejohnson@stcharlesil.gov

CITY OF ST CHARLES, ILLINOIS

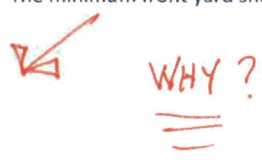
From: Jerry Krusinski <jerryk@krusinski.com>
To: "ejohnson@stcharlesil.gov" <ejohnson@stcharlesil.gov>,
Cc: Jerry Krusinski <jerryk@krusinski.com>
Date: 11/03/2015 01:50 PM
Subject: RE: Krusinski, Lot 49 Majestic Oaks

Hate to be a pest however, have a question.

My Plat of Survey notes a 40 foot building set-back. (See attached.)

The Area 2 Development Standards – "Minimum Front and Rear Yards: The minimum front yard shall be 30 feet, and the minimum rear yard shall be 40 feet."

Why is 30 feet in the Standards noted and the Plat indicates 40 feet?



Jerry R. Krusinski

From: ejohnson@stcharlesil.gov [mailto:ejohnson@stcharlesil.gov]
Sent: Tuesday, November 3, 2015 12:18 PM
To: Jerry Krusinski <jerryk@krusinski.com>
Subject: Re: Krusinski, Lot 49 Majestic Oaks

Jerry,

Please find the aerial images attached. Let me know if this is not what you were looking for.

Also attached is the Majestic Oaks PUD ordinance (Ordinance No. 1999-M-26). The required setbacks can be found in Exhibit II, on page 22 of the PDF. Your property is within "Area 2".

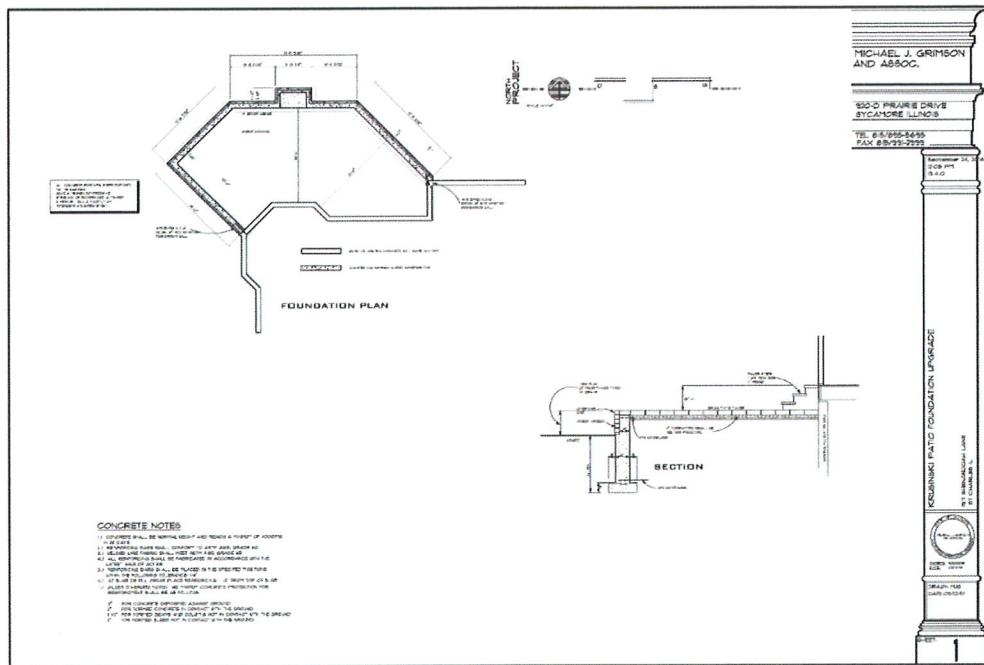
Thanks,

Ellen Johnson | Planner
2 E. Main Street, St. Charles, IL 60174-1984
phone: 630.762.6901 | fax: 630.377.4062 | www.stcharlesil.gov
ejohnson@stcharlesil.gov

CITY OF ST CHARLES, ILLINOIS

In addition, we have constructed the first phase, footing, foundation and patio area in accordance with the previously approved building permit. The Plat of Survey notes the front yard setback and tree conservation easement, with no indication of side or rear yard setbacks. With no blame to any party, the rear yard setback did not surface with this permit process and we proceeded with the patio construction. The rear yard setback conflict developed during the screen porch permit submittal therefore necessitates the variation request.

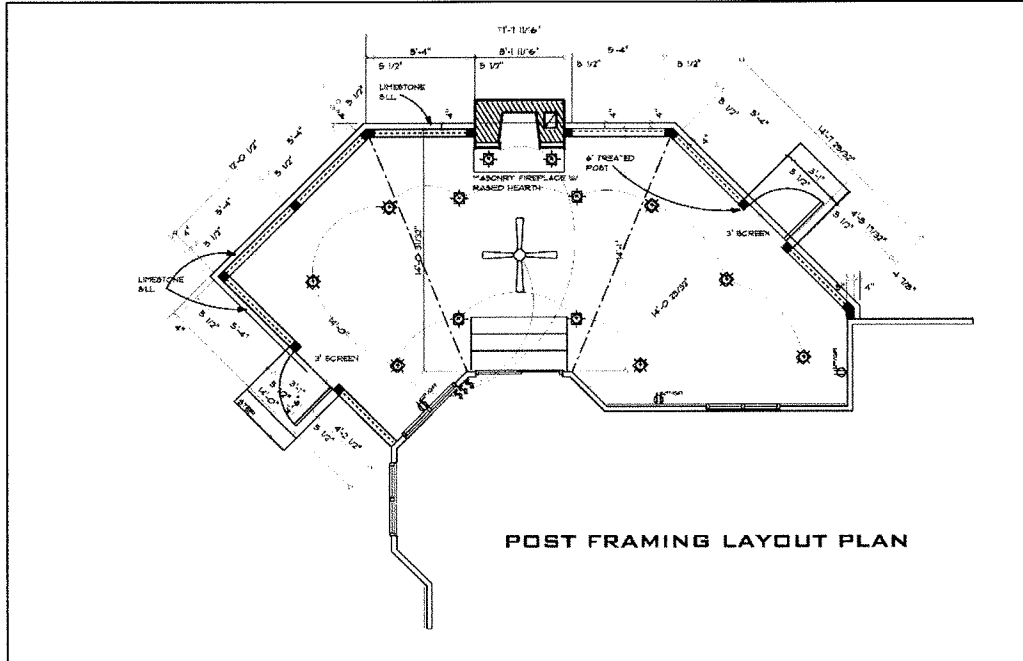
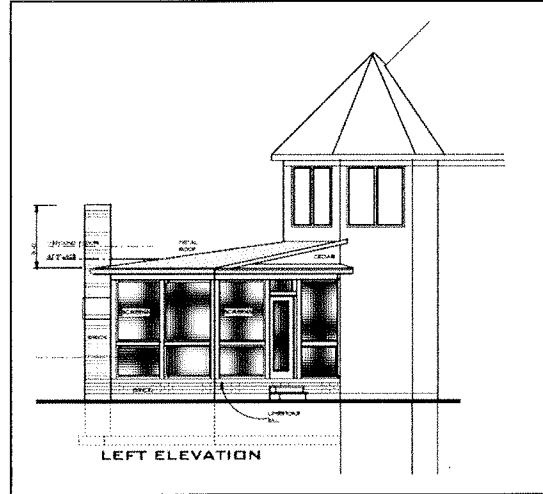
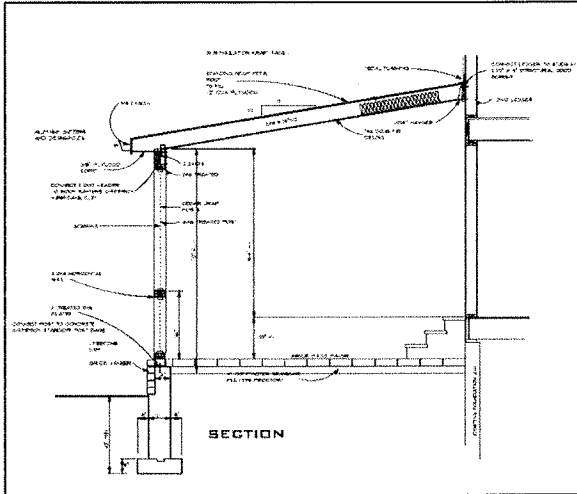
Any modifications to the footprint at this point, would cause extreme hardship and make the project impossible for us to move forward.



REASON FOR REQUEST: (continued)

C. Purpose for which property will be used:

The variance is requested in order to construction the three season, screened area that will be used for by our family for expanding the living and eating area in our backyard.



CRITERIA FOR VARIATION:

Provide a response under each item to substantiate that the requested variation meets the criteria:

- 1. Do the particular physical surroundings, shape or topographical condition of the specific property involved result in a practical difficulty or particular hardship to the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out? (Explain)**

Our property site is an irregular shape and configuration, this has caused difficulty with layout. The buildable area we have is restricted because of grade differential, conflicts with basement window wells, conflict with A/C units, conflict with furnace exhaust flues and a first floor plan that does not have doors in a usable area. (See attached site plan)

- 2. Are the conditions upon which the petition for a Variation is based applicable, generally, to other property within the same zoning classification? (Explain)**

Yes, several of the adjacent property owners have screened areas in their back yards. (See attached aerial image)

- 3. Is the purpose of the Variation based exclusively upon a desire to make more money out of the property? (Explain)**

No. Just the opposite, we are investing in our property to increase the use and long term enjoyment.

- 4. Has the alleged practical difficulty or particular hardship been created by any person presently having an interest in the property? (Explain)**

No.

- 5. Will the Variation, if granted, alter the essential character of the neighborhood? (Explain)**

No. In fact, most of the surrounding neighbors have screened areas and this will not effectively be viewed by anyone except adjacent neighbors that each have screened in areas and support the Variation. (See attached aerial image)

- 6. Will granting of the Variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located? (Explain)**

No.

- 7. Will the proposed Variation 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? (Explain)**

No.

Exhibits

- Legal Description
- Plat of Survey
- R2-A Single-Family Residence District
- Detailed Dimensional Drawing
- Overall Site Plan with Project Data
- Aerial Photo - Neighboring Screened Areas

EXHIBIT A

LOT 49 IN MAJESTIC OAKS UNIT 2, BEING A PART OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 2000 AS DOCUMENT NO. 2000K000456, IN THE CITY OF ST. CHARLES, IN KANE COUNTY, ILLINOIS.

R2-A SINGLE-FAMILY RESIDENCE DISTRICT**17.12.030 Lot area.**

The minimum lot area in the R2-A district shall be twelve thousand (12,000) square feet. (Ord. 1988-Z-8 § 1.)

17.12.040 Lot width.

The minimum lot width in the R2-A district shall be eighty (80) feet. (Ord. 1988-Z-8 § 1.)

17.12.050 Floor area ratio.

The maximum floor area ratio in the R2-A district shall be 0.60. (Ord. 1988-Z-8 § 1.)

17.12.060 Building height.

The maximum building height for permitted uses in the R2-A district shall be two and one-half stories or thirty feet, whichever is lower. There shall be no maximum building height for special uses in the R2-A district, except as may be provided by an ordinance granting a special use. (Ord. 1988-Z-8 § 1.)

17.12.070 Ground floor area per dwelling.

The minimum ground floor area per dwelling in the R2-A district shall be as follows:

- A. One-story dwelling without cellar, one thousand two hundred (1,200) square feet;
 - B. One-story dwelling with cellar, one thousand one hundred (1,100) square feet;
 - C. Dwellings having more than one story, eight hundred fifty (850) square feet.
- (Ord. 1988-Z-8 § 1.)

17.12.080 Front yard.

The minimum front yard depth in the R2-A district shall be thirty feet, except that for buildings which exceed thirty feet in height the front yard depth shall be increased by two feet for each additional one foot of building height over thirty feet. (Ord. 1988-Z-8 § 1.)

17.12.090 Side yards.

The minimum side yard widths in the R2-A district shall be as follows:

- A. Interior side yards: two side yards having a combined width of sixteen feet and neither side yard less than six feet in width.
- B. Side yards abutting a street: twenty-five feet; if a corner lot has insufficient width to provide a side yard abutting a street of twenty-five feet and still to maintain a buildable width of thirty-two feet, then the side yard abutting the street may be reduced in width by the distance necessary to maintain a buildable width of thirty-two feet; provided, the side yard abutting a street shall not be reduced to less than thirty percent of the width of the lot.
- C. For buildings which exceed thirty feet in height, the required width of each side yard shall be increased by two feet for each additional one foot of building height over thirty feet.

(Ord. 1988-Z-8 § 1.)

17.12.100 Rear yard.

The minimum rear yard depth in the R2-A district shall be forty feet, except that for buildings which exceed thirty feet in height the rear yard depth shall be increased by two feet for each additional one foot of building height over thirty feet. (Ord. 1988-Z-8 § 1.)

17.12.110 Off-street parking and loading.

Off-street parking and loading facilities shall be provided in the R2-A district in accordance with the provisions set forth in Chapter 17.38. (Ord. 1988-Z-8 § 1.)

City of St. Charles, Illinois

Ordinance No. 1999-M-26

**An Ordinance Granting a Special Use as a
Planned Unit Development (Majestic Oaks PUD)**

**Adopted by the
City Council
of the
City of St. Charles
April 19, 1999**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, April 23, 1999**


City Clerk

(SEAL)

EXHIBIT "II"

DEVELOPMENT STANDARDS AND DESIGN CRITERIA

Majestic Oaks PUD

The Subject Realty shall be developed and used only in conformance with the following development standards and design criteria:

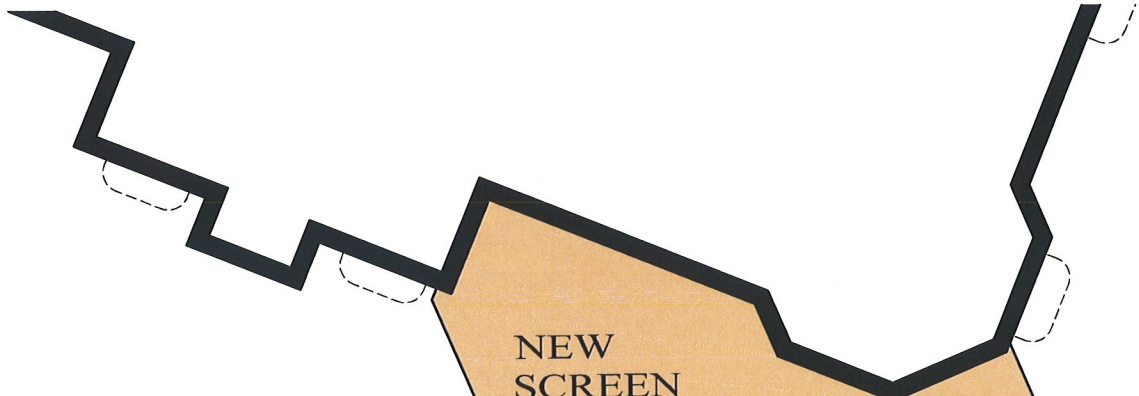
I. Area 1 Development Standards

1. The requirements of the R2 Single Family Residence District of the St. Charles Zoning Ordinance shall apply except as specifically provided herein. Area 1 shall contain not more than 86 single family detached dwelling units.
2. Minimum Lot Area 10,000 square feet.
3. Minimum Lot Width 75 feet.
4. Minimum Front and Rear Yards: The minimum front yard shall be 30 feet, and the minimum rear yard shall be 40 feet.
5. Minimum Corner side yards: 25 feet.
6. Minimum Interior side yards: 6 feet, with a minimum combined total of 16 feet.
7. Minimum Setback from Kirk Road: 50 feet.

II. Area 2 Development Standards

1. The requirements of the R2-A Single Family Residence District of the St. Charles Zoning Ordinance shall apply except as specifically provided herein. Area 2 shall contain not more than 52 single family detached dwelling units.
2. Minimum Lot Area: 15,000 square feet.
3. Minimum Lot Width: 80 feet.
4. Minimum Front and Rear Yards: The minimum front yard shall be 30 feet, and the minimum rear yard shall be 40 feet.

5. Minimum Corner side yards: 25 feet.
6. Minimum Interior side yards: 6 feet, with a minimum combined total of 16 feet.
7. Sidewalks and utilities may meander within the right of way and easements, to the extent necessary to preserve trees, as determined by the City Engineer and Director of Planning and Development.



NEW
SCREEN
PORCH

40' REAR YARD SETBACK

25' TREE CONSERVATION EASMENT

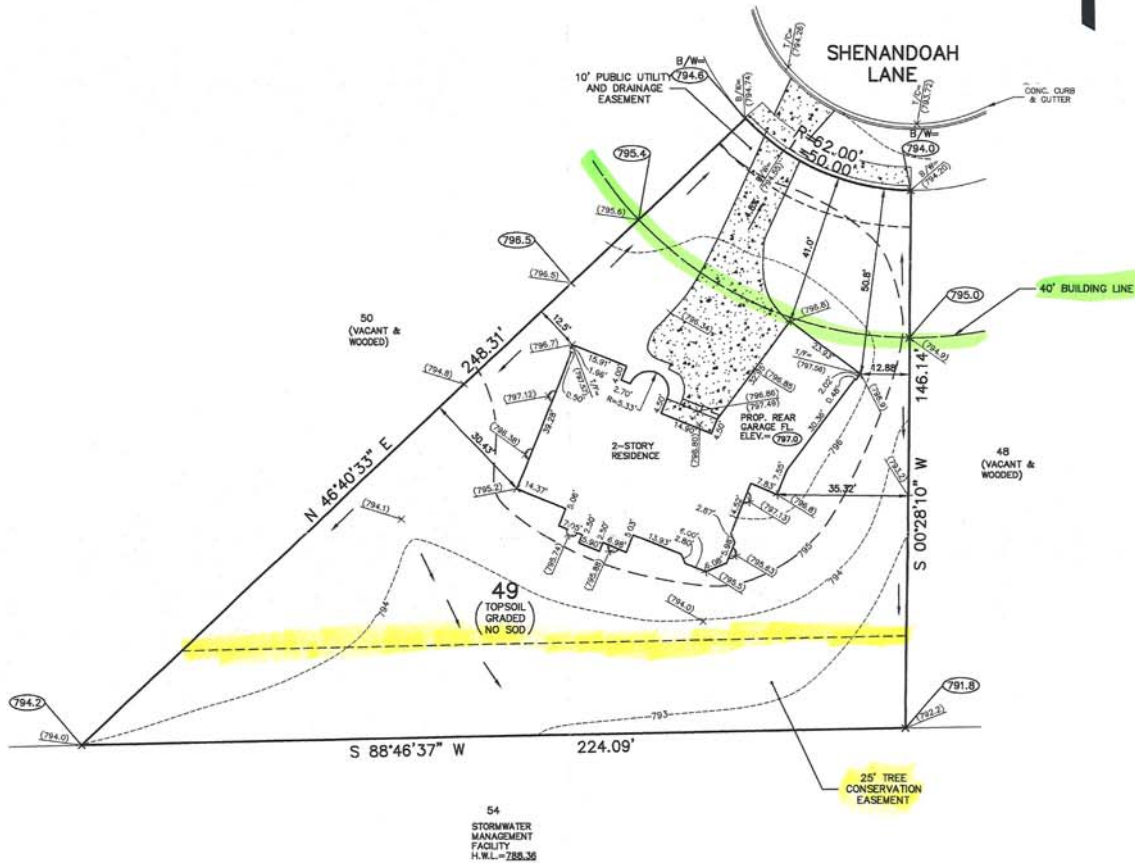
±11'-6"

±43'-6"

PLAT OF SURVEY

of

LOT 49 IN MAJESTIC OAKS UNIT 2, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



3/4" DIAMETER IRON PIPE IN PLACE AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO CEMCON, LTD. FOR USE IN THE PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT.

THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S IMPRESSED SEAL.

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY THE SAME, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

STATE OF ILLINOIS) SS.
COUNTY OF DUPAGE)

I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN OF THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF.

DATED THIS 9th DAY OF JULY, A.D., 2001.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2002

- LEGEND**
- CONCRETE AREA
 - WINDOW WELL
 - SURFACE DRAINAGE FLOW DIRECTION
 - OVERLAND FLOOD ROUTE
 - H.W.L. - HIGH WATER LEVEL
 - (ELEV.) - EXISTING ELEVATION
 - (ELEV) - INDICATES PROPOSED FINISHED TOPSOIL ELEVATION, UNLESS OTHERWISE NOTED, AS INDICATED ON THE INDIVIDUAL SITE DEVELOPMENT PLAN DATED: 3-7-01.

Grading	7-09-01	897-10	7-16-01/MSD
Mortgage	7-09-01	897-10	7-16-01/MSD
Foundation	4-13-01	860-46	4-17-01/RAS
Vacant			1-27-00/SMR
Type of Survey	Date	Bk.-Pg.	Date Dwn. / By
Common Address : 1971 SHENANDOAH LANE			
Client: JOE KEIM BUILDERS, INC.			
Job No.: 7231.0049		Scale: 1" = 20'	
File Name: 49G		Disc. No.: 46418982	

BENCH MARK
RAILROAD SPIKE IN
UTILITY POLE
APPROXIMATELY 15
FEET WEST OF THE
SOUTHEAST CORNER
OF LOT 118 ROYAL
FOX SUBDIVISION.
ELEV.=778.22




CEMCON, Ltd.
Consulting Engineers, Land Surveyors, & Planners
1N131 County Farm Road Winfield, Illinois 60190 630/853-1030
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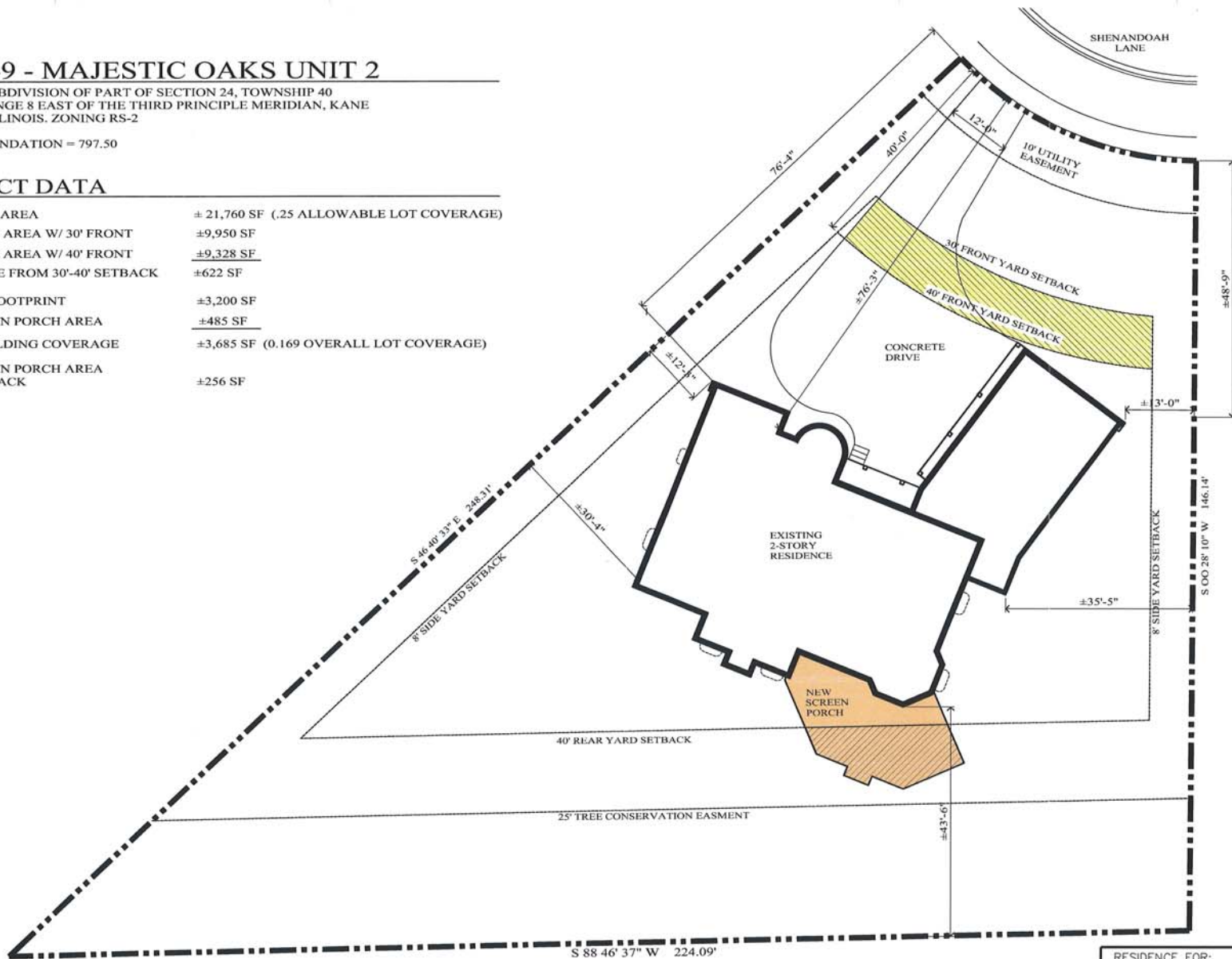
LOT 49 - MAJESTIC OAKS UNIT 2

BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPLE MERIDIAN, KANE COUNTY, ILLINOIS. ZONING RS-2

TOP OF FOUNDATION = 797.50

PROJECT DATA

TOTAL LOT AREA	± 21,760 SF (.25 ALLOWABLE LOT COVERAGE)
BUILDABLE AREA W/ 30' FRONT	± 9,950 SF
BUILDABLE AREA W/ 40' FRONT	± 9,328 SF
 DIFFERENCE FROM 30'-40' SETBACK	± 622 SF
EXISTING FOOTPRINT	± 3,200 SF
 NEW SCREEN PORCH AREA	± 485 SF
TOTAL BUILDING COVERAGE	± 3,685 SF (0.169 OVERALL LOT COVERAGE)
 NEW SCREEN PORCH AREA OVER SETBACK	± 256 SF



RESIDENCE FOR: Jerry & Sharon Krusinski 1971 Shenandoah Lane Lot 49 - Majestic Oaks - Unit 2 St. Charles, Illinois	DATE 11/7/2015 JOB NO. 0012 SP
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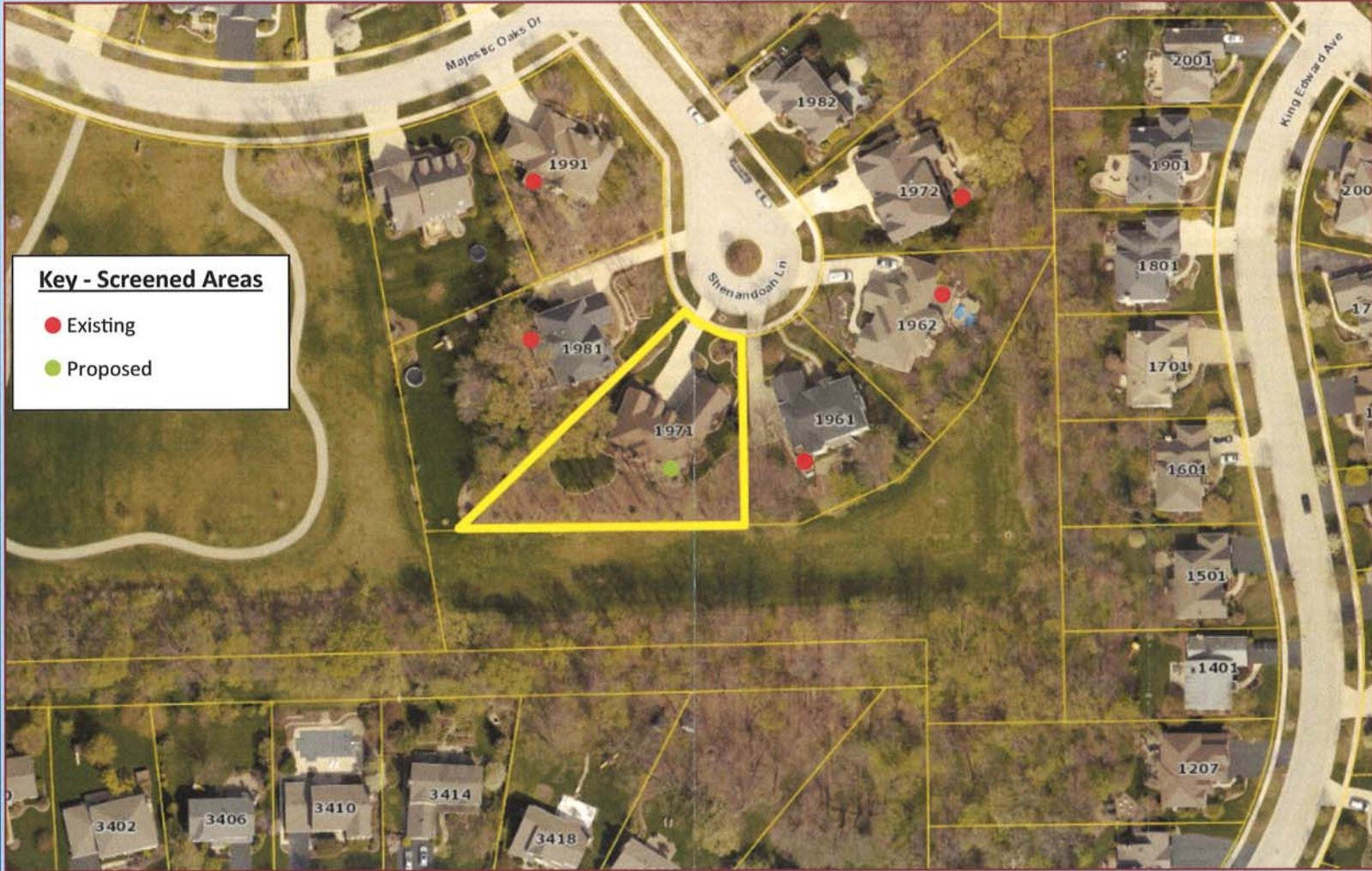
City of St. Charles, Illinois

Two East Main Street, St. Charles, IL 60174-1981
Phone: 630-377-1400 Fax: 630-377-4440 www.stcharles.il.gov

Precision GIS

RAYMOND ROGINA Mayor

MARK KOENEN City Administrator



Key - Screened Areas

- Existing
- Proposed

Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Resolution: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Printed on: November 5, 2015 12:08 PM



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 Approved by Precision GIS

November 20, 2015

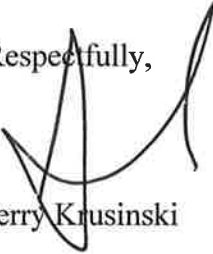
City of St. Charles
Zoning Board of Appeals
2 East Main Street
St. Charles, Illinois 60174

Re: Krusinski Residence
1971 Shenandoah Lane
St. Charles, Illinois 60174

Dear Chairman and Zoning Board of Appeals,

Please find attached (3) three letters that support the variance request submitted on November 12, 2015 for the above referenced property. Note, these letters are from the two adjacent property owners and Majestic Oaks Homeowners Association. The attached aerial indicates the adjacency of the two neighbors.

Respectfully,



Jerry Krusinski



City of St. Charles, Illinois
 Two East Main Street, St. Charles, IL 60174-1981
 Phone: (630) 377-4100 Fax: (630) 375-1100 www.stcharles.il.gov

Precision GIS

RAYMOND ROGINA Mayor
 MARK KOENEN City Administrator



Key - Screened Areas

- Existing
- Proposed

GIS SOURCE:
 City of St. Charles, Illinois
 Aerial Imagery
 Projection: Transverse Mercator
 Coordinate System: Illinois State Plane East
 North American Datum 1983
 Created on: September 2, 2015 11:50 AM

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0 50 100 Feet

Mr. Elmer Rullman III
City of Saint Charles
2 East Main Street
Saint Charles, Illinois
60174

Re: Request for Variance
1971 Shenandoah Lane
Saint Charles, Illinois

Mr. Chairman, Zoning Board of Appeals:

My husband And I are longtime residents located at 1981 Shenandoah Lane, Saint Charles. We have been neighbors with the Krusinskis for almost 14 years. They have always taken pride and care with their home and it is always well maintained.

We understand that the Krusinskis who live directly east of our home want to add a screened room onto their already existing porch. The footprint of this porch has been there since the fall of 2001. We also understand that the Krusinskis will be required to obtain a rear yard setback variance of approximately 11'6" to construct the screened room as an extension to their living space.

I have no doubt that this room will be built to exacting standards and will fit beautifully into its environment. The porch is in a secluded area with no direct views of any of the neighbors. I cannot see a problem with simply adding to the already existing structure. I do know that the main reason for wanting to construct the screened room is because of the unbearable volume of mosquitos due to the retention pond their property backs up to. They make it impossible to sit out at certain times especially with West Nile Virus present in our community. We experience this problem also.

My husband and I have no objection to the variance and are in full support of its approval. If you need to discuss this further with us please feel free to contact us at 630-762-1853 or email me at Ipombar@yahoo.com. or my husband at Xpombar@rush.edu

Respectfully,

Jane and Xavier Pombar

November 18, 2015

Mr. Elmer Rullman III
CITY OF ST. CHARLES
2 E. Main Street
St. Charles, Illinois 60174

Re: Request for Variance
1971 Shenandoah Lane
St. Charles, Illinois

Mr. Chairman, Zoning Board of Appeals:

We are residents located at 1961 Shenandoah Lane, St. Charles.

The Krusinski residents, located directly to the west of our home will be required to obtain a rear yard setback variance of approximately 11'-6" in order to construct a screened room as an extension to their living space.

They care and always complete work at their
We have no objection to the variance and are in full support for this approval.

Should you have any questions, do not hesitate to contact us directly.

Respectfully,



Tanveer and Shailah Naseeruddin
1961 Shenandoah Lane
St. Charles, Illinois 60174
(630) 935-9335

tnasser_2@hotmail.com

Mr. and Mrs. Jerry R. Krusinski
1971 Shenandoah Lane
St. Charles, IL 60174

November 11, 2015

Dear Mr. and Mrs. Krusinski:

We are in receipt of your plans, Sheet 1 and 2, dated September 10, 2014 for the proposed screened porch addition.

We have reviewed your request and approve these plans based on the proposed design and construction with similar building materials, colors and finishes to the original structure.

We also have reviewed your submission for a rear yard setback variance and have no objection to request if approved by the City of St. Charles.

The Majestic Oaks Homeowners Association
2400 E. Main St.
Suite 103-317
Saint Charles, IL 60174

board@majesticoakshoa.org

Sincerely,

The Majestic Oaks Homeowners Association Board

Sheldon Bernstein, Pres.