

KANE COUNTY DEVELOPMENT DEPARTMENT

Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492
Fax: (630) 232-3411

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 Subdivision and 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): 09-10-254-022
	Street Address (or common location if no address is assigned): 06N710 SALINA AVE

2. Applicant Information:	Name MIKHAIL SAVCHENKO	Phone 630-689-8717
	Address 35W356 PARK AVE	Fax
	ST. CHARLES, IL 60174	Email YELENA.SAVCHENKO@SPRAY.COM

3. Record Owner Info:	Name MIKHAIL SAVCHENKO	Phone 630-689-8717
	Address 35W356 PARK AVE	Fax
	ST. CHARLES, IL 60174	Email

Zoning and Use Information:

Current zoning of the property: F

Current use of the property: VACANT LOT

Reason for Request:

Variation requested (state specific measurements):
CHANGE MINIMUM SQUARE FOOTAGE TO 14,000
(FOURTEEN THOUSAND) SQUARE FEET

Reason for request:
TO ALLOW FOR THE CONSTRUCTION OF A RESIDENCE
ON A VACANT LOT SURROUNDED BY RESIDENCES.

Action by Applicant on Property:

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?
CURRENT SQUARE FOOTAGE DOES NOT MEET MINIMUM
REQUIREMENTS

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)
NO, IT IS TO CONSTRUCT A RESIDENCE FOR
OWNER

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)
NO, THE PROPERTY IS SURROUNDED BY OTHER RESIDENTIAL
PROPERTIES

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.
SURROUNDING RESIDENCES HAVE SIMILAR LOT SIZES
AND HAVE ADEQUATE SUPPLY OF LIGHT AND AIR

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

DISTANCE BETWEEN RESIDENCES WILL BE SIMILAR
TO WHAT IS EXISTING

3. Diminish the value of adjacent land and buildings.

RESIDENCE WILL INFILL VACANT LOT / CREATE MORE
COMMUNITY

4. Increase congestion or create traffic hazards.

NEW RESIDENCE WILL BE ON A DEAD-END STREET

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

RESIDENCE WILL BE SIMILAR TO NEIGHBORING
RESIDENCES

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- 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.

Mikhail Savchenko

Record Owner

12.10.18

Date

Applicant or Authorized Agent

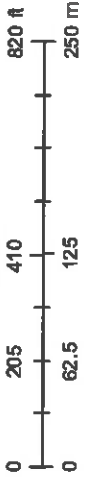
Date

Map Title



January 8, 2019

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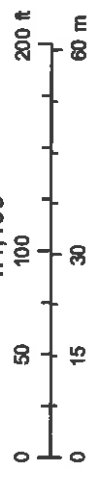
GIS-Technologies
Kane County, Illinois

Map Title



January 8, 2019

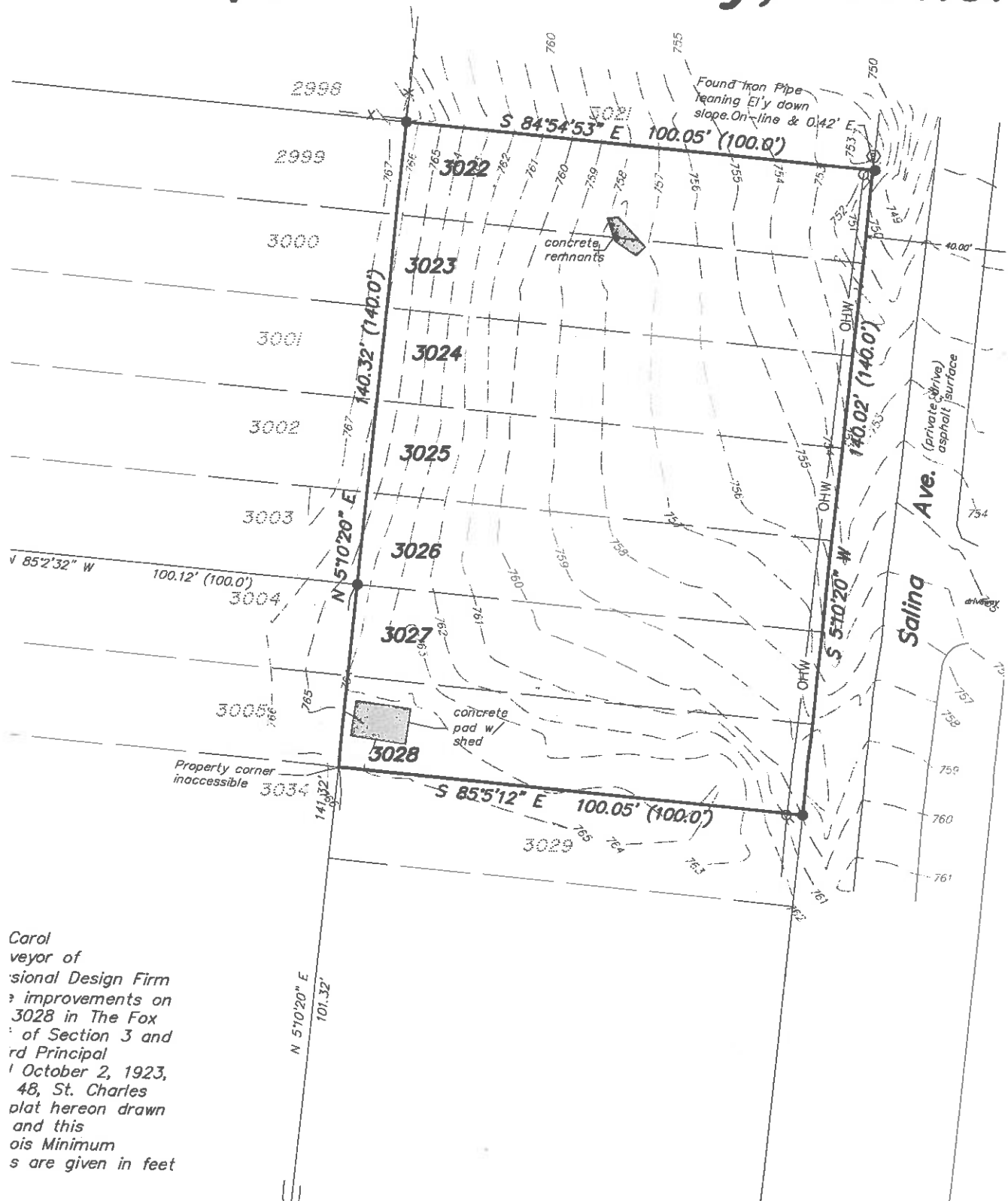
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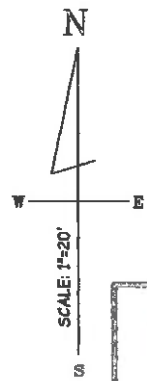
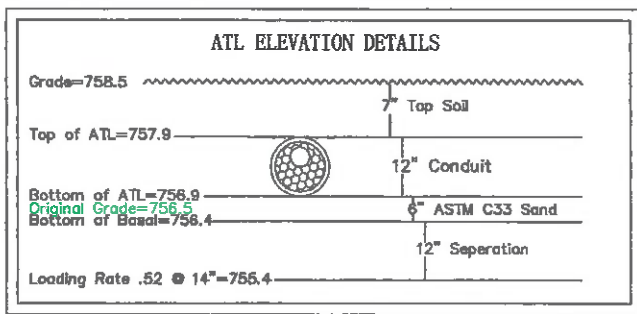
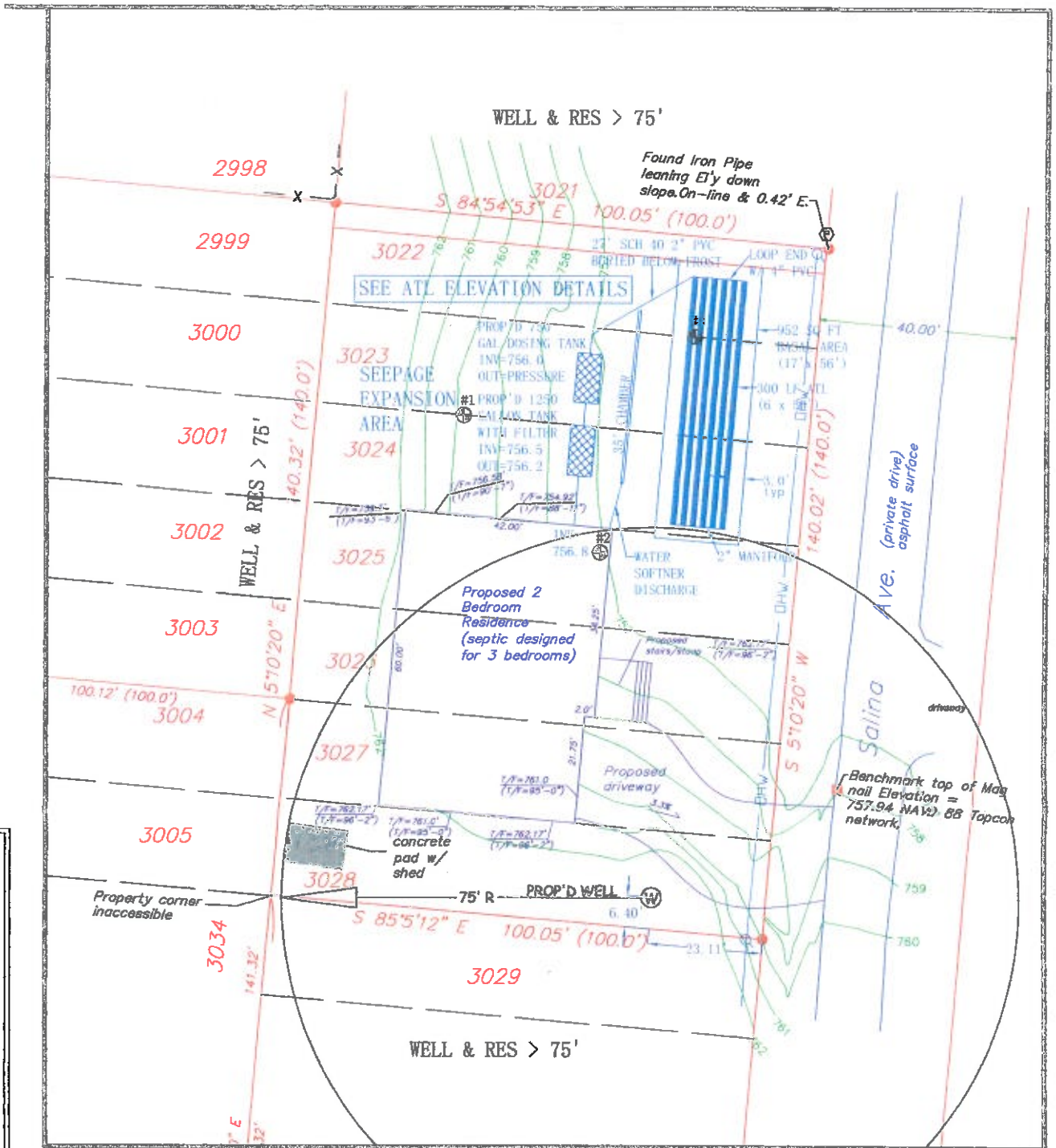
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Kane County Illinois

Boundary/Topographic Survey of 3022 - 3028 inclusive Map 4 The Fox River Heights Township, Kane County, Illinois



Carol
veyor of
sional Design Firm
r improvements on
3028 in The Fox
of Section 3 and
rd Principal
October 2, 1923,
48, St. Charles
plat hereon drawn
and this
ois Minimum
s are given in feet



SEWAGE DISPOSAL PLAN

PREPARED FOR:
YELENA SAVCHENKO

JOB NUMBER
17 051

DRAWN BY:
11-13-17 T. A. Mc.

SOIL/PERM TEST N&R
LOCATION OF WELL
DATE OF PLAN

Farruggia, Tony

From: Rauscher, Erin
Sent: Tuesday, January 08, 2019 2:44 PM
To: Farruggia, Tony
Subject: RE: Variance Petition Request for Comments

Tony,

Health department objects to this variance, as no soil test is provided to determine the square footage size for the septic system. Petitioner needs to prove that their well and septic meet setback requirements from neighboring property well and septic systems.



Erin Rauscher
Environmental Health Supervisor
Kane County Health Department
1750 Grandstand Place
Elgin, IL 60123

Phone: 847-888-6450
www.kanehealth.com

From: Farruggia, Tony
Sent: Tuesday, January 08, 2019 11:45 AM
To: Rauscher, Erin <RauscherErin@co.kane.il.us>
Subject: Variance Petition Request for Comments

Please see the attached variance petition and provide comments.

Regards,

Tony Farruggia, AICP Candidate
Zoning Planner
FarruggiaTony@Co.Kane.IL.US
630.232.3494