

4578

**KANE COUNTY DEVELOPMENT DEPARTMENT**

Zoning Division, Kane County Government Center  
719 S. Batavia Avenue  
Geneva, Illinois 60134  
Office (630) 444-1236

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.

<b>1. Property Information:</b>	<b>Parcel Number (s):</b> 15-34-279-018-0000
	<b>Street Address (or common location if no address is assigned):</b> 1125 Pleasant Pl, Aurora, IL 60505

<b>2. Applicant Information:</b>	<b>Name</b> Ricardo Gascon	<b>Phone</b> 312-940-3531
	<b>Address</b> 6 N Western Ave	<b>Fax</b>
	Chicago IL 60612	<b>Email</b> rgasconjr@606dc.com

<b>3. Record Owner Information:</b>	<b>Name</b> Blue Dolphin Properties LLC  Bernet Acosta	<b>Phone</b> 630-640-6224
	<b>Address</b> 2472 US Rt.30 Suite B103 #107	<b>Fax</b>
	Oswego IL 60543	<b>Email</b> ivanballines@yahoo.com

**Zoning and Use Information:**

Current zoning of the property:

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Current use of the property:

Empty Lot

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**Reason for Request:**

Variation requested (state specific measurements):  
13,616sqft Lot Size variance, and 27' Lot Width variance.

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Reason for request:

Existing Lot Size and Width do not meet minium requirments, these variances are also needed as the owner

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would like to build a single family house on this lot.

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**Action by Applicant on Property:**

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

Lot Size

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Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

No

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Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)

No

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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.

No

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

No

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3. Diminish the value of adjacent land and buildings.

No

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4. Increase congestion or create traffic hazards.

No

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

No

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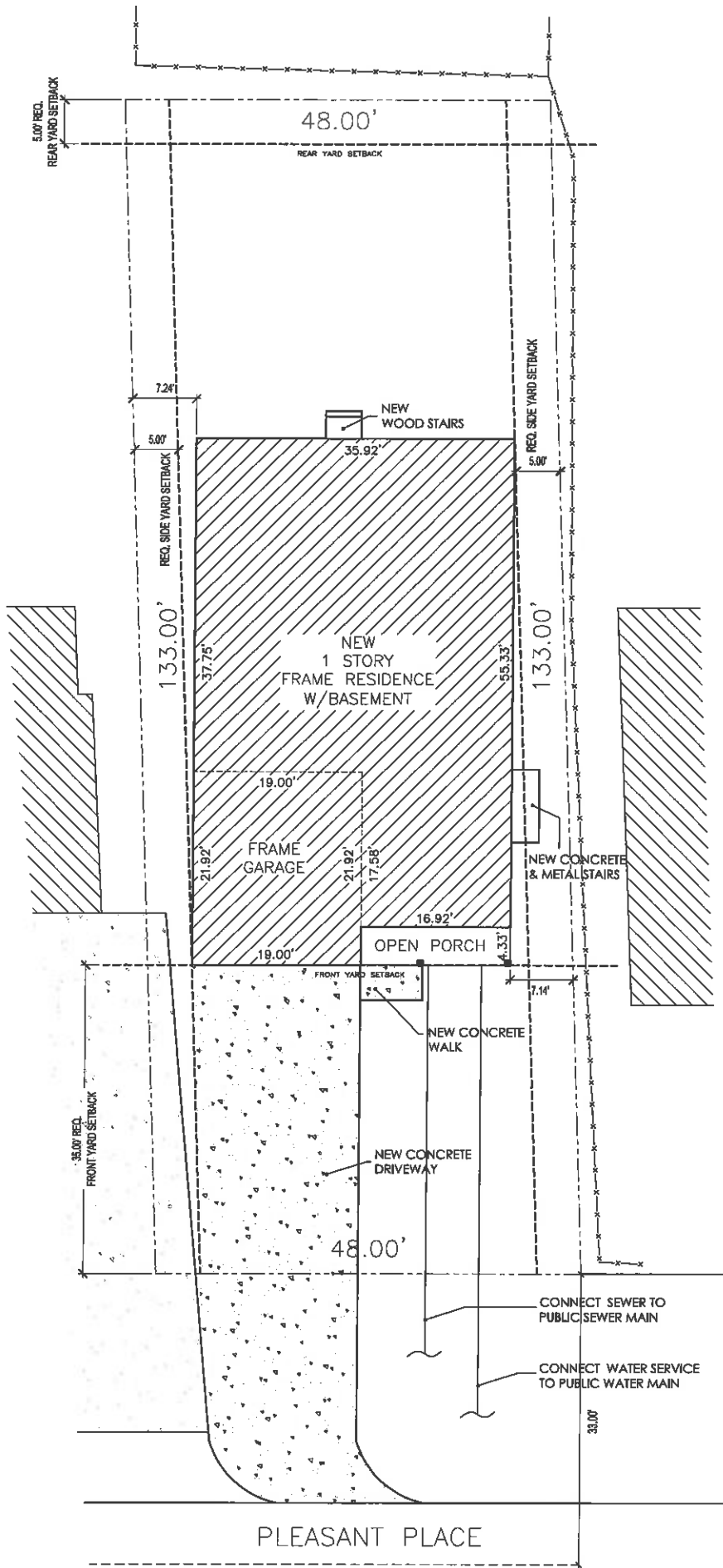
**Attachment Checklist**

- 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.**

**Bernet Acosta** **4-5-2021**  
\_\_\_\_\_  
Record Owner Date

**Ricardo Gascon** **4-5-2021**  
\_\_\_\_\_  
Applicant or Authorized Agent Date



# Map Title



April 30, 2021

1:351

0 15 30 60 ft

0 5 10 20 m

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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.

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