

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

D2-2015-0025

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): 09-03-379-002, 09-03-379-003 and 09-03-379-004
	Street Address (or common location if no address is assigned): 35W646 Rose Ave., St. Charles, IL 60174

2. Applicant Information:	Name Craig G. Lodl	Phone 312-907-2259
	Address 35W646 Rose Ave.	Fax None
	St. Charles, IL 60174	Email craig_lodl@yahoo.com

3. Record Owner Info:	Name State Bank of Geneva Land Trust #919	Phone 630-232-3200
	Address 22 S. Fourth St.	Fax
	Geneva, IL 60134	Email

Zoning and Use Information:

Current zoning of the property: F - Farming

Current use of the property: Single Family Residence

Reason for Request:

Variation requested (state specific measurements):

Right-of-Way Setback on Rose Avenue of 13 feet 2 1/4 inches.

Right-of-Way Setback on Elgin Avenue of 5 feet 3 1/4 inches

Reason for request:

To build an addition on the existing home.

Action by Applicant on Property:

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

The placement of the existing home on the lot and the angle of the lot line along Rose Avenue in relation to the placement of the existing home. The difference in elevation from the front southwest corner to the back northeast corner of the lot (26.89 feet). We would like to avoid disturbing any of the old growth Oak and Maple trees.

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

No, this will remain my primary residence.

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

No.

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.

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

No.

3. Diminish the value of adjacent land and buildings.

No, should help improve the values of the adjacent properties.

4. Increase congestion or create traffic hazards.

No.

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

No.

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.

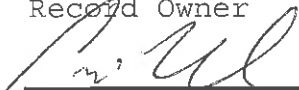
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

Craig G. Lodl

8/14/2015

Record Owner

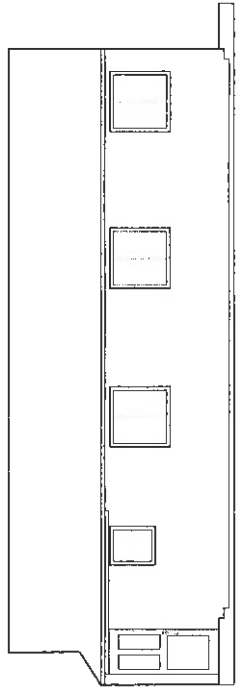
Date



8/14/15

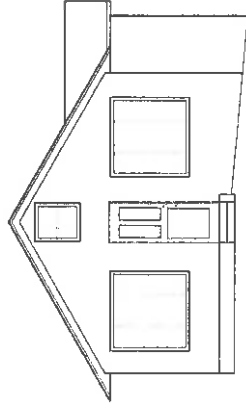
Applicant or Authorized Agent

Date



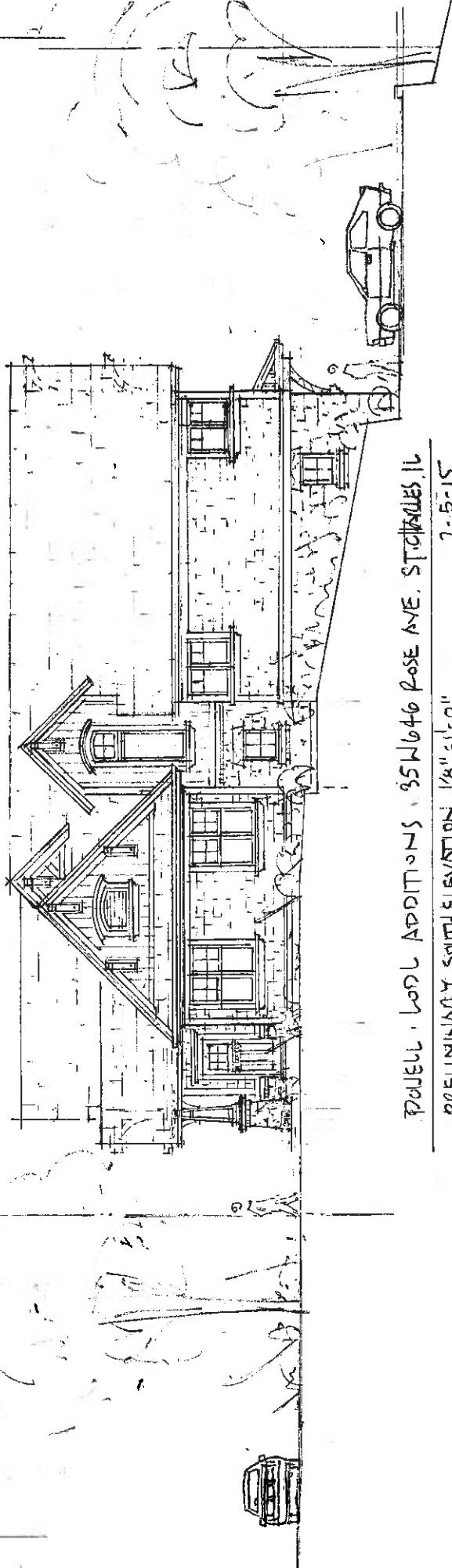
EXISTING LEFT ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION

SCALE: 1/8" = 1'-0"

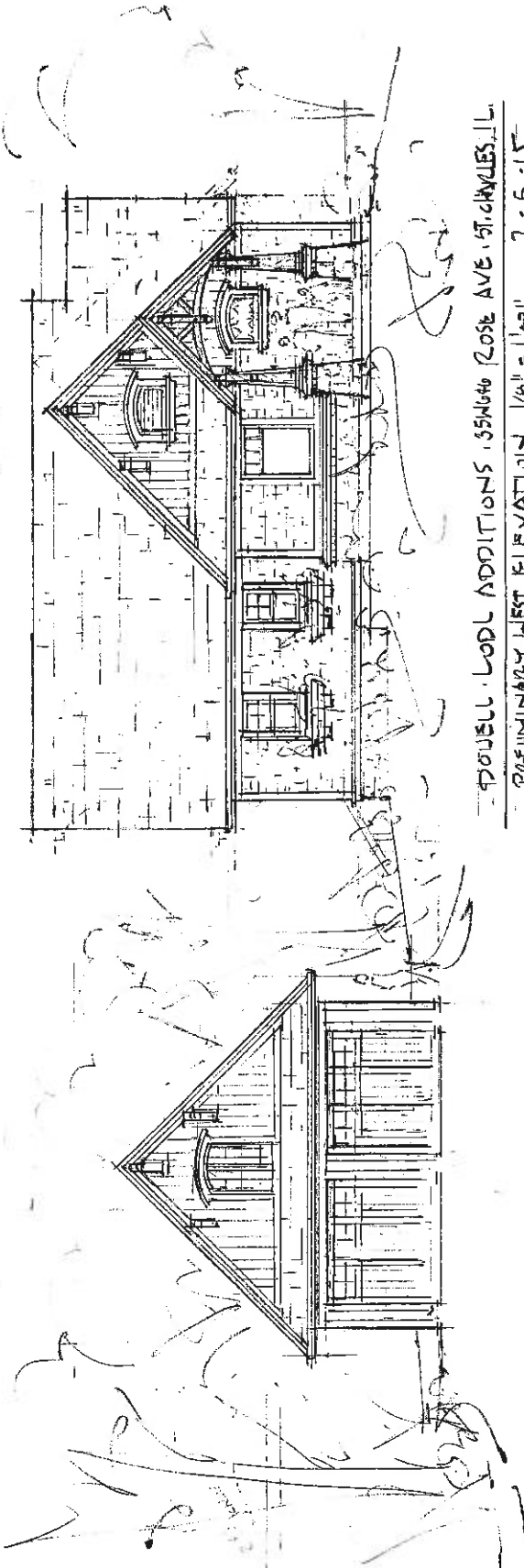


POJELL LODG ADDITIONS, 35W646 ROSE AVE. ST. CHARLES, IL

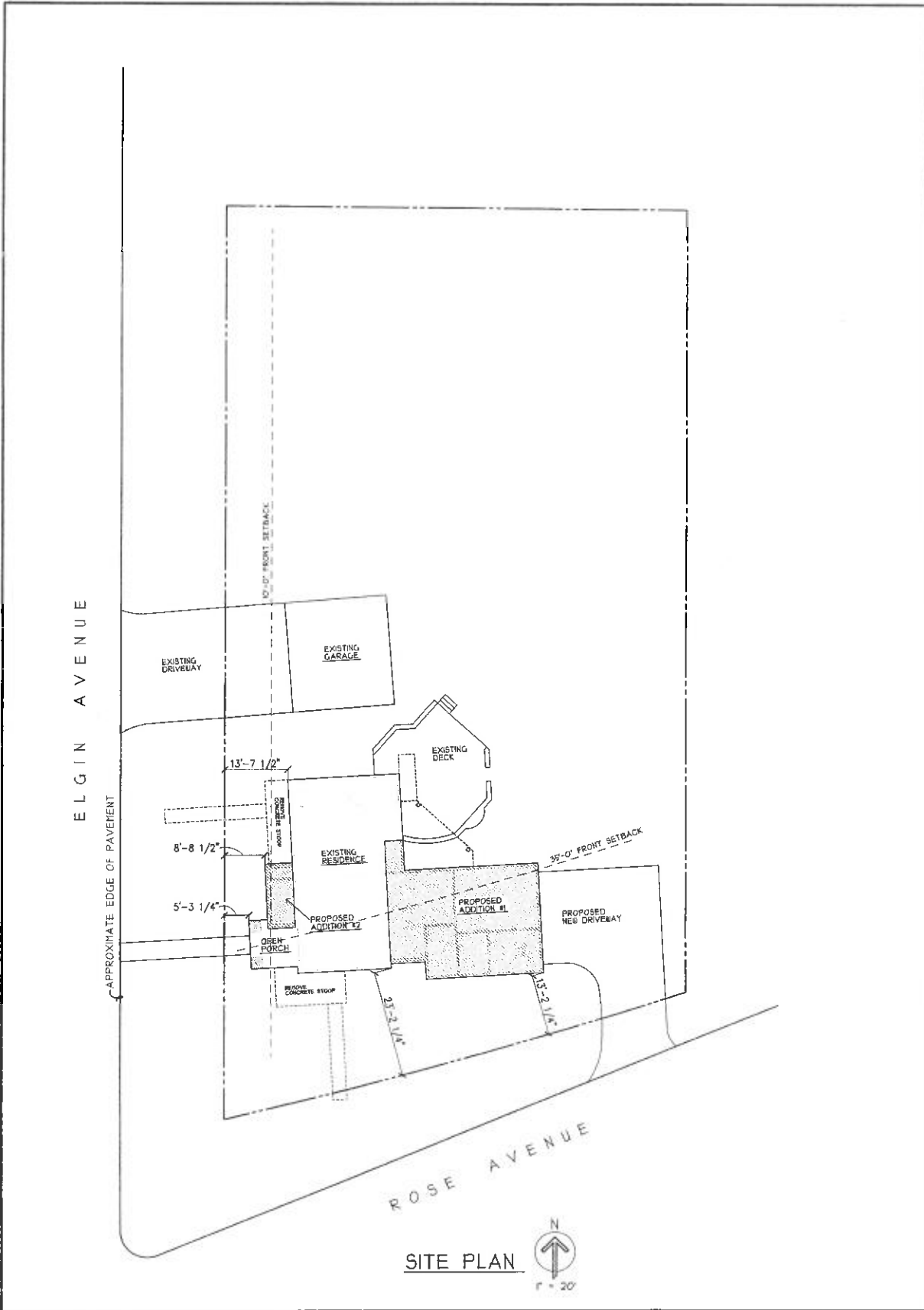
PRELIMINARY SOUTH ELEVATION 1/8" = 1'-0"

MARSHALL ARCHITECTS

7-5-15



POWELL LODGE ADDITIONS 3556 1/2 ROSE AVE. ST. CHARLES, ILL.
PRELIMINARY WEST ELEVATION 1/8" = 1'-0" 7-5-15
MARSHALL ARCHITECTS

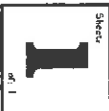


SITE PLAN



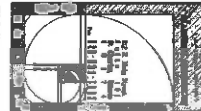
PLOTTED: 1/23/2015

PROPOSED ADDITION AT:
35W646 ROSE AVENUE
 ST. CHARLES, ILLINOIS



Sheet	1
Scale	1/4" = 1'-0"
Drawn By	JMS
Site Plan	

Comments	
Issue Date	
Client Ref.	
Site Plan	



ST. CHARLES TWP.
T.40 N - R.8E

map 9

