

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):
	15-01-326-007
	Street Address (or common location if no address is assigned):
	2340 Nan St. Aurora, IL 60502

2. Applicant Information:	Name	Phone
	Matthew + Rachel Leathers	(773) 818-9815
	Address	Fax
	2340 Nan St	
	Aurora, IL 60502	Email
		leathersfamily06@icloud.com

3. Record Owner Info:	Name	Phone
	Matthew + Rachel Leathers	(773) 818-9815
	Address	Fax
	2340 Nan St.	
	Aurora, IL 60502	Email

Zoning and Use Information:

Current zoning of the property: _____

Current use of the property: Residential

Reason for Request:

Variation requested (state specific measurements):

Extending 5 Feet Past the current line on the South side of the Property. Extending 17 Feet Past the set back line on the East side.

Reason for request:

To increase storage spaces, and bring our home up to current standards, to accomodate our current Family

Action by Applicant on Property:

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

We would require a second access point to the Property, which has been denied by Aurora township.

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

yes, To increase storage space and update our home

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.

The Property adjacent to the Proposed Variance is owned by Nicor and Un-occupied.

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

No

3. Diminish the value of adjacent land and buildings.

No

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.

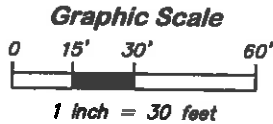
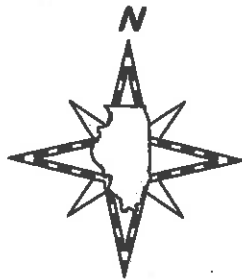

Record Owner

04-20-2016
Date


Applicant or Authorized Agent

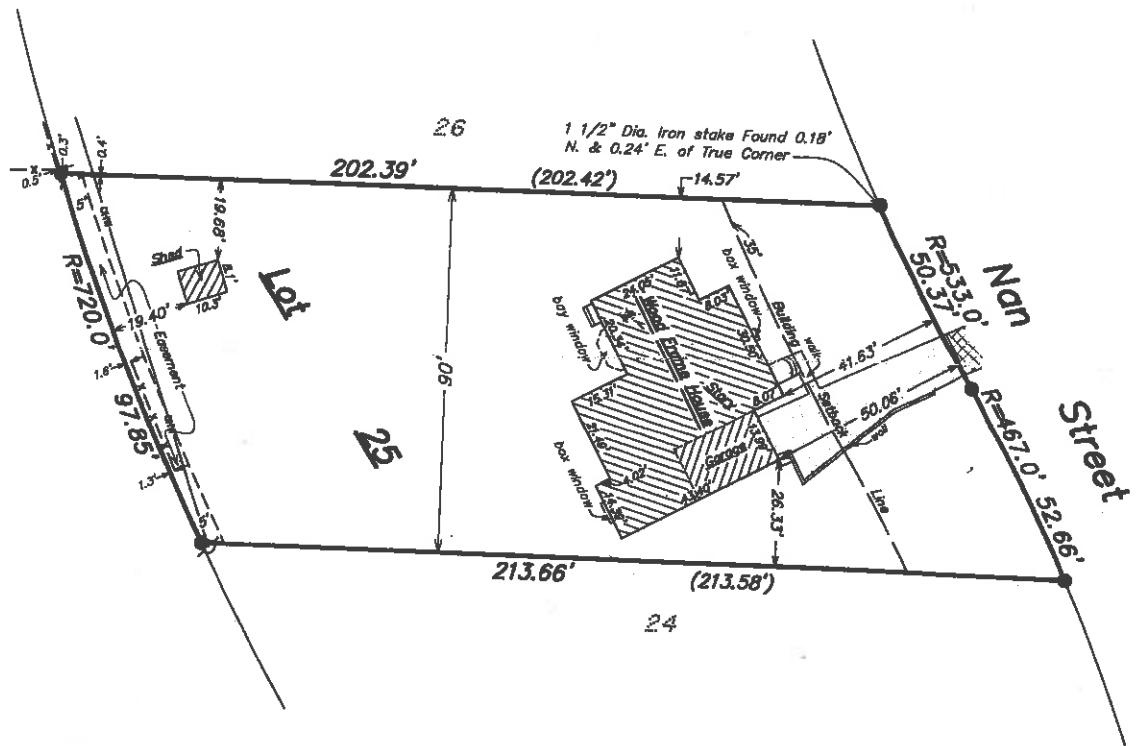
04-20-2016
Date

Plat of Survey of Lot 25 First Addition to Roth's Subdivision Aurora Township Kane County Illinois



- Indicates iron stake
- Meas. Indicates measured data
- (60') Indicates record data
- ⊗ Indicates utility pole
- x - x - x - Indicates center line of fence
- OHW — Indicates overhead wires
- ▨ Indicates asphalt surface
- Indicates concrete surface

Notes:
Easements and Servitudes shown hereon are based upon Record Document 090949 and Title Commitment issued by Chicago Title Insurance Company, identified as Number 1410 008946182 KA with an effective date of April 19, 2013.



State of Illinois)
County of Kane)

This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518), have surveyed and located the improvements on Lot 25 of First Addition to Roth's Subdivision, Town of Aurora, in the Township of Aurora, Kane County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and conforms to the current Illinois Minimum Standards for Boundary Surveys. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, May 24, 2013.

Carol Sweet-Johnson

Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2014

Prepared by:
Johnson - Western Surveying, L.L.C.



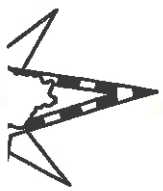
825 West State Street, Suite 207
Geneva, Illinois 60134
(630) 845-3166

Ordered by & Prepared for:
Thomas Gosselin, P.C.

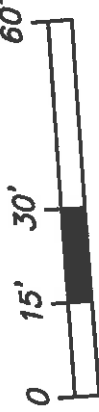
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Field Bk./Page No: 7/124-126	S-T-R:
File Name: 2013_058_L25	Drawn by: MLF
Directory: GAD7\2013_058	Job No.: 2013_058



Graphic Scale



1 inch = 30 feet
 $\frac{1}{16} = 1.875 \text{ FT}$

*3 Lot Garage
 75 X 36*



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17.8 Ft Past Subnet line
 16.8 Ft From corner to Property line (East)
 5 Ft From building to Property line (South)

24

25

