

KANE COUNTY DEVELOPMENT DEPARTMENT

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

Received Date

4565

OCT 15 2020

Kane Co. Dev. Dept.
Zoning Division

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.

1. Property Information:	Parcel Number (s): 06-06-376-004
	Street Address (or common location if no address is assigned): 13N055 COOMBS RD ERGIN IL 60124

2. Applicant Information:	Name BOSS AUTOMOTIVE INC.	Phone 847-841-7800
	Address 13N055 COOMBS RD ERGIN IL. 60124	Fax 847-841-7832
		Email BOSSAUTOINC@GMAIL.COM

3. Record Owner Information:	Name VICTOR + SANDY PORTINCIASO	Phone 847-841-7800
	Address 2717 BLACKMAN RP GENEVA IL. 60134	Fax 847-841-7832
		Email BOSSAUTOINC@GMAIL.COM

Zoning and Use Information:

Current zoning of the property:

B-3 DISTRICT BUSINESS WITH A SPECIAL USE

Current use of the property:

AUTOMOTIVE MECHANICAL AND COLLISION REPAIR

Reason for Request:

Variation requested (state specific measurements):

ASKING FOR TWO ZERO VARIANCES FROM THE END OF THE
RIGHT OF WAY FROM COOMBS AND HIGHLAND

Reason for request:

THE CURRENT VARIANCE PUTS THE LOCATION OF THE
SIGN INSIDE THE BUILDING

Action by Applicant on Property:

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

TO CONFORM WITH THE ZONING ORDINANCE AS IS THE SIGN
WOULD HAVE TO BE LOCATED INSIDE THE BUILDING

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

THE SIGN WILL MAKE IT EASIER FOR CUSTOMERS TO LOCATE THE PROPERTY

IT WILL ALSO MAKE IT SAFER FOR DRIVERS TURNING RIGHT ONTO COOMBS
BECAUSE IT WILL MAKE THEM AWARE THERE IS A BUSINESS ENTRANCE

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

THE DIFFICULTY COMES FROM THE LAYOUT OF THE PROPERTY

WHICH WAS DONE BEFORE THE ORDINANCE

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.

~~THIS IS A BUSINESS SIGN DESIGNED TO CONVEY MESSAGES TO POTENTIAL CUSTOMERS AT THE CORNER OF AN INTERSECTION IT IS NOT LOCATED BY ANY ADJACENT PROPERTY~~

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

~~THE MESSAGE SIGN BEING INSTALLED IS DESIGNED FOR EXTERNAL USE AN UL APPROVED FOR THE PURPOSE IT IS BEING USED FOR~~

3. Diminish the value of adjacent land and buildings.

~~ALL ADJACENT LAND AND BUILDINGS ARE ZONED FOR BUSINESS IT IS NOT INTRUSIVE IT IS LOW TO THE GROUND AND DOES NOT IMPROBE ON OTHER PROPERTIES~~

4. Increase congestion or create traffic hazards.

~~THE SIGN IS BEHIND THE RIGHT OF WAY DESIGNATED BY THE TOWNSHIP HIGHWAY DEPARTMENT, DOES NOT FLASH OR USE DISTRACTING ANIMATION~~

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

~~THIS SIGN WILL NOT IMPAIR ANY OF THE ABOVE NAMED ITEMS. THE PURPOSE OF THE SIGN IS TO INFORM THE PUBLIC OF THE SERVICES AVAILABLE AT AN AUTO REPAIR BUSINESS~~

SLINGER
ELEMENTARY SCHOOL

**BLOOD
DRIVE**

LED Sign: Size 41" x 16"

MADE IN USA
With Domestic & Foreign Parts

Multicolor • Programmable • Scrolling

With Wireless Remote Keyboard • Top Quality

Retail \$1,199.9

Our Low Price

\$685.00

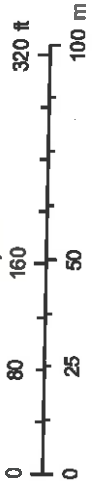
Free Shipping

Map Title



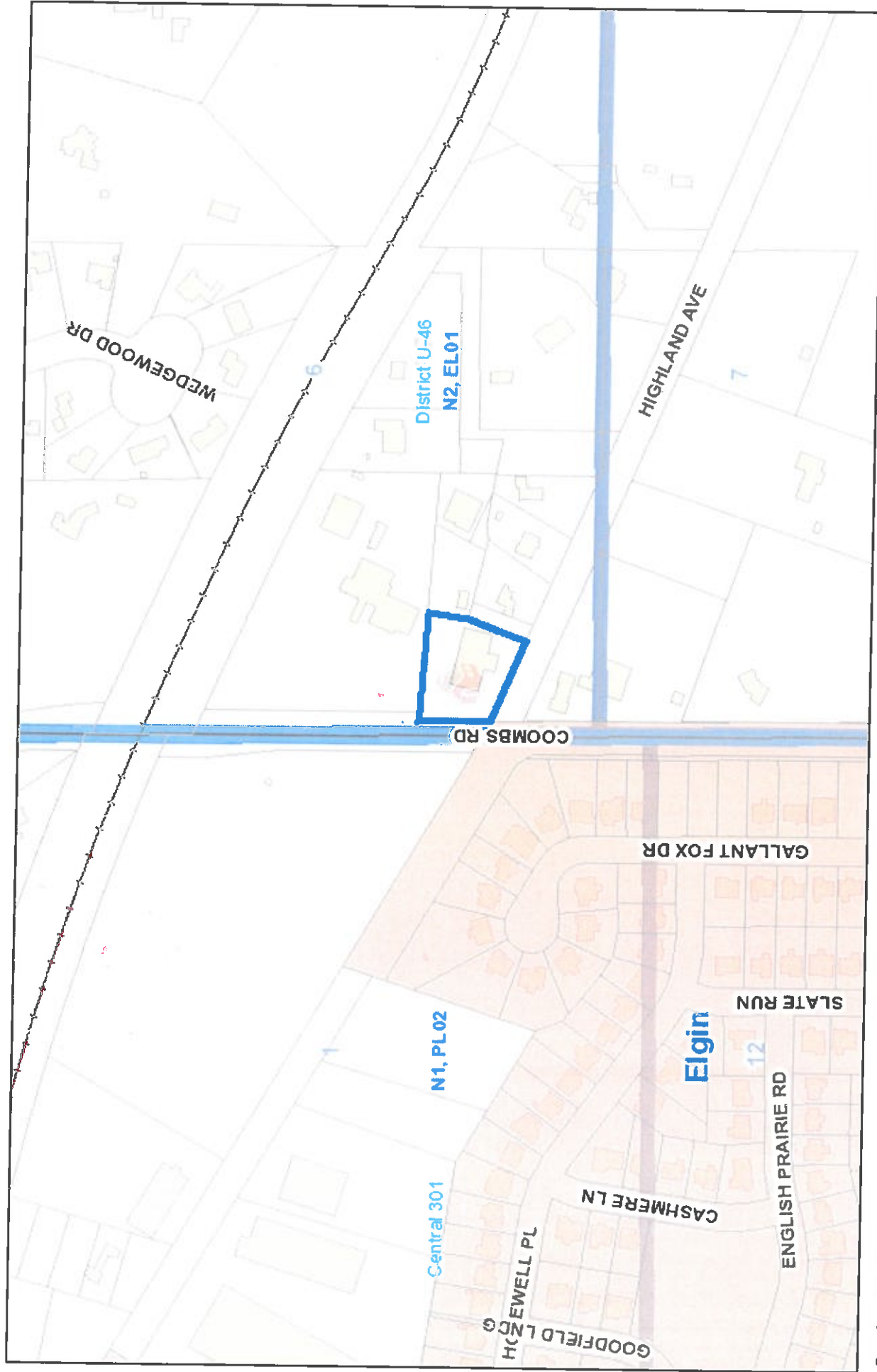
October 20, 2020

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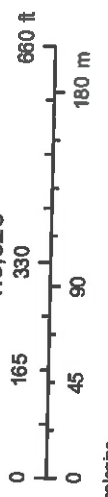
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Map Title



October 20, 2020

1:3,526



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