

630 - 232 - 3495 DIRECT

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

PL12-2017-0000222

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): 09-11-179-018 09-11-179-009
	Street Address (or common location if no address is assigned): corner lot North of Courier Ave East of Wyoming

2. Applicant Information:	Name Daniel M Khoury	Phone 630-675-6768
	Address P.O. Box 801	Fax 847-278-7828
	Bloomington IL 60108	Email dan.khoury21@gmail.com

3. Record Owner Info:	Name Same as Above	Phone
	Address	Fax
		Email

EXECUTIVE SUMMARY

The petitioner bought this property from the Kane County Forest Preserve in 2001. It is zoned F-District Farming as is most of the surrounding area. The petitioner is seeking two variances so that a single family home could be constructed on the property. The first is a right-of-way setback variance, requesting the new home be 25', rather than the standard 35' setback from the end of the right-of-way. He is requesting this to allow the home to be further away from the existing neighbor's home to the east and have a larger backyard. The other variance is from the 20000 square foot minimum since the entire property is 12000 square feet. Being on the corner and with the other homes in the immediate area there is no additional land to be purchased.

Zoning and Use Information:

Current zoning of the property: _____

Current use of the property: Vacant Land Residential

Reason for Request:

Two Variation requested (state specific measurements):
1) Lot size 2) a 10 Foot Right Away set back on ^{variance} way leading to a 25' set back

60x160x100x60x40x100 Total Square Ft 12000 Sq Ft

Reason for request:

1) Minimum Square Footage not meet to Build a
Single Family home 2) to allow more Back yard space and be more inline
with Existing Neighbor to the north

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 property has a hardship from being situated on a corner
and no opportunity to purchase additional land.

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

yes I would like to improve the neighborhood by
building a new home

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

NO The property is a corner lot.

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 we would meet all set back requirements

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

No we would meet all set back requirements

3. Diminish the value of adjacent land and buildings.

No, a new home in the neighborhood should benefit the adjacent property owners.

4. Increase congestion or create traffic hazards.

No, building a new single family home should have a negligible affect.

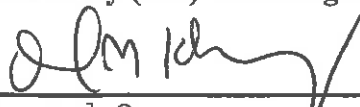
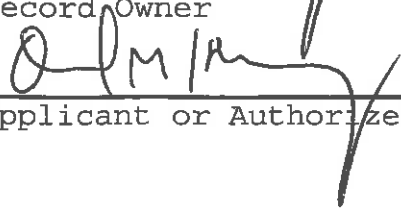
5. Impair the public health, safety, comfort, morals and general welfare.

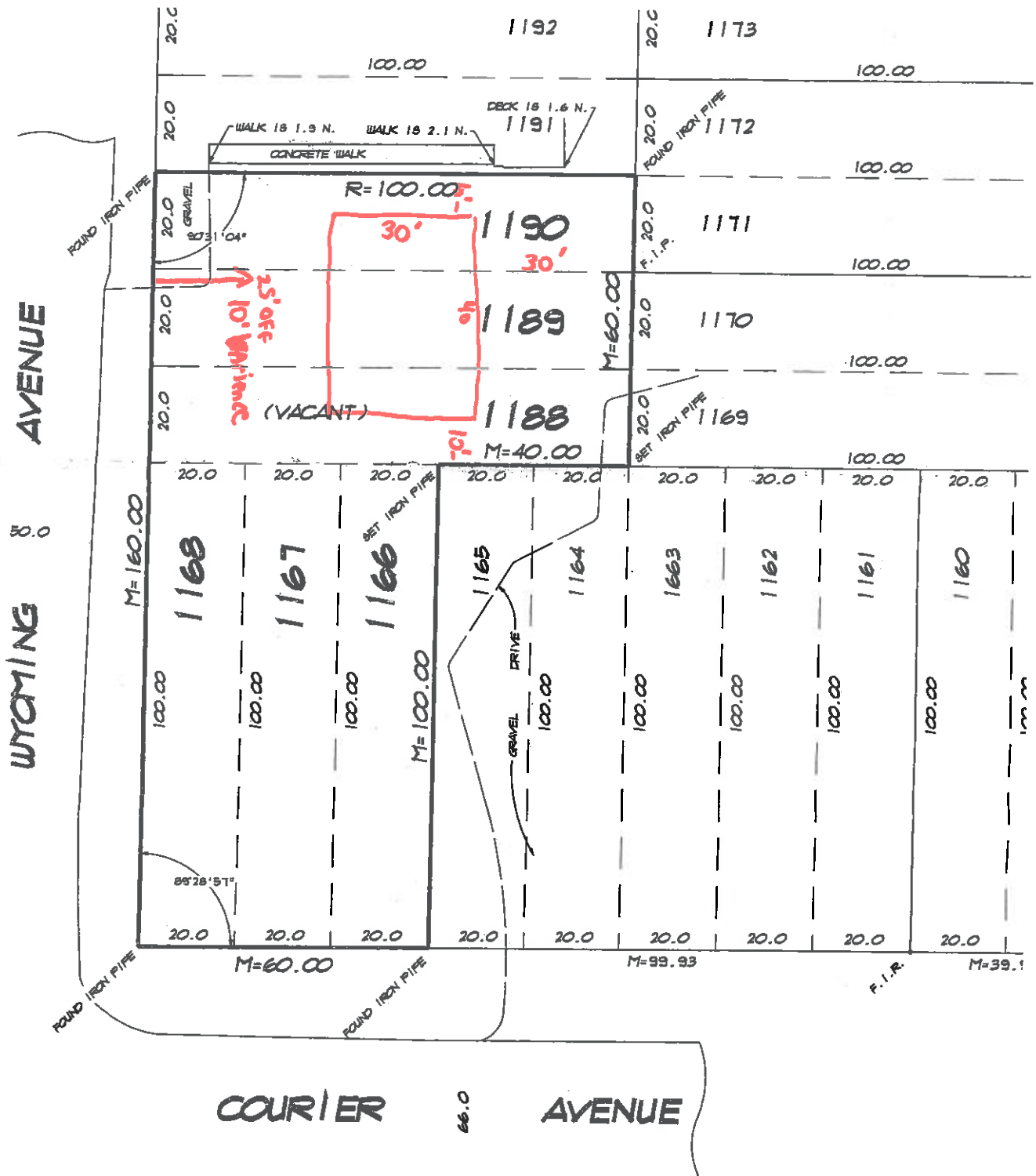
No a new home in the neighborhood should improve peoples outlook of the area

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.

	2/3/17	
Record Owner	Date	
	2/3/17	
Applicant or Authorized Agent	Date	



STATE OF ILLINOIS)
 COUNTY OF DUPAGE) S.S.

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Corporation No. 184-003126, has surveyed the property shown and described hereon knowledge and belief, a correct representation thereof. This professional service meets minimum standards for a boundary survey.

Surveyors, Inc.
 Surveying
 No. 184-003126
 Chicago, IL 60185-2844
 Fax 293-8902

West Chicago, Illinois, January 27, 2017

[Handwritten signature]

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

map 9

