

4558

**KANE COUNTY DEVELOPMENT DEPARTMENT**

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

Received Date
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**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> Lot # 118 of Fox River Estates Subdivision in the South Half of Section 10, Township 40 North Range 3 East of the third Principal Meridian in town of St. Charles in the Township of St. Charles Kane County, IL
	<b>Street Address (or common location if no address is assigned):</b> 35W 525 Catalpa Avenue St. Charles, IL 60174

<b>2. Applicant Information:</b>	<b>Name</b> Jon Kassaros	<b>Phone</b> 630/918-9090
	<b>Address</b> 35W 525 Catalpa Ave	<b>Fax</b>
	<b>City</b> St. Charles, IL 60174	<b>Email</b> AmericanGround2@aol.com

<b>3. Record Owner Information:</b>	<b>Name</b> Jon Kassaros 35W 525 Catal	<b>Phone</b> 630/918-9090
	<b>Address</b> 35W 525 Catalpa Ave St. Charles IL 60174	<b>Fax</b>
		<b>Email</b> AmericanGround2@aol.com

**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.**

Jon Kassarow                      July 6th 2020  
Record Owner    Date

Jon Kassarow                      July 6th 2020  
Applicant or Authorized Agent    Date

**Zoning and Use Information:**

Current zoning of the property: residential

Current use of the property: residents

**Reason for Request:**

Variation requested (state specific measurements):

Attached Garage 22' Feet wide

Reason for request:

Additional Space (2 cars)

**Action by Applicant on Property:**

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

Structure will be up to the lot line.

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

YES I own

Multiple Vehicles (Security) 2 Car Garage additional space

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

4. Increase congestion or create traffic hazards.

No

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

No

CURRENT

EXACTA  
LAND SURVEYORS LLC



PROPERTY ADDRESS: 35WS25 CATALPA AVENUE, ST. CHARLES, ILLINOIS 60714

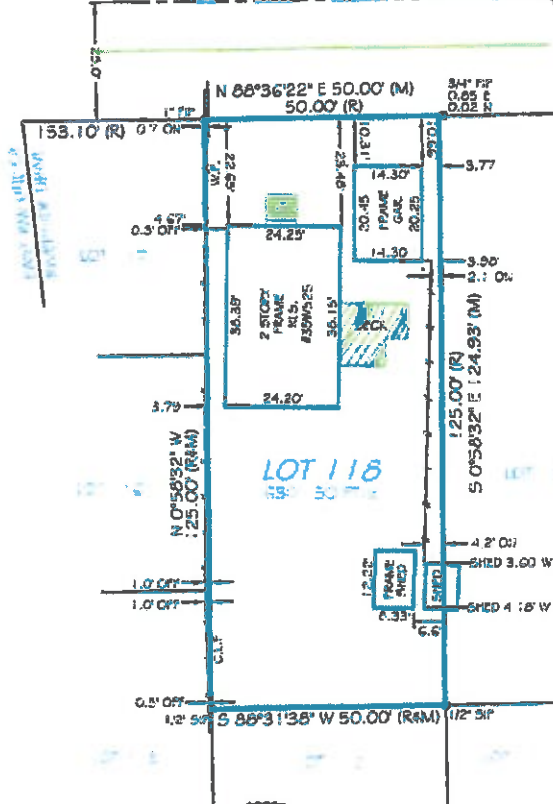
SURVEY NUMBER: 2002.0756

FIELD WORK DATE: 2/6/2020

REVISION DATE(S): (P.S.V.C. 2/7/2020)

2002.0756  
BOUNDARY SURVEY  
KANE COUNTY

CATALPA AVENUE (50' RW)

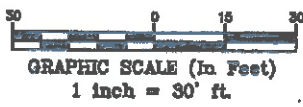


LOT 118 OF FOX RIVER  
ESTATES SUBDIVISION,  
IN THE SOUTH HALF OF  
SECTION 10,  
TOWNSHIP 40 NORTH,  
RANGE 8 EAST OF THE  
THIRD PRINCIPAL  
MERIDIAN, IN THE TOWN  
OF ST. CHARLES IN THE  
TOWNSHIP OF ST.  
CHARLES KANE  
COUNTY, ILLINOIS.

STATE OF ILLINOIS } 33  
COUNTY OF JASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF FEBRUARY, 2020 AT 1566 HUNTER DRIVE, SANDWICH, IL 60546

*Warren D. Johnson*



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 1/30/2020  
EXACTA LAND SURVEYORS  
PROFESSIONAL DESIGN #PM 184008059-0006

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST

CLIENT NUMBER: \_\_\_\_\_ DATE: 02/07/20  
BUYER: Jon Kassaros  
SELLER:  
CERTIFIED TO: JON KASSAROS; ATTORNEYS' TITLE GUARANTY FUND, INC.

THE cara PROGRAM  
www.thecaraprogram.org

EXACTA LAND SURVEYORS, LLC  
2002.0756  
1566 Hunter Street, Sandwich, IL 60546  
630.212.3111  
www.exacta.com



PROPOSED

EXACTA



PROPERTY ADDRESS: 35W525 CATALPA AVENUE, ST. CHARLES, ILLINOIS 60714

SURVEY NUMBER: 2002.0756

FIELD WORK DATE: 2/4/2020

REVISION DATE(S): (R2) 02/17/2020

2002.0756  
BOUNDARY SURVEY  
KANE COUNTY



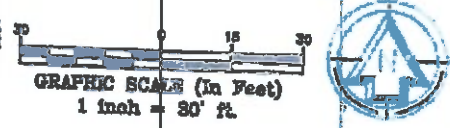
LOT 118 OF FOX RIVER ESTATES SUBDIVISION, IN THE SOUTH HALF OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWN OF ST. CHARLES IN THE COUNTY OF ST. CHARLES, ILLINOIS.

STATE OF ILLINOIS }  
COUNTY OF COCKERILL }

THIS IS TO CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASUREMENT STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 7TH DAY OF FEBRUARY, 2020 AT 1568 N. LINDAY DRIVE, SANDSPRING, IL 60548.

*Handwritten signature*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 1/30/2020  
EXACTA LAND SURVEYORS  
PROFESSIONAL DESIGN FIRM 184008058-0008



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POINTS OF INTEREST

CLIENT NUMBER: DATE: 02/07/20

BUYER: Jon Kassaros

SELLER:

CERTIFIED TO: JON KASSAROS; ATTORNEYS' TITLE GUARANTY FUND, INC.



EXACTA LAND SURVEYORS, LLC  
1568 N. LINDAY DRIVE, SANDSPRING, IL 60548  
PHONE: 708.266.2015

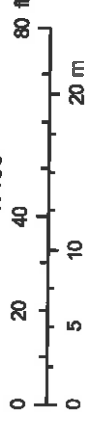


# Map Title



August 24, 2020

1:489



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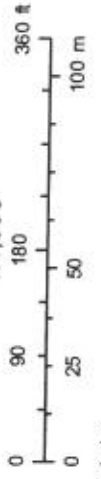
GIS-Technologies  
Kane County Illinois

# Map Title



August 24, 2020

1:1,955



GIS-Technologies

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Kane County Illinois