

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): 09-30-202-019
	Street Address (or common location if no address is assigned): 03N799 CIBIS RD. ST. CHARLES, IL 60175

2. Applicant Information:	Name ROBERT ENGLER	Phone 602-763-2201
	Address 3506 S. LAKE DR	Fax
	Baynton Beach FL 33435	Email RENGLERX@AOL.COM

3. Record Owner Info:	Name ROBERT ENGLER	Phone 602-763-2201
	Address 3506 S. LAKE DR	Fax
	BAYNTON BEACH, FL 33435	Email Renglerx@aol.com

Zoning and Use Information:

Current zoning of the property: Residential

Current use of the property: Residential

Reason for Request:

Variation requested (state specific measurements):

RIGHT OF WAY SETBACK VARIANCE FOR A
HOUSE ADDITION (27 1/2 FEET) 7 1/2 FEET VARIANCE

Reason for request:

FOR A HOME ADDITION TO BE ALLOWED CLOSER TO
THE RIGHT OF WAY

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 SEPTIC FIELD AND TANK ARE AT THE FRONT OF THE
PROPERTY. THE TOPOGRAPHY OF THE BACK OF THE PROPERTY
ALSO TOO MANY OLD OAK TREES ON THE PROPERTY

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

TO BRING THE HOUSE UP TO MODERN
STANDARDS BY UPGRADING FROM A 1 Bedroom TO A 3 Bedroom
HOME.

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

THIS WOULD BE THE BEST AND MOST LOGICAL
PLACE TO THE ADDITION BECAUSE OF THE FLOW OF THE
HOUSE AND THE OBSTACLES OF THE PROPERTY

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.

3/4 ACRE LOT and plenty of DISTANCE
from OTHER PROPERTY.

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

3/4 ACRE and ~~at least~~ large distance
from ANY property

3. Diminish the value of adjacent land and buildings.

IT WILL BE A UPGRADE TO THE PROPERTY
HAS NOT BEEN UPGRADED SINCE BUILD IN
THE 1950'S

4. Increase congestion or create traffic hazards.

THIS IS A DEAD END ROAD and will NOT
AFFECT THIS. ONLY 5 HOUSES ON STREET.
Dead ends TO GREAT WESTERN TRAIL

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

THIS ADDITION will NOT AFFECT
ANY OF THE ABOVE

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.

Robert E. L.
Record Owner

10 SEPT 2018
Date

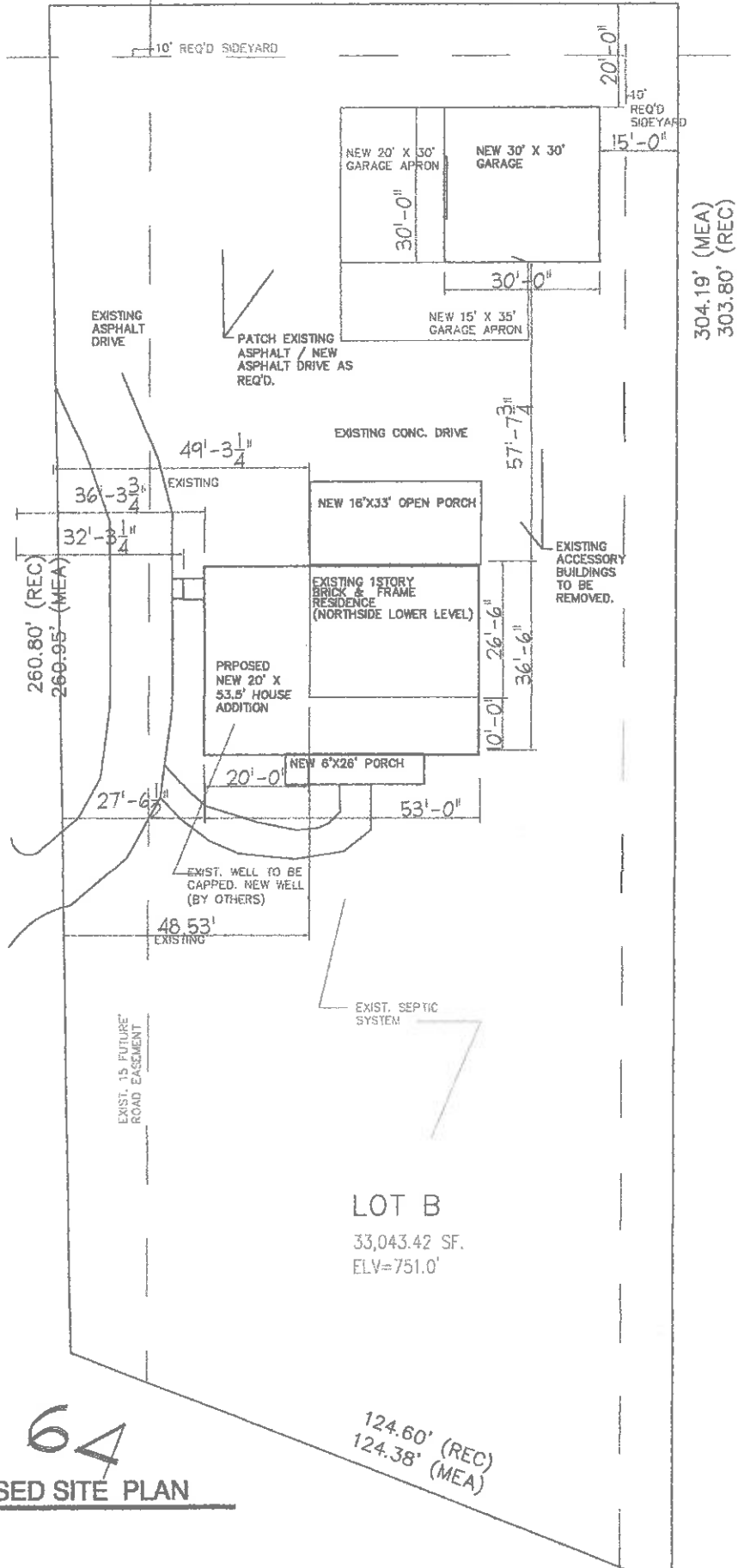
Robert E. L.
Applicant or Authorized Agent

10 SEPT. 2018
Date

LOT C

117.00' (REC)
116.97' (MEA)

CIBIS RD



LOT B

33,043.42 SF.
ELV=751.0'

124.60' (REC)
124.38' (MEA)

11 RT III 64

1 ARCH PROPOSED SITE PLAN
1" = 20'-0"

PLAT OF SURVEY

D.F.L.S.

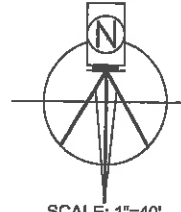
DALE FLOYD LAND SURVEYING L.L.C.

2600 KESLINGER ROAD SUITE A

GENEVA, ILLINOIS 60134

PHONE: 630-232-7705 FAX: 630-232-7725

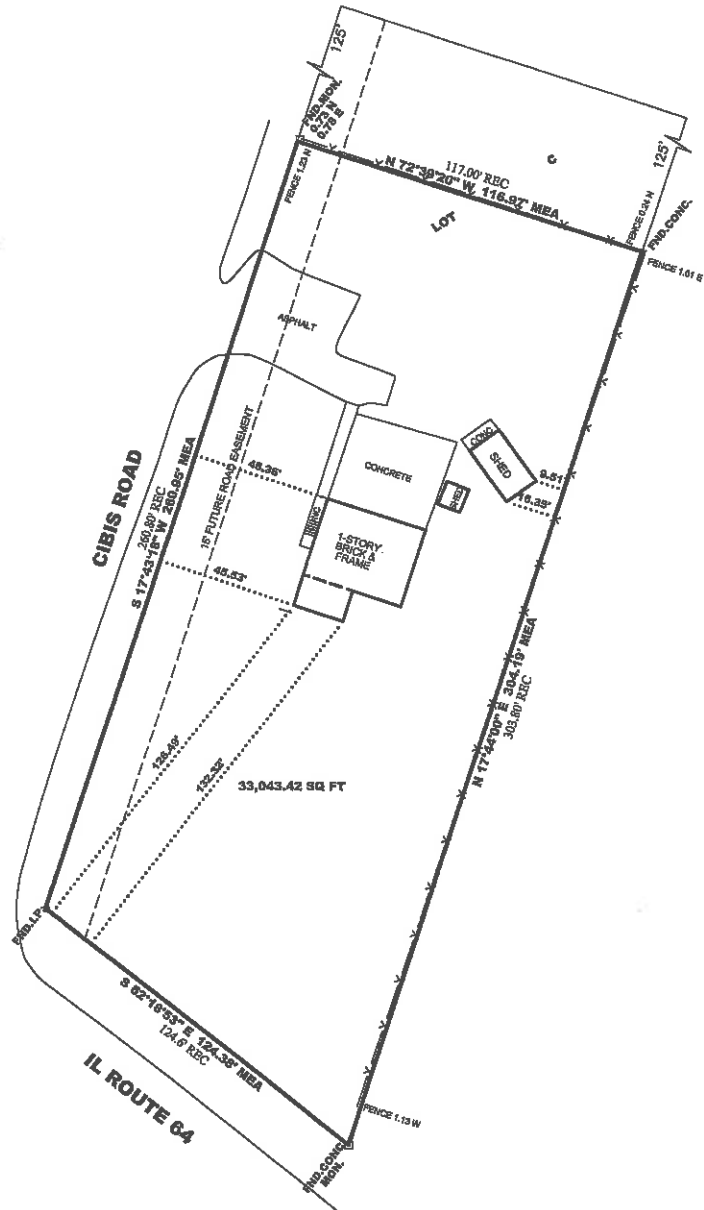
E-MAIL: DFLS@SBCGLOBAL.NET



SCALE: 1"=40'

LOT C (EXCEPT THE NORTHERLY 125 FEET THEREOF) OF RAINBOW HILL SUBDIVISION IN THE TOWNSHIP OF ST. CHARLES, KANE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 3N799 CIBIS ROAD, ST. CHARLES, ILLINOIS



LEGEND	
FND.I.R.	= FOUND IRON ROD
FND.I.P.	= FOUND IRON PIPE
---	FENCE
.....	BLDG. TIE
---	BLDG. LINE
---	EASEMENT

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY THE SAME AND AT ONCE REPORT ANY DIFFERENCE.

JOB NO. 1017-17



License expiration date 11-30-2018

FIELD WORK COMPLETED: 10-27-2017

PREPARED FOR ATTY. ALVIN CAPELLA

STATE OF ILLINOIS
S.S.
COUNTY OF KANE
WE, DALE FLOYD LAND SURVEYING L.L.C., A PROFESSIONAL DESIGN FIRM, LICENSE NO. 184-004129 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GENEVA, ILLINOIS 10-30 A.D. 2017

Alvin Catella
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-003908

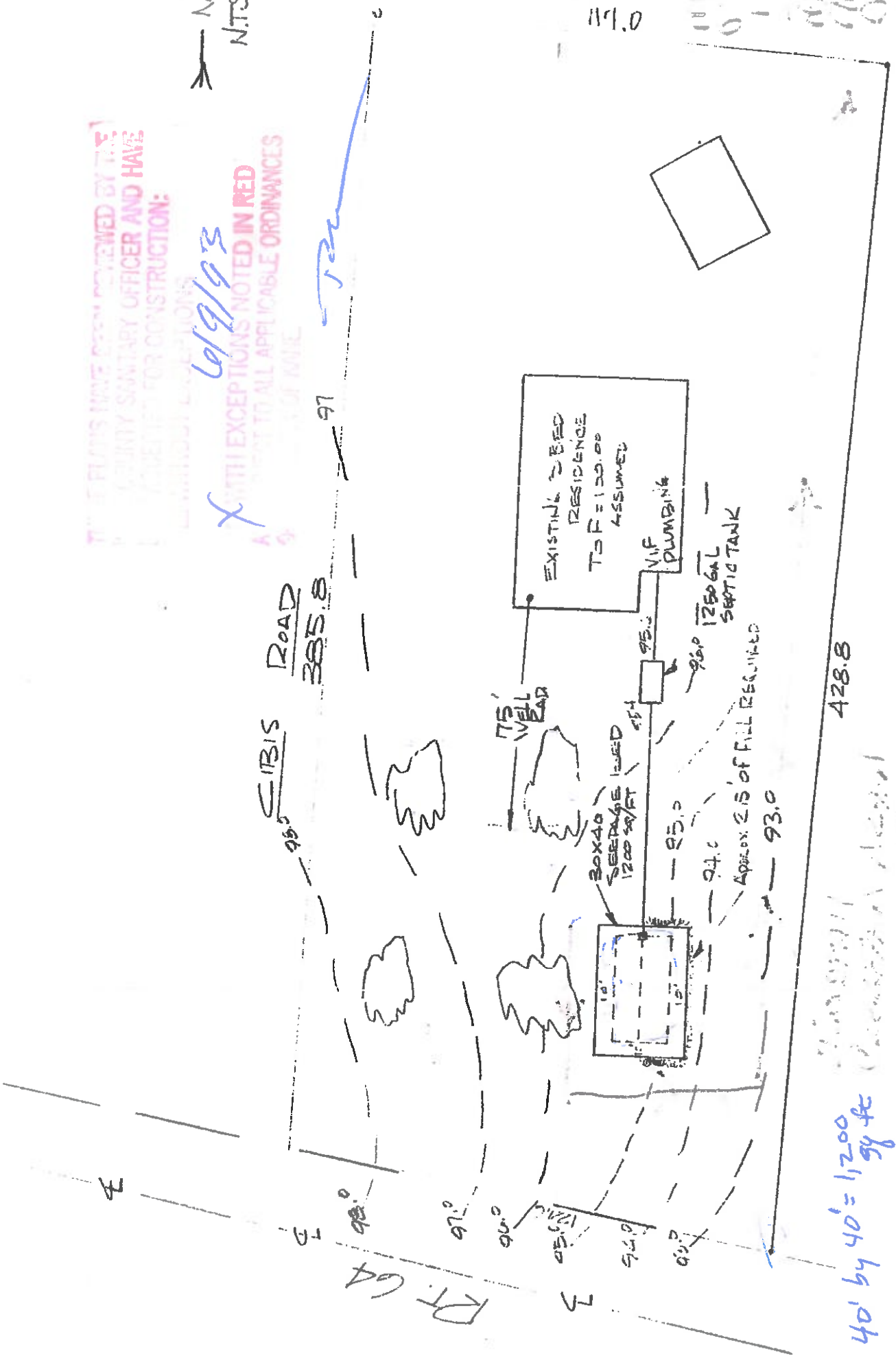
THE PLANS HAVE BEEN REVIEWED BY THE COUNTY SANITARY OFFICER AND HAVE BEEN APPROVED FOR CONSTRUCTION WITHOUT EXCEPTIONS.

WITH EXCEPTIONS NOTED IN RED.

PLEASE REFER TO ALL APPLICABLE ORDINANCES.

6/9/93

N
N.T.S.



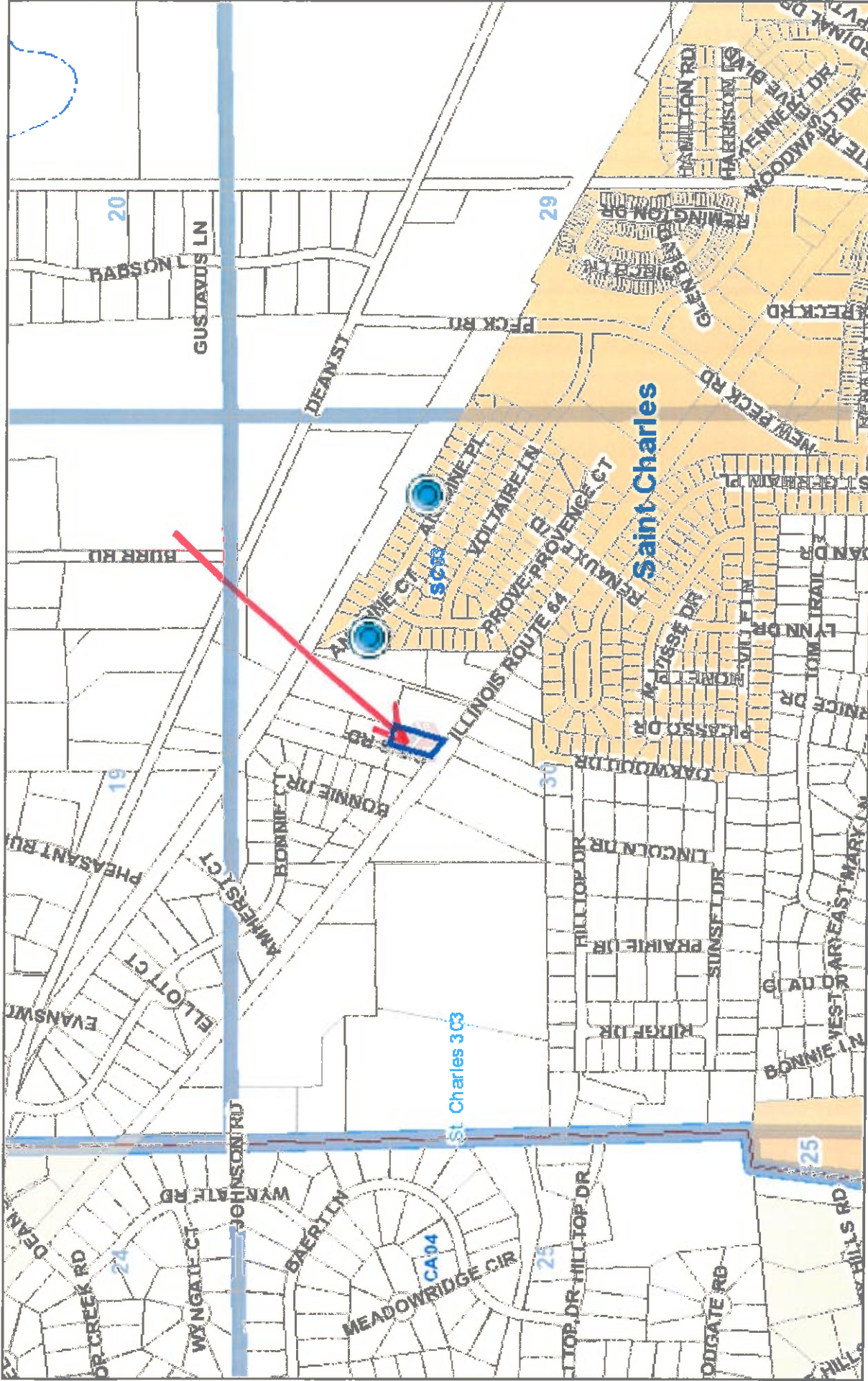
6/1/93

TANK COMING
1.30 PM
Fri Busp 1.30 PM

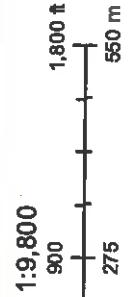
117.0

10-0221-03505

Map Title



November 5, 2018



GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated here, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois