

4577

KANE COUNTY DEVELOPMENT DEPARTMENT

Zoning Division, Kane County Government Center

719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236

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 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): 09-11-209-025
	Street Address (or common location if no address is assigned): 6N773 Tuscola Avenue St. Charles

2. Applicant Information:	Name Steve Vasilion, AIA	Phone 630.440.5790
Vasilion Architects	Address	Fax n/a
(Agent)	426 Illinois Avenue, Batavia	Email svasilion@vasilion.com

3. Record Owner Information:	Name Elizabeth Skrzypek Thaddeus Skrzypek	Phone 224.239.0606
	Address	Fax n/a
	6N773 Tuscola Avenue, St. Charles	Email elizs65@icloud.com2

Zoning and Use Information:

Current zoning of the property:

F - Farming

Current use of the property:

Single family residential

Reason for Request:

Variation requested (state specific measurements):

Reduce the required front yard setback to 20'.

Reason for request:

We need to replace and expand the septic system to accommodate the new home design.

A 20' setback allows adequate depth for the home + required septic field size.

The home is designed to maximize exposure to southern sunlight which is a health requirement for the owner. A more N-S design would preclude that.

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 100' lot depth.

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

Yes. The existing home is in ill-repair (and with no conforming bedrooms) and needs to be replaced with

a new one sized (3 bdrms) to accommodate her family... also requiring a new and larger septic system.

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

No. This is simply due to a) the age and condition of the home, b) the space requirements of the proposed

home and septic field and c) the constraints of the existing lot dimensions.

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 reduced front yard dimension has no impact on any adjacent homes. In fact the home across the street has already received a variance for an even lesser front yard setback.

The applicant is locating the new home in virtually the same location as previously, which maximizes the distances from adjacent homes on the north and south.

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

As stated above, the home will virtually be in the same location as the existing home, which maximizes the separation from the homes to the north and south.

3. Diminish the value of adjacent land and buildings

This variance will allow a new home to replace the existing one. This will result in an increase in the value of the adjacent properties.

4 Increase congestion or create traffic hazards

If anything, this reduces the risk of traffic hazards by lowering the slope of the driveway, lessening the risk of a car sliding into the street during inclement weather.

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

This home will improve the appearance of the neighborhood. This will result in increased property values and the improvement of attractive views from adjacent homes.

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.

Elizabeth Skrzypek and Thaddeus Skrzypek, April 16, 2021



Record Owner

Date

16 APR 2021

Steve Vasilion, AIA (agent), April 16, 2021



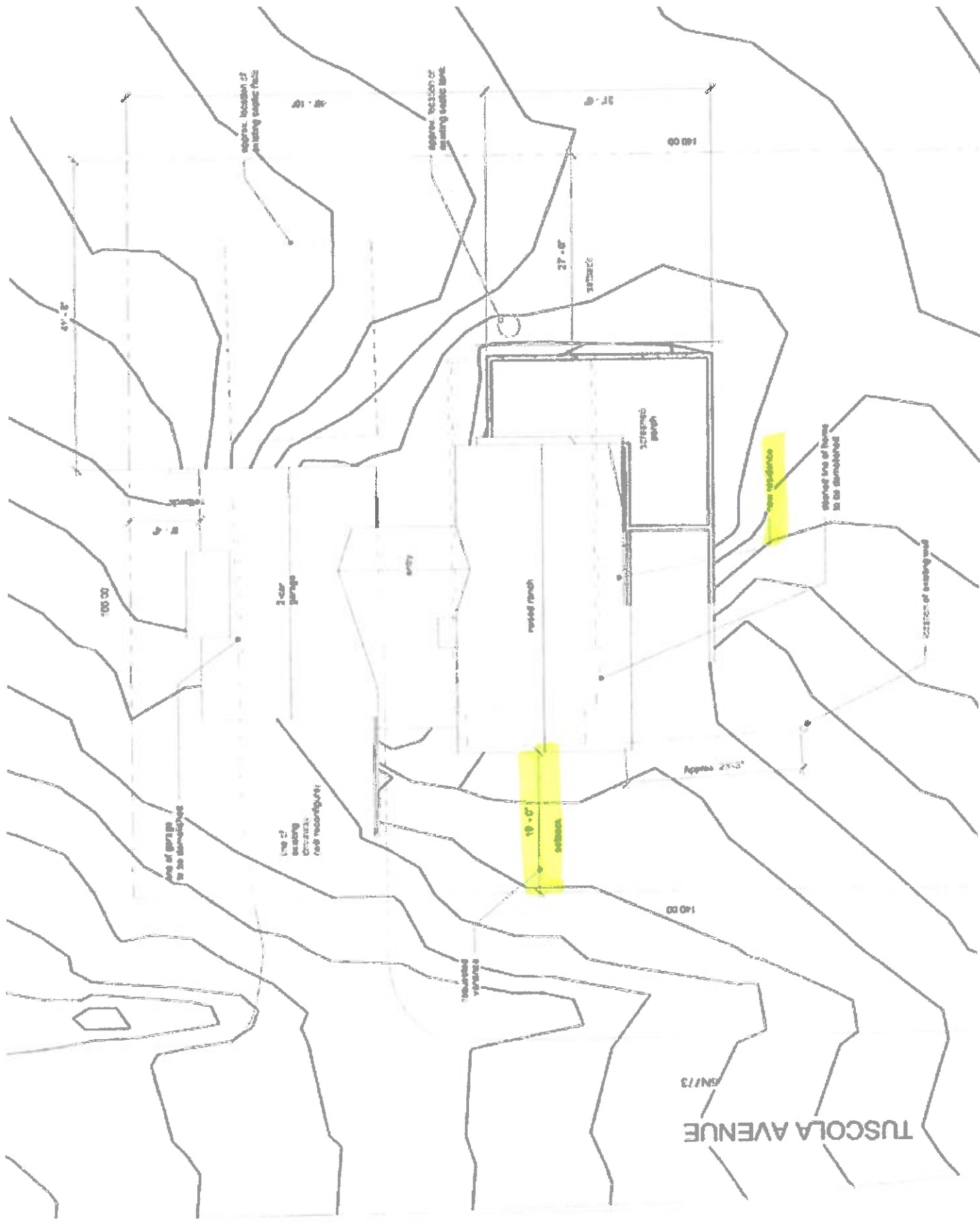
16 APR 2021

Applicant or Authorized Agent
Date

Legal description: Lots 674, 675, 676, 677, 678, 679, and 680 in the Fox River Heights, in St. Charles Township, Kane County, Illinois, commonly known as 6N773 Tuscola Avenue, St. Charles, Illinois

TUSCOLA AVENUE

50173



49'-0"

100 00

2 car garage

main house

screening porch

approx. 2500'

10'-0" offset

new addition

marked top of beams in the substructure

approx. location of water table

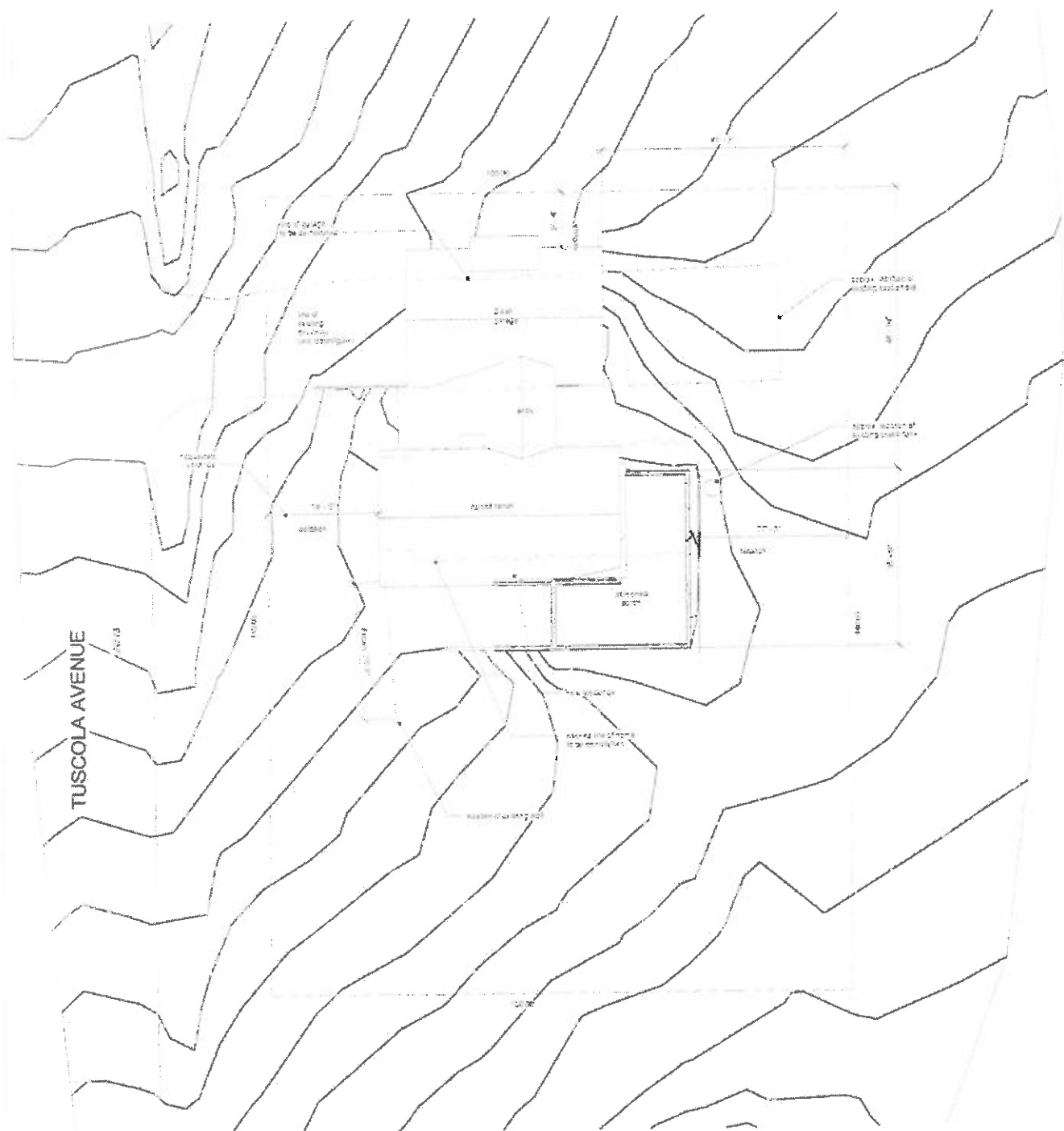
approx. location of existing water table

approx. location of existing water line

27'-0"

140 00

140 00

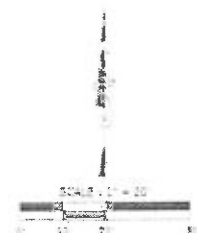
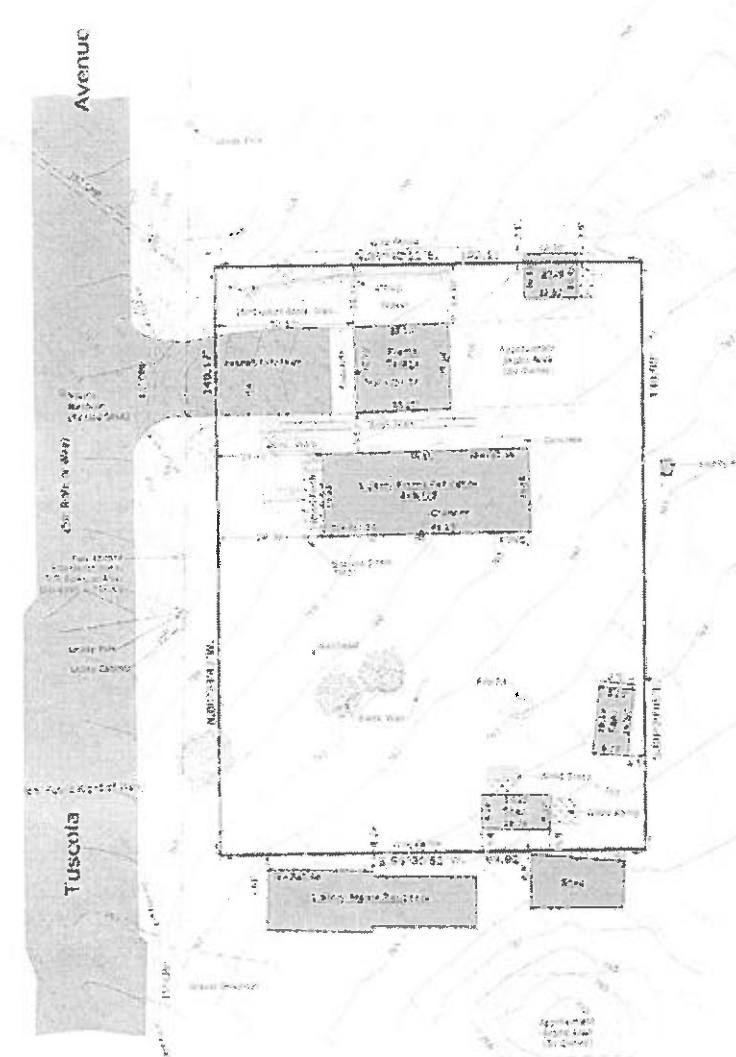


↑ NORTH

6N775 TUSCOLA AVE.
ST. CHARLES

PROPOSED SITE PLAN
SKRZYPEK RESIDENCE
16 APR 2021

TOPOGRAPHIC SURVEY



10% OF PRINT IS THE FULL SCALE PRINT OF THE SURVEY AND OTHER SIZES AT A REDUCED SCALE.

SURVEYOR NOTES

THE PROPERTY BOUNDARY SHOWN HEREON WAS PREPARED BY DAVID P. DAVIS SURVEYING LLC, FOR THE COUNTY OF ST. CHARLES, MISSOURI, DATED JULY 8, 2010, AND PROVIDED BY THE CLIENT.

THIS SURVEY DATA DOES NOT GUARANTEE THE ACCURACY OF ANY UNDERGROUND UTILITIES WHICH ARE NOT SHOWN HEREON FROM THIS SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY OR UTILITY COMPANY BE CONTACTED FOR INFORMATION.

ALL BUILDINGS THIS DATE TO THE FOUNDATION & SOUND CORNERS. THE PERMANENT ELEVATION POINTS FOR THE PROPERTY DESCRIBED HEREON IS 561.10 ±.

THE PROPERTY DESCRIBED HEREON CONTAINS 14,600 SQ. FT. OF 0.33 ACRES, MORE OR LESS, AREA OF 6,840 ± SQ. FT. ALSO REPRESENTED HEREON.

PROPERTY CORNERS KNOWN AS: CORNER 1 - TUSCOLA AVENUE ST. CHARLES, MO 63114

LOCATION MAP



SURVEYOR'S CERTIFICATE

STATE OF MISSOURI
COUNTY OF ST. CHARLES

I, SHAWN R. WALKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEYING HEREON WAS CONDUCTED IN THE FIELD ON JULY 8, 2010, IN ACCORDANCE WITH THE SURVEYING ACT AND THE MISSOURI SURVEYING ACT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT MISSOURI BOARD STANDARDS FOR A PROFESSIONAL SURVEYOR.

ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL, THIS 8TH DAY OF JULY, A.D. 2010.

SHAWN R. WALKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 004 0010
LICENSED SURVEYOR LICENSED



BENCHMARK INFO
 1. BENCHMARK: 1984 MICHIGAN
 2. BENCHMARK: 1984 MICHIGAN
 3. BENCHMARK: 1984 MICHIGAN
 4. BENCHMARK: 1984 MICHIGAN
 ELEVATION = 561.10 ± (MVD 2010)

LEGEND	
	Boundary Line
	Lot Line
	Centerline of the Road
	Existing Elevation
	Spot Elevation
	Contour Line
	Contours (Feet and 1/2 Feet)
	1st, 2nd, 3rd, 4th, 5th and 6th Order
	Contour (Color)
	Rock
	Asphalt
	Building
	Top of Pavement
	First Floor
	Second Floor
	Level



ORGANIZATION

ASMO

ASMO Consultants, Inc.
 2017 W. 11th Street, Suite 100
 St. Charles, Missouri 63105
 Phone: 636.225.1111 Fax: 636.225.1112
 Website: www.asmoconsultants.com

PROJECT NO.

VASILION
ENGINEERS

28 S. Water Street, Suite 303
Bellevue, IL 60010

NO.	DATE	REVISION
1.	7/8/2010	FIELD SURVEY COMPLETE
2.	7/29/2010	FIELD SURVEY TO THE TOP OF PAVEMENT AND BUILDING
3.	7/29/2010	TOPOGRAPHIC SURVEY COMPLETE

2010 PROFESSIONAL SURVEYOR

6127A TUSCOLA AVENUE
ST. CHARLES, MO 63114

PROJECT NO. 674150

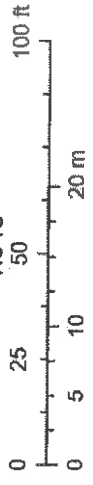
SHEET NO. TOPO

Map Title



May 4, 2021

1:545

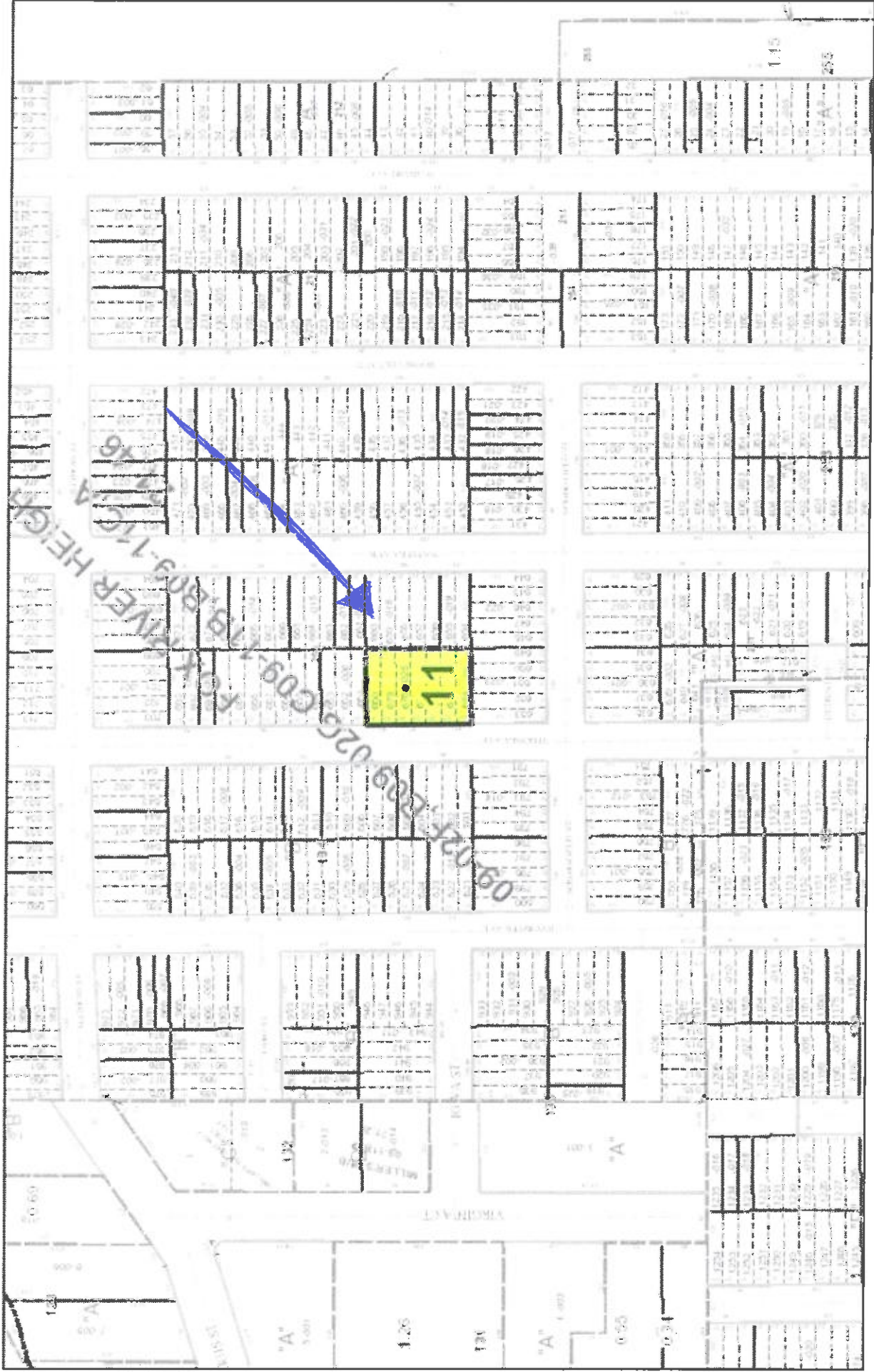


GIS-Technologies

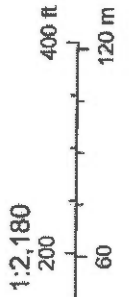
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Kane County Illinois

Map Title



May 4, 2021



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Kane County Illinois