



# VARIATION STANDARDS

Kane County Government Center  
719 S. Batavia Ave, Geneva, IL 60134 - Building A | (630) 232-3485

INTERNAL USE ONLY

CV Project No.:

Zoning Petition No.:

Date Received:

PETITIONER NAME: Cyriac K Chandy

SIGNATURE:

*Cyriac K. Chandy*

DATE:

04/27/2026

## STANDARDS OF A VARIANCE (ZONING CODE SECTION 25-4-4-3)

Variations, as defined by the Zoning Ordinance, shall be considered at a public hearing before the Zoning Board of Appeals (ZBA). The board of appeals shall reach its decision within thirty (30) days from the date of the public hearing on the request for variance. Four (4) of the seven (7) members of the board of appeals must concur in order to grant a variance. No variation shall be made unless the Zoning Board of Appeals finds that there is a practical difficulty or some particular hardship upon the property if the regulations are applied AND that each of the Standards of a Variance are met. If the variance is granted, the action of the Zoning Board in granting a variation shall contain or be accompanied by Findings of Fact specifying the reasons for making such variation.

Please describe the practical difficulty and/or hardship that applies to your variation request.

The property is a corner lot with frontage on Prairie Street and Terry Street, creating overlapping right-of-way setback requirements that limit usable space. These constraints restrict the functional placement of a new gas pump canopy and updated signage needed for safe operation and visibility. Strict application of the setback requirements would prevent reasonable improvements to the existing site.

A request for a variation shall also find the following statements to be true. Please explain how each of the statements listed below will be true should the request for a variance is granted. Responses should be as detailed as possible – *if you require additional space, you may submit a separate sheet of paper.*

A. The variation will not impair an adequate supply of light and air to adjacent property;

The proposed canopy and signage are limited in size and height and are located near the roadway, ensuring they do not block light or air to adjacent properties.

**B. The variation will not increase the hazard from fire and other dangers to adjacent property;**

The improvements will comply with all fire and building codes, and the canopy is a standard structure designed for safe fueling operations.

**C. The variation will not diminish the value of adjacent land and buildings;**

The upgrades will modernize the site and improve its appearance, which supports and enhances surrounding property values.

**D. The variation will not increase the congestion or traffic hazards in the public streets and highways; and**

The placement of the canopy and signage is designed to maintain safe vehicle circulation and will not alter traffic patterns or increase congestion.

**E. The variation will not otherwise impair the public health, safety, comfort, morals and general welfare.**

The improvements enhance safety, organization, and visibility of the site, contributing positively to public health, safety, and overall community welfare.

CERTIFICATION OF NOTIFICATION  
OF ADJACENT PROPERTY OWNERS

Date: \_\_\_\_\_

To: KANE COUNTY ZONING BOARD OF APPEALS

From: \_\_\_\_\_

\_\_\_\_\_

(Ph #) \_\_\_\_\_

The undersigned, being sworn upon this oath, deposes and says that the list below includes the names and addresses of all owners of property adjacent to property referred to in petition for

(Circle one:) Variance                  Rezoning                  Special Use

for the purpose of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

and, further, that all persons owning property which is adjacent to parcel referred to in petition have been notified of the intent of the petitioner(s).

Petitioner's property is located in Section \_\_\_\_\_, Township \_\_\_\_\_, County of Kane.  
(Legal Description Attached)

List names of property owners below. (Property Owners do not have to sign this form)

NAME  
CYRIAC K. CHANDY

ADDRESS (street, city, state and zip code)  
1936 ALEXANDRA CT, NORTHBROOK, IL, 60062.

TOSMY SIMON

3856 MAPLE AVE, NORTHBROOK, IL, 60062.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
(Property Owner or Agent)

Subscribed and sworn to before me

This 27<sup>th</sup> day of April, 2026

Tiji Vettikattil  
Notary

