

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



**INSTRUCTIONS FOR MAKING APPLICATION FOR A VARIATION**

An application for a variance must be filed with the Zoning Enforcement Officer along with the additional items listed.

The application must be **signed by the owner of record of the property**. In case the property is under purchase contract, the owner of record must sign **and** the contract purchaser should also sign the petition. Owner and contract purchaser must include both address and phone number in petition.

The application must include the **legal description** of the property involved. This description should be copied from the deed covering the property and must be accurate, as it is necessary to locate the property on the zoning maps using said description.

A **sketch or plat of survey** of the property involved, drawn to scale, must accompany the application for the variation. This sketch should show the outline and dimensions of the property and all the buildings and structures located thereon. The distances from the buildings to the property lines must be measured accurately and be shown on the sketch. The portion of the building or structure for which the variation is requested should be clearly shown on the sketch.

**Certification** is required to show that property owners within 250 feet of the property have been notified of intent to rezone. \*This includes any and all owners of land immediately touching, or immediately across a street, alley, or public right-of-way from the land that is the subject of the variance request.

In submitting an application for a variation, a fee of **\$550.00** shall accompany same. Each additional request for a variation, after the first variation, on a lot, shall be assessed an additional fee of **\$50.00**.

When land and/or the use of land (for which rezoning, special use, or variance is required by Appendix B of the Kane County Zoning Ordinance) is maintained, used, or commenced prior to obtaining said rezoning, special use, or variance, by one who knows or should have known the requirements for said rezoning, special use, or variance, the fees above specified shall be **increased by one hundred percent (100%)**. The payment of such addition fee shall not relieve any persons from fully complying with the requirements of Appendix B, in the execution of the rezoning, special use, or variance, nor from any other penalties prescribed therein.

Pursuant to the State Land Trust Disclosure Act (Bill #1508), if property involved is listed under a "**Trust**", a notarized certification, signed by the Trust Officer, giving names, addresses and percentage of interest, of all beneficiaries, is to be filed with all petitions.

Upon receipt of all required documents as described in these instructions, the Zoning Enforcing Officer contacts the Chairman of the Zoning Board of Appeals for a hearing date. A public notice is then published in a newspaper of general circulation in the County, at least fifteen (15) days in advance of the hearing. **The applicant or a representative must attend the public hearing.**

Mark D. VanKerhoff,  
Zoning Officer

DATED: January 11, 2019

**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.

<b>1. Property Information:</b>	<b>Parcel Number (s) :</b>  15-11-302-006
	<b>Street Address (or common location if no address is assigned):</b> 1714 Indian Ave. Aurora, IL

<b>2. Applicant Information :</b>	<b>Name</b> Adrian TALIP	<b>Phone</b> 630-696-7600
	<b>Address</b> 1714 Indian Ave	<b>Fax</b>
		<b>Email</b> adriantalip@outlook.com

<b>3. Record Owner Information:</b>	<b>Name</b> Alfredo TALIP	<b>Phone</b> 630-696-7600
	<b>Address</b> 1714 Indian Ave	<b>Fax</b>
		<b>Email</b>

**Zoning and Use Information:**

Current zoning of the property: Residence

Current use of the property: Residence

**Reason for Request:**

Variation requested (state specific measurements):  
TO be in compliance with current zoning  
and ordinance

Reason for request:  
TO be in ordinance

**Action by Applicant on Property:**

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?  
None At this time. / no changes necessary

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

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)  
Neighbors Rejection is in Biased. due to losing  
court case in KANE county court Both Robert and Regal

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.

There will be no changes required  
at this time.

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

No changes are necessary at this time

3. Diminish the value of adjacent land and buildings.

value would increase after future  
improvements to residence

4. Increase congestion or create traffic hazards.

Does not apply

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

None.

**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.**

Adrian Talip (Alfredo Talip) 6-6-2023  
Record Owner Date

Adrian Talip  
Applicant or Authorized Agent Date