

# 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.

<b>1. Property Information:</b> VACANT LOT	<b>Parcel Number (s):</b> 09-03-378-017-0000
	<b>Street Address (or common location if no address is assigned):</b> Rose Ave + Elgin Ave. St. Charles IL 60174

<b>2. Applicant Information:</b>	<b>Name</b> Christopher DeCoste + Kelly DeCoste	<b>Phone</b> (630) 606-1175
	<b>Address</b> 833 Brookside Dr.	<b>Fax</b>
	Bartlett, IL 60103	<b>Email</b> ckdecoste@comcast.net

<b>3. Record Owner Info:</b>	<b>Name</b> Kevin Halley + Claudia Halley	<b>Phone</b> (630) 546-3668
	<b>Address</b>	<b>Fax</b>
		<b>Email</b>

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

*This home would not increase hazards from fire + other dangers to adjacent properties.*

3. Diminish the value of adjacent land and buildings.

*This home shall hopefully increase the value of adjacent land + buildings*

4. Increase congestion or create traffic hazards.

*This home shall not increase congestion or create traffic hazards*

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

*This home will not impair public health, safety, comfort, morals + general welfare*

**Attachment Checklist**

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description *(DEED)*
- 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~~ *NOT NEEDED, THEY HAVE RECORD*
- 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.

*Karin Kelly* *Candice Holley* 6/29/16  
Record Owner Date

*Paula + Kelly DeCort* 6-23-16  
Applicant or Authorized Agent Date

Zoning and Use Information:

Current zoning of the property: \_\_\_\_\_

Current use of the property: VACANT LOT

Reason for Request:

Variation requested (state specific measurements):

1. LOT IS 16,000 sq ft + needs to be 20,000 sq ft. to build
2. Set-back variance (LOT is a corner lot)

Reason for request:

LOT SIZE VARIANCE TO BUILD A HOME.

Set back variance (LOT is a corner lot)

3. Request for a zero foot set back, 35 ft variance for building

Action by Applicant on Property: set back from the rights of way

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance? ON ROSE + ELGIN AVE  
In order to build a single family home.

We need two variances (listed above)

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

This property would not be used for financial gains. This property would be used to build a home

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain) for our personal use/main residence (1500-1700 sq ft home)

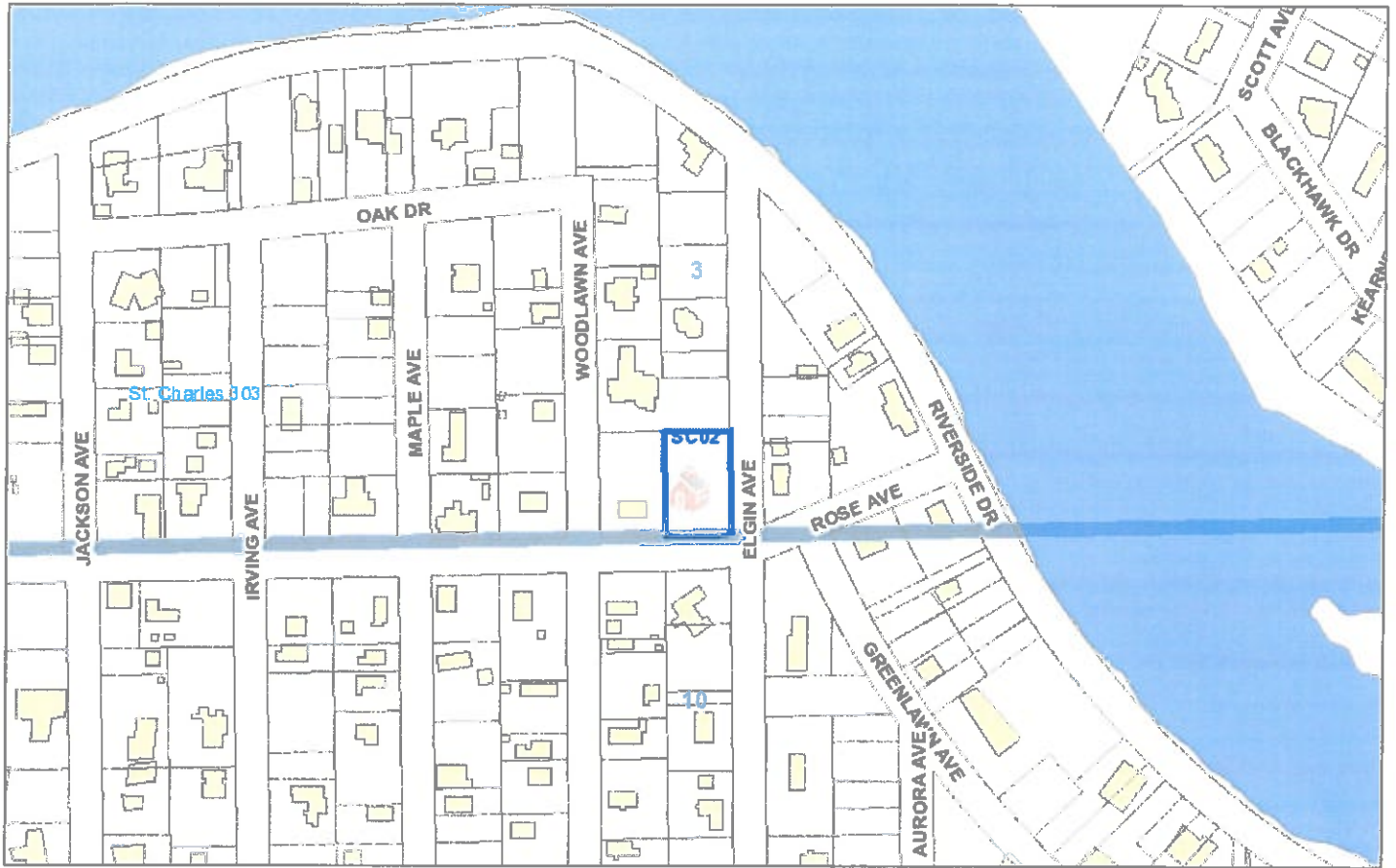
We are planning on building a home in near future and have not decided a style of home, therefore we are asking for maximum flexibility for building a home.

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:

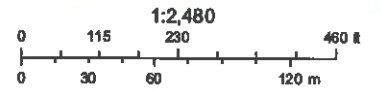
1. Impair an adequate supply of light and air to adjacent property.

The home we would like to build would be approx. 1500-1700 sq ft. This build should not affect the supply of light & air to adjacent properties.

# Map Title



July 29, 2016



Source : GIS-Technologies  
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, 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



ST. CHARLES TWP.  
T.40 N - R.8E

map 9

