

# CITY OF ST. CHARLES

ZONING BOARD OF APPEALS  
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174-1984

RECEIVED  
JUN 28 2013

Building & Code Enforcement  
St. Charles, IL

FOR OFFICE USE
Received <u>6/28/2013</u>
File # <u>V-2-2013</u>
Fee Paid \$ <u>300.00</u>
Receipt <u>070691</u>

## APPLICATION FOR A VARIATION

PLEASE PRINT AND PROVIDE ALL INFORMATION AS REQUESTED.

### APPLICANT & OWNER:

Name of Applicant\* MICHAEL G. SWEENEY Phone 630-363-6756  
Address/City/State/Zip 594 GRAY ST GENEVA IL 60134  
Applicant's interest in the property BUILDER, GENERAL CONTRACTOR  
Name and Phone of Owner(s) of Record\* DEAN & JILL RASCHKE 630-605-7895

Applicant is (check one)  Attorney  Agent  Owner  Other: BUILDER/GENERAL CONT.  
Owner acquired the property on (date): APRIL 2013

### ADDRESS, USE & ZONING OF PROPERTY:

Address of Property (attach legal description) 911 N. 3RD AVE  
Present Use (commercial, industrial, residential, etc.) RESIDENTIAL, VACANT LOT  
Zoning District RS-1  
To your knowledge, have any previous applications for variations been filed in connection with this property? NO  
If YES, provide relevant information \_\_\_\_\_

### ACTION BY APPLICANT ON PROPERTY:

Permit applied for and denied? (yes or no) NO  
An Appeal was made with respect to this property? (yes or no) NO  
Appeal Application File Number N/A  
Appeal approved? (yes or no) N/A  
Appeal Application accompanies this request for variation? (yes or no) N/A

\*In the event that the applicant or owner is a trustee of a land trust or beneficiary of a land trust, a statement identifying each beneficiary by name and address of such land trust and defining his/her interest therein must be attached hereto. Such statement shall be verified by the trustee of such trust.

**REASON FOR REQUEST:**

- A. Variation requested (state specific measurements) A VARIATION FOR AROUND LOT WIDTH AT SET BACK LINE FROM 100' TO 95' DECESSING BUILDING ST BACK OF 65' TO 45' FROM STREET
- B. Reason for request TO CONFORM TO AJOINING LOT SET BACKS THAT ARE AT 40' TO 45'.
- C. Explanation of purpose for which property will be used CONSTRUCT A SINGLE FAMILY RESIDENCE

**ACTION BY APPLICANT ON PROPERTY:**

- A. What physical characteristics would prevent the property from being used in conformity with the requirements of the zoning ordinance? IT WOULD REQUIRE THE RESIDENCE TO BE PLACED 25' TO 30' BEHIND AJOINING PROPERTY
- B. Are the conditions stated above applicable to other properties within the same zoning classification? (explain) YES EXISTING HOME TO NORTH, SOUTH, EAST ARE ALL AT 40' SETBACKS
- C. Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain) YES WILL ENABLE THE PLACEMENT OF CONSTRUCTION IN A MUCH MORE PLEASING LOCATION ON LOT. ALSO LOT HAS SLOPE TO REAR THAT WOULD REQUIRE ADDITIONAL CONCRETE COST.
- D. Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain) NO YES, OWNER THOUGHT THAT, PER R3-1 ZONING SET BACK WAS 40' NOT 65'
- E. Based on your answers to the preceding questions, check the box that you believe most accurately states your position with regard to the property if the property is permitted to be used only under the conditions allowed by regulations in the zoning district. Explain the basis for your answer:

Cannot yield a reasonable return \_\_\_\_\_

Is greatly reduced in value \_\_\_\_\_

The owner is deprived of all reasonable use of the property WOULD REDUCE REAR YARD SIZE AND ADD UNNEEDED COST TO CONSTRUCTION

**HARMONY WITH GENERAL PURPOSE AND INTENT:**

- A. Will the proposed variation alter the essential character of the property? (explain) YES IT WOULD KEEP A MORE UNIFORM SET BACK OF AJOINING PROPERTYS AND GIVE THE OWNER MORE OF A BUFFER FROM THE OVERFLOW PARKING LOCATED BEHIND REAR OF LOT, ON PARK DISTRICT PROPERTY

Request an 18-foot building line setback variation from 65 feet to 47 feet to allow portions of an attached garage and 5 feet of a bay window to encroach beyond the required front building line setback. The purpose for which the property will be used is for the construction of a single family residence.

B. Will the proposed variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located? (explain)

NO

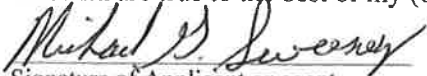
C. Will the proposed variation(s) impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood? (explain)

NO

**ATTACHMENTS REQUIRED:**

- A. One (1) copy of a plat of survey or plot plan (to scale) of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements and adjoining streets or uses.
- B. A written certified list containing the registered owners, their mailing addresses and tax parcel numbers as recorded in the Office of the Recorder of Deeds in the county in which the property is located and as appears from the authentic tax records of such county, of all property within 250 feet in each direction of the location for which the variation is requested, proved all the number of feet occupied by all public roads, streets, alleys and other public ways shall be excluded in computing the 250 feet requirement. The Kane County Recorder of Deeds is located in the Kane County Government Center, 719 Batavia Avenue, Geneva.
- C. Filing fee in the amount of **\$300.00** must be rendered at the time the application is submitted. If payment is made by check, it should be made payable to the City of St. Charles.
- D. Reimbursement to the City of miscellaneous fees is as follows: **Review hours by Building and Code Enforcement Division Manager, Publication of legal notice; court reporter and transcript fees; mailing (postage) costs.** The reimbursement of these miscellaneous fees *must be paid prior to issuance of any permit* in connection with the requested action.
- E. Letter of authorization from the property owner as to the request for the zoning variation must be included, if such authorization is applicable.
- F. Disclosure of beneficiaries of a land trust must be included, if applicable.
- G. A variation shall lapse after twelve months from the date of grant thereof unless construction authorized is commenced on a building permit for the use specified by the variation within twelve months, or the use in commenced within such period.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

  
Signature of Applicant or agent

MICHAEL G. SWEENEY  
Print name of applicant/agent

6/27/13  
Date

\_\_\_\_\_  
Signature of owner

\_\_\_\_\_  
Print name of owner

\_\_\_\_\_  
Date

## Mailing List

**Note: Applicant must complete this form (please print) and include it with the application**

Following are the names and addresses of surrounding property owners from the property in question for a distance of 250 feet in all directions. The number of feet occupied by all public roads, streets, alleys, and public ways has been excluded in computing the 250-foot requirement. Said names are recorded in the Office County Recorder of Deeds as appears on the authentic tax records of the county or counties (See page 1, item 1.b for Kane, DuPage and St. Charles Township information.)

Tax Permanent Parcel No.	Name of Registered Owner	Mailing Address
09 27 -177-006	ST CHARLES PARK DISTRICT	101 S SECOND ST
09 27 -176-002	" " "	" " "
09 27 -177-016	RODME AND BRENDA COWDEN	925 N. 3RD AVE
09 27 -177-015	WILLIAMAN NICOLE GIBBARD	935 " " "
09 27 -177-004	FERNANDO, ELIZABETH BELLO	940 N 2nd AVE
09 27 -177-010	HOWARD, LORA DEVITERK	945 N 3RD AVE
09 27 -177-009	CORNELIUS, CAROLE PHIPPS	955 " " "
09 27 -177-003	HOMER AND SHERLEE PRICE	960 N 2nd AVE
09 27 -178-012	DELNOR COMMUNITY RESIDENTIAL <sup>LIVING</sup>	27 W 353 JEWELL RD WILMFIELD 60190
09 27 -178-013	<del>DELNOR</del> DAVID STEPHANIE LADON	912 N 3RD AVE
09 27 -178-009	JOHN STEPHEN BROCKENFELDER	911 N 4th AVE
09 27 -178-014	JOHN MARGIE KAMINSKY	909 N 3RD AVE
09 27 -178-007	STEVEN, JENIFER GAUGEL	316 IROQUOIS AVE
09 27 -177-013	CLINT, ROBIAN NELSON	907 N 3rd AVE
09 27 -177-012	CHARLES, ELIZABETH BECKSTROM	212 IROQUOIS AVE
09 27 -177-014	WILLIAM, JANE WININGER	903 N 3RD AVE
09 27 -179-014	ERIC, SAMANTHA JENS	832 N 2nd AVE
09 27 -179-006	JACK AND JEANNE HAZEL	# 831 N. 3rd AVE
09 27 -179-012	SUE CHURCH	834 N 2nd AVE
09 27 -179-013	ERIC, SAMANTHA JENS	832 N. 2nd AVE
09 27 -176-004	<del>POF</del> ST CHARLES PARK DISTRICT	101 SECOND ST.
09 27 180-001	BAKER CHURCH	307 CEDER AVE
09 27 - .		
09 27 - .		

### Additional Mailing

Parcel Number	Name	Address
09-27-177-005	Erickson, Carol & Ethel	930 N 2 <sup>nd</sup> Avenue
09-27-126-008	Finn, Barry & Gail	901 N 2 <sup>nd</sup> Avenue
09-27-180-005	Honrath, Alfred & Linda Ann Trustees	311 Iroquois Avenue
09-27-126-007	Morgan, Jon & Smith Barbara Ann	955 N 2 <sup>nd</sup> Avenue
09-27-126-019	Dziubn, Mark & Susan	965 North 2 <sup>nd</sup> Avenue
09-27-177-002	Gustafson, Jack Alan	970 N 2 <sup>nd</sup> Avenue
09-27-177-008	Clancy, Timothy & Karen	965 N 3 <sup>rd</sup> Avenue
09-27-179-007	Stewart, William & Marilyn	824 N 3 <sup>rd</sup> Avenue
09-27-180-002	Loehrke, Scott & Ann Mike Sweeny Red Oaks Builders Dean & Jill Raschke	826 N 3 <sup>rd</sup> Avenue 594 Gray Street Geneva 60134 911 Tipperary Gilberts IL 60136

Tax Permanent Parcel No.

Name of Registered Owner

Mailing Address


I (We), MICHAEL G. SWEENEY, being first duly sworn on oath certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct.

Michael G. Sweeney  
Signature of applicant or authorized agent

6-28-13  
Date

\_\_\_\_\_  
Signature of owner

\_\_\_\_\_  
Date

Subscribed and sworn to before me this 28th day of June, 2013.

Notary Public Deborah L. Graffagna



Dean and Jill Raschke  
911 Tipperary Street  
Gilberts, IL 60136

Dear City of Saint Charles, IL

Dean and Jill Raschke hereby authorize Mike Sweeney and Red Oak Builders to represent us in all matters including zoning, building permits, etc. for our lot. This lot resides at 911 Third Avenue, Saint Charles, Illinois. If you have any questions regarding this authorization please do not hesitate to contact me at (630) 605-7895.

Sincerely,

A handwritten signature in black ink, appearing to read "Dean Raschke". The signature is fluid and cursive, written over a white background.

Dean Raschke

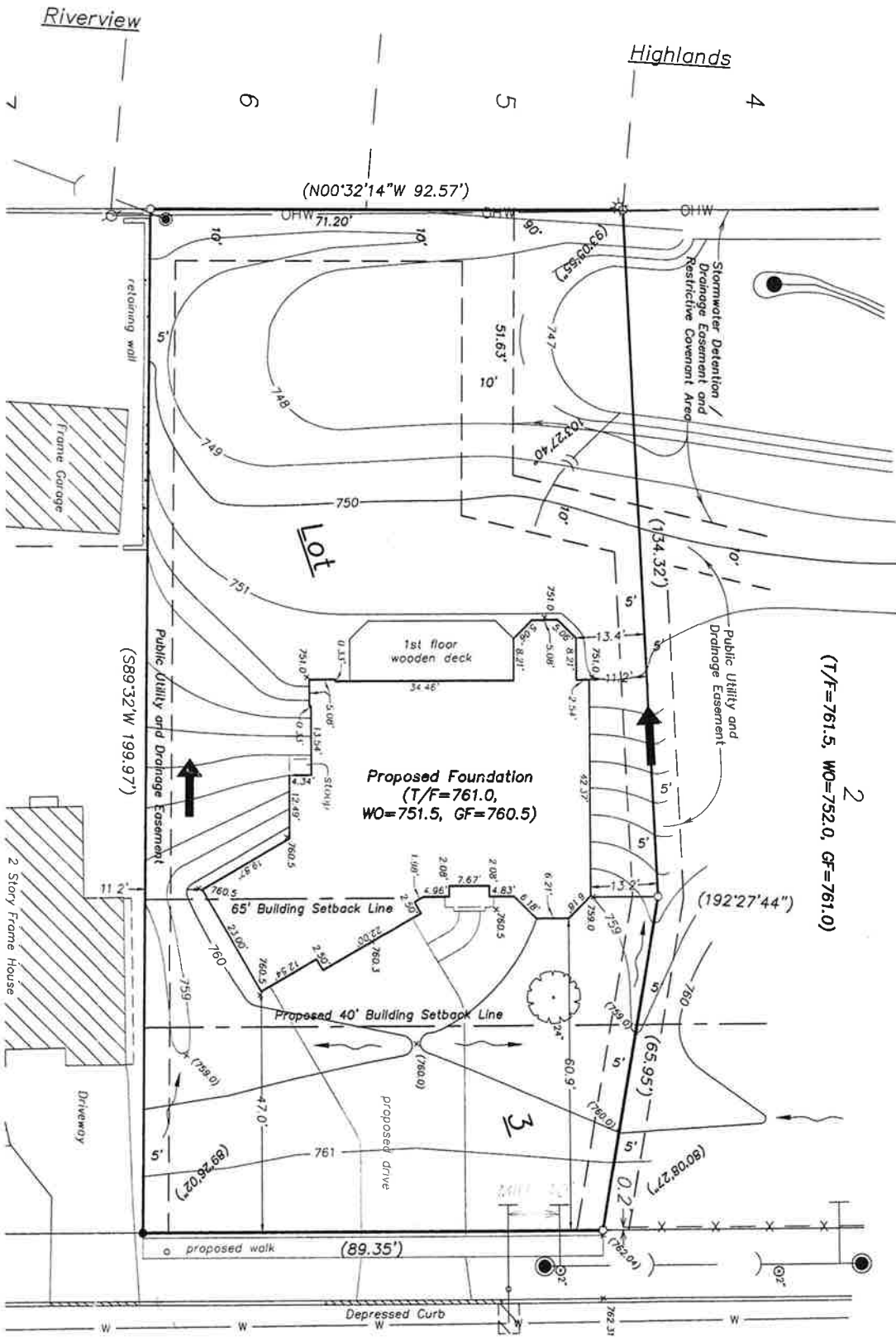


# SITE PLAN

Lot 3 in Park View Subdivision, St. Charles, Kane County, Illinois.

Common Address: 911 N. Third Avenue, St. Charles, Illinois

Lot 3 contains 19,108.5 Square Feet, more or less



Third Avenue North  
(60' Right of Way)

— Benchmark  
Crosshair symbol  
Elevation 665.79  
N.T.F. 11/2000