



Oak Park

Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): _____

Address/Location of Property in Question: 1201 N. Euclid Ave

Property Identification Number(s)(PIN): 16-06-200-032-0000

Name of Property Owner(s): Jack Aronson & Libby Aronson

Address of Property Owner(s): 1201 N. Euclid Ave

E-Mail of Property Owner(s): jaronson01@yahoo.com Phone: 415 746 0666

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s) (if different than Property Owner): _____

Applicant's Address: _____

Applicant's Contact Information: Phone _____ E-Mail _____

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): _____

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7

DT (1-2-3) GC HS MS NA NC RR

H OS I

Describe Variance Proposal: Permit north/south oriented parking pad in corner side yard property next to garage on southwest corner of lot. Installing an east/west oriented parking pad would require the removal of a 40+ foot tall 15 year old mature tree and root system.

Size of Parcel (from Plat of Survey): 5,976 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R2</u>	<u>Single Family Residential</u>
To the South:	<u>R2</u>	<u>Single Family Residential</u>
To the East:	<u>R2</u>	<u>Single Family Residential</u>
To the West:	<u>R2</u>	<u>Single Family Residential</u>

Is the property in question currently in violation of the Zoning Ordinance? ___ Yes x No

If Yes, how? _____

Is the property in question currently subject to any zoning relief? ___ Yes X No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ___ Yes x No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 9.4 table 9-1 Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

Parking pads in four of the five neighboring homes are oriented in the direction of my request. Requiring an east/west orientation would necessitate the removal of a beautiful, mature, 40+ foot, 15 year old tree from the neighborhood that matches the village's aesthetic. Surely this is not the intent and purpose of the ordinance

ILLINOIS NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)

State of Illinois
County of Cook

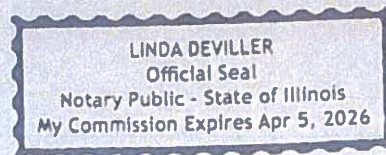
This instrument was acknowledged before me on June 10, 2022 (Date) by
Jack Aronson (Name(s) of Person(s)).

Linda Deviller
Signature of Notary Public

(Seal)

Deputy Village Clerk
Title or Rank

My Commission Expires: April 5, 2026



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

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Jack Aronson
(Printed Name) Applicant

Jack Aronson
(Signature) Applicant

6/10/2022
Date

Jack Aronson
(Printed Name) Owner

Jack Aronson
(Signature) Owner

6/10/2022
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

10 DAY OF June, 2022

Linda Deviller
(Notary Public)



Aronson Residence Zoning Variance Request

June 10th 2022

Re: Project Summary 1201 N. Euclid Ave. Parking Variance

This letter sets forth my request for a zoning variance and the rationale for the request. I would like to install a parking pad with a north/south orientation (parallel to the adjacent alley) on the southwest corner of my corner lot property. Per current code, only an east west orientation (perpendicular to the adjacent alley) is permitted. Unfortunately installing an east/west oriented parking pad would require the removal of the 40+ foot mature tree that sits where the permitted pad would be located. The tree is centrally located in the yard and although currently there may be sufficient room to park a vehicle next to it, in order to pour concrete to form a permanent parking pad, the tree's root system would have to be removed, thus killing the tree. The concrete pad must be at least 5 inches thick and sit on top of a wire mesh and gravel base to support the weight of a vehicle. The concrete and the base cannot be obstructed by a large root system and remain structurally sound.

Per Oak Park Policy, a written response to each of the following standards that must be met in order for a variation to be granted (14.3 E of the Village of Oak Park Zoning Ordinance) must be submitted. Each standard must be quoted from the Zoning Ordinance and then followed by a reasoned response to the standard.

- a. The strict application of the terms of the Ordinance will result in undue hardship unless the specific relief requested is granted.

The removal of this tree would result in undue hardship due to the elimination of a beautiful tree that my family enjoys and is central to the house's character and the economic cost of removal.

- b. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Given the size, age, and character of this particular tree, removal would impose a particular hardship upon the owner, as distinguished from the mere inconvenience of removing ordinary landscaping/small trees.

- c. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

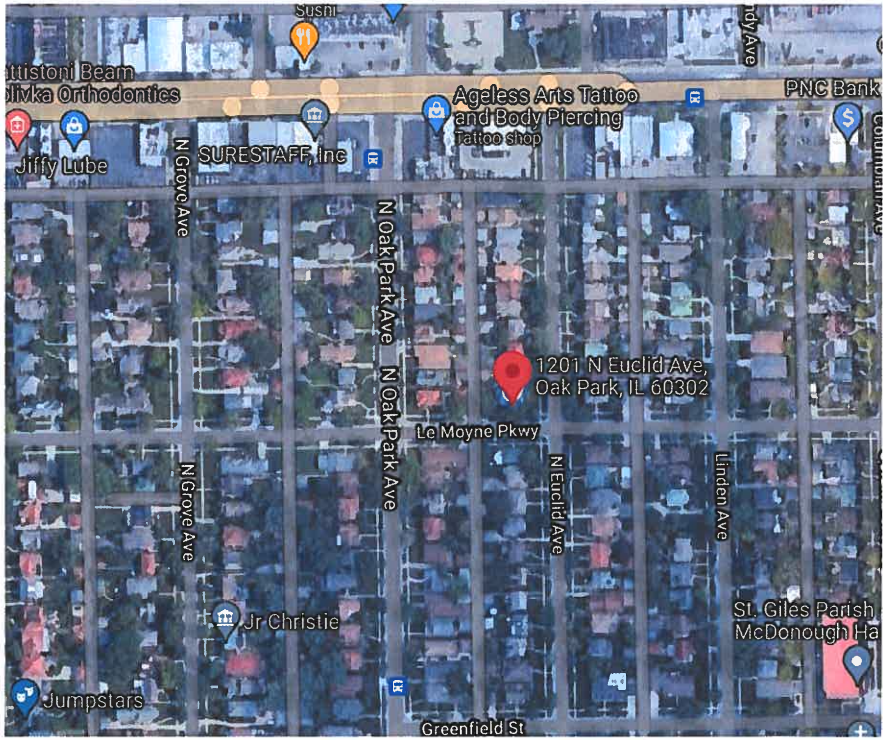
The tree was planted at least 15 years ago by the previous owner and given that we purchased the property less than a year ago and have never met the seller, the situation of the owner was clearly not created by any person presently having a proprietary interest in the property in question.

Allowing the north/south oriented parking pad would be in keeping with the zoning of nearby properties, and established neighborhood character, given that four of the five adjacent corner lot homes have parking pads/garage driveways in a north/south orientation directly next to an alley.

For your convenience, I have included a map, supporting pictures and the estimate below. I look forward to your response.

Sincerely,

Jack & Libby Aronson



Aronson Residence Zoning Variance Request

Re: Additional Information 1201 N. Euclid Ave. Parking Variance

This letter includes additional information regarding my request for a parking variance. Please note that the previous owners used the space south of the garage as a parking space and garden section which was concreted. Upon purchasing the property, we discovered an undisclosed subterranean heating oil tank. Not wanting to live on top of potentially contaminated soil due to oil leaks, we had the tank removed. During this process, the existing concrete was removed and replaced with gravel. The tank removal damaged the existing fence, which was subsequently replaced (hence the new fence on the boundary survey). Permits were pulled for all work and should be on record with the building department. My request is to restore the previous parking access.



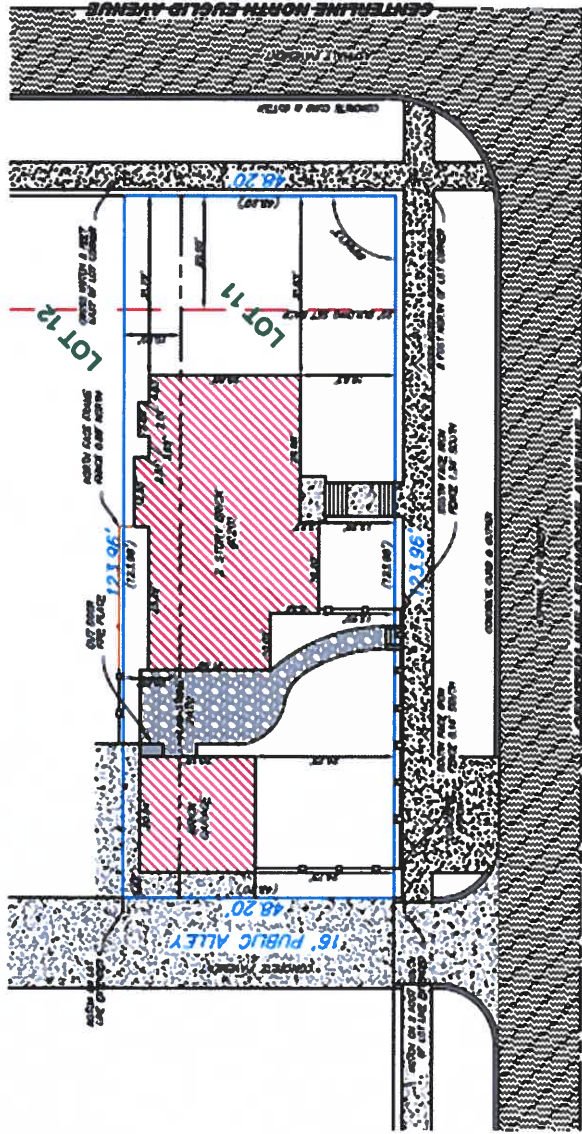


BOUNDARY SURVEY

of

LOT 11 AND LOT 12 (EXCEPT THE NORTH 40 FEET THEREOF) IN TOWNSHIP 30 NORTH AND RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

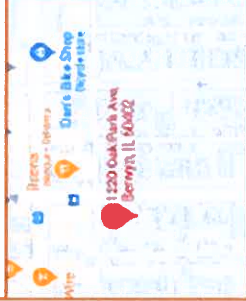
±5,078 SQUARE FEET



ORDERED BY

Ann E. Ketchum
 Attorney at Law
 924 S. Kimbworth Ave.
 Oak Park, Illinois 60304-1128
 708 524-5096
 Fax 708 406-1557
 AEsKetchum@ketchumlaw.net

VICINITY MAP



1201 NORTH EUCLID AVENUE



PN# 19-01-00-003-0100



PYRAMID LAND SURVEYORS

Land Surveyors, Planners and Estimators

18 SOUTH LIBERTY AVENUE
 SUITE 200
 OAK PARK, ILLINOIS 60304
 PHONE 408-481-1337 FAX 408-408-4849

FIELD WORK COMPLETED: JULY 2, 2021

DRAWN BY: G.S.V.S. SCALE: 1"=20'

BOOK NUMBER: 2-07-28

DRAWING NUMBER: 117-210741

pyramid@pylnd.com

GRAPHIC SCALE



(1" = 20')
 1 inch = 20 ft

MEASURED DISTANCE

(includes driveway)

LEGAL DESCRIPTION PROVIDED BY CLIENT

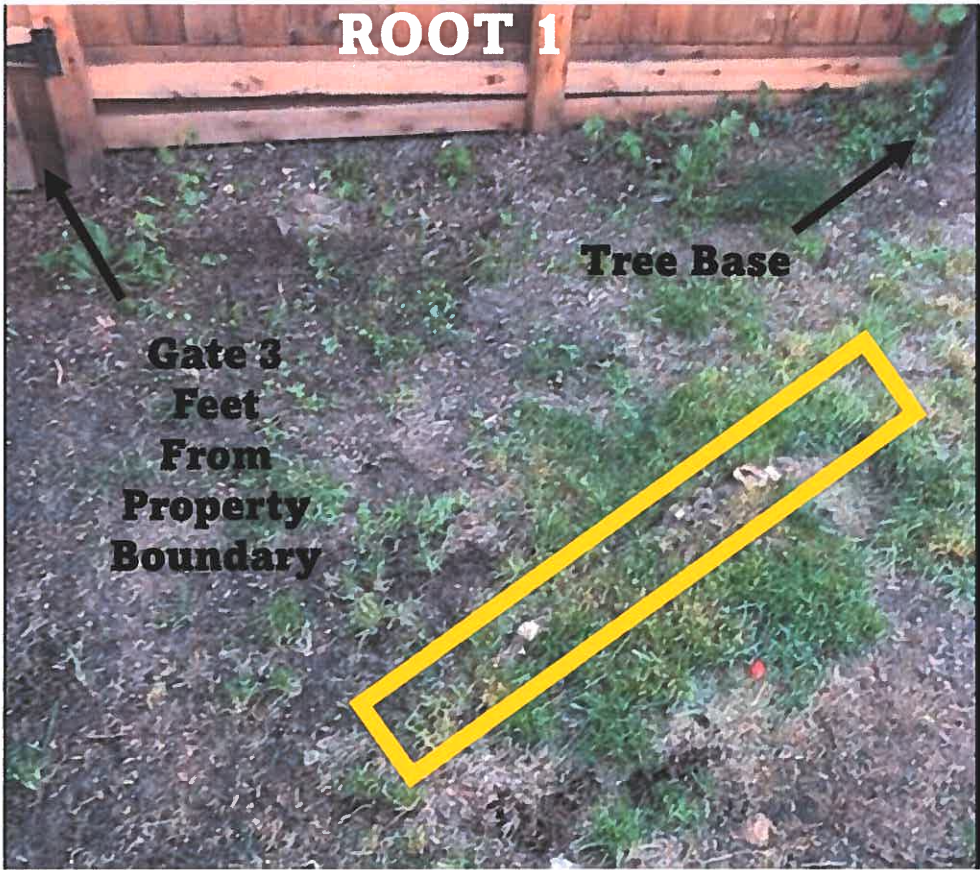
STATE OF ILLINOIS)
 COUNTY OF COOK) C.C.

PYRAMID LAND SURVEYORS INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF JULY, 2021

Gene Scola

GENE SCOLA PLS #035-003864 EXPIRES 11-30-2022









CONCRETE SERVICE

5322 W Fletcher St, Chicago, IL_ 60641
Cell: (312)404-7615/ Office: (773)961-9432
E-mail: perezconcreteservice@gmail.com

ESTIMATE/CONTRACT

Submitted to: Jack Aronson	Date: May 11, 2022
Contractor: Jose Perez	Estimate #: 1950
Job location: 1201 N Euclid, Oak Park IL.	Cell: 415-746-0666

We propose to supply all labor and material necessary to complete the above referenced job, per the plans and specifications referenced for the sum of: **\$5,386.**

MATERIALS (INCLUDED IN PRICE):

- Concrete size: 4,000 PSI, 6 bags (Prairie Material).
- Dumpsters are included.
- Dirt removal.

LABOR: Excavate and haul away existing dirt. Replace existing dirt with a new concrete pad. New concrete pad will be reinforced with a compacted gravel base, wire mesh and completed with a broom finish.

- Parking pad → 26' x 11' x 5" concrete. (Wire mesh + gravel base)



Plan Review Corrections

Village of Oak Park
Permit Processing Division
123 Madison St
Oak Park, Illinois 60302

www.oak-park.us
708.358.5430
building@oak-park.us

May 19, 2022

Jose Perez
5322 W Fletcher St
Chicago, IL 60641

**RE: 1201N EUCLID AVE OAK PARK IL 60302
PRCA202201896**

Dear Applicant:

We have completed our review of the drawings submitted for the above-referenced project. The drawings are not approved at this time. The following comments shall be fully addressed and incorporated into the drawings prior to their approval. Please cloud and date all changes. **SUBMIT ALL RESPONSES, DOCUMENTS, CUT SHEETS AND REVISIONS ELECTRONICALLY THROUGH THE VILLAGE WEB PAGE PORTAL.**

Zoning Review (Reviewed By: Michael Bruce)

1. Parking is not allowed between the south lot line and 13.5 feet to the north. Parking is not allowed closer to the corner side lot line than the front building façade line.
2. Parking not allowed in this area. Further, parking on gravel is prohibited.

SUBMIT ALL RESPONSES, DOCUMENTS, CUT SHEETS AND REVISIONS ELECTRONICALLY THROUGH THE VILLAGE WEB PAGE PORTAL. Every effort has been made to identify all code deficiencies however; failure to identify a code deficiency during plan review does not alleviate any obligation to comply with all applicable code provisions.

Although the Village strives for a quick turn-around on reviewing revised drawings, in fairness to other applicant's awaiting review, projects that are not found to be in full compliance at the end of the third review are sent back into the review queue and are then handled on a first-come, first-served basis.

Sincerely,

Stacy Dexter