

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: 819 S GROVE AVE, OAK PARK, IL
Property Identification Number(s)(PIN): 16-18-133-019-0000
Name of Property Owner(s): ZUDE WENG, CHUNFANG DAI
Address of Property Owner(s): 728 S EUCLID AVE, OAK, PARK, IL
E-Mail of Property Owner(s): ZWENG1 @ HOT MAIL. Phone: 847-414-5972
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: PhoneE-Mail
Other:
Property Interest of Applicant: Cowner Legal Representative Contract Purchaser Other (If Other - Describe):
Property Type: ⊠1 or 2 Family Residential ☐Multiple-Family ☐Commercial ☐Mixed-Use ☐Hospital ☐Institutional
Zoning District: \square R-1 \square R-2 \square R-3(50) \nearrow \square R-3(35) \square R-4 \square R-5 \square R-6 \square R-7 \square DT (1 – 2 - 3) \square GC \square HS \square MS \square NA \square NC \square RR \square H \square OS \square I
Describe Variance Proposal: I would like convert the front yard corass
anea) of the house into a parking space. The drive is
one-lane and difficult for cars moving in and out. Coverting
the front yard to a parking space will make cars in and out easie

Size of Parcel (from Plat of Survey): _		Square Feet		
To the North: To the South:		Single family Single family Single family Single family		
		n violation of the Zoning Ordinance?YesYo		
lf Yes, h	now?	ubject to any zoning relief?YesXNo Ordinance No.'s any Historic District?YesXNo		
From what Sect	tion(s) of the Zoning O	☐ Ridgeland/Oak Park ☐ Gunderson rdinance are you requesting approval / relief? Section:		
5.17 % N. N. C.		Section:		
***************************************		Section:		
Explain why, in y	our opinion, the grant ntent and purpose of t	of this request will be in harmony with the neighborhood and not he Zoning Ordinance or Comprehensive Plan;		
block witho only one en has two car garage or n street, you request to have any vi harmony w	ut a back alley. The strance to get cars in garage in the back to garage, where the will be able to see the convert the front law sual difference from the the neighborhoo or Comprehensive P	entire block has driveway on one side of each house with and out from the Grove Street. Some houses on this block where their cars are parked. Some houses have one car ir cars are parked on their driveways. When you are in the nese cars on their driveways right by their front yards. If my on area at 819 S Grove to a parking spot is granted, it will not my neighbor's houses and their driveways. This will be in d and not contrary to the intent and purpose of the Zoning lan as this is a unique block, and there are cars from the Grove Street already.		

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.

ZUDE WENG Chunfang Dei

(Printed Name) Applicant

(Signature) Applicant

Chun fang Dei ZUDE WENG

(Printed Name) Owner

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

C B AARON Official Seal Notary Public - State of Illinois My Commission Expires May 2, 2023

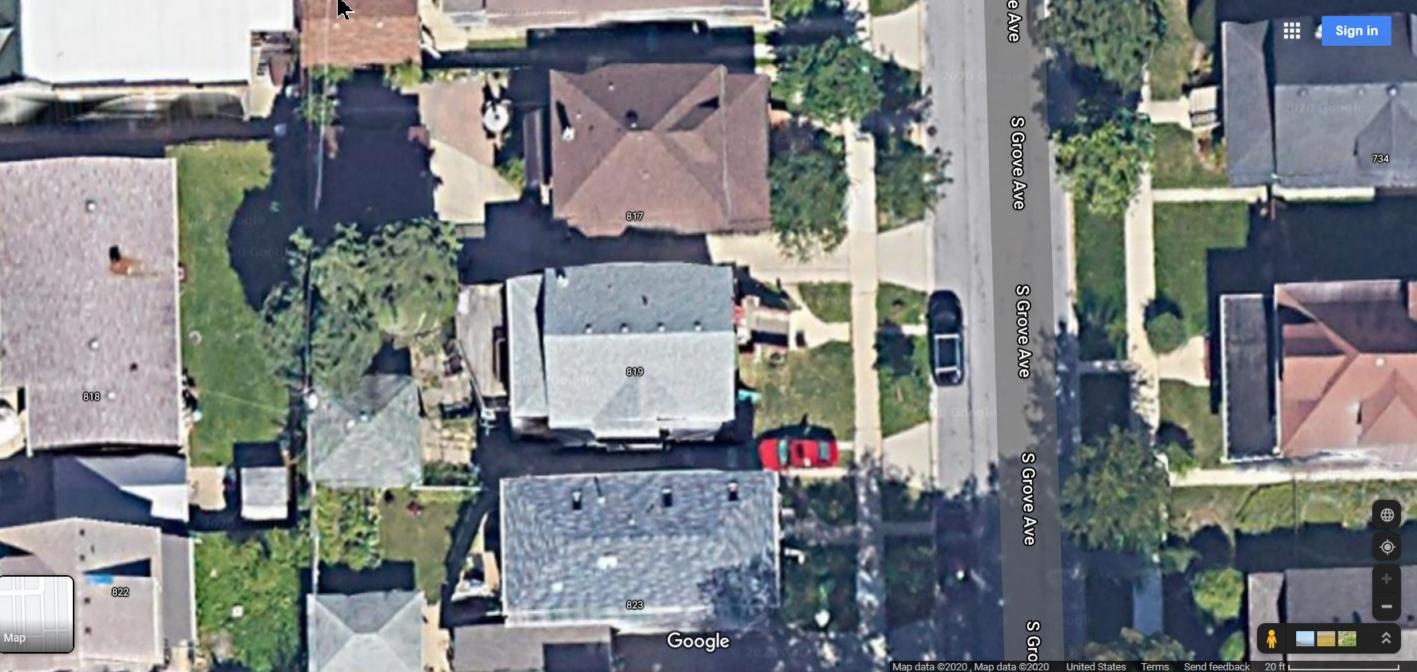
(Notary Public)

Response to Approval Standards

- 1. The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.
 - a. The property at 819 S Grove is a two-flat with two families live there. It has a one lane driveway to park the cars. The parking situation has always been very difficult. When we lived there, occupying one flat with tenants occupying the other flat, we tried our best effort to coordinate multiple cars in and out of the driveway. We had real challenges from time to time. For over the past two years, because of this particular reason, we had occupied both flats so that we didn't have to deal with the difficult parking situation. However, this is a two-flat and the current lay out is not suitable for one family in which it resulted us to move. Now we moved away and two new families live there with multiple cars. The coordination again is even harder for them, since both families are in the medical field and need to report to hospitals on unscheduled calls, in addition to long and changing working schedules including the evening shifts. In addition the street parking is not an option on that block. They have resorted to us to help them resolve the parking situation. We realized that we have no way to solve the problem without an additional parking spot using the front yard area as a parking spot on the side of the driveway to allow cars come in and out. The strict application of the terms of this Ordinance has resulted real difficult parking situation and we ask to grant the request of converting the front yard into a parking spot.
- 2. 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.
 - a. The property at 819 S Grove has a single lane driveway on the side of the building without an alley at the back of the building. Thus the only way for cars come in and out of the driveway is through the Grove Street. This limits the maneuverability of the inner vehicle parked on the driveway if there is another car parked behind it. The situation will be worse if there are 3 or 4 cars parked on the driveway. The garage in the back of the driveway is an one car garage with no space to expand into a two car garage and this doesn't help the situation at all. Thus these physical surroundings of the property including the one lane driveway and one car garage without the alley imposed a particular hardship upon us.
- 3. 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.
 - a. The difficult parking situation with multiple cars is really due to unique circumstances inherent to the one lane driveway and one car garage without the possibility to expand to two car garage. The parking was hard for us when we lived there, and now it is extremely challenging to the 2 families living there. It will be the same to any two families live there in the future with multiple cars.

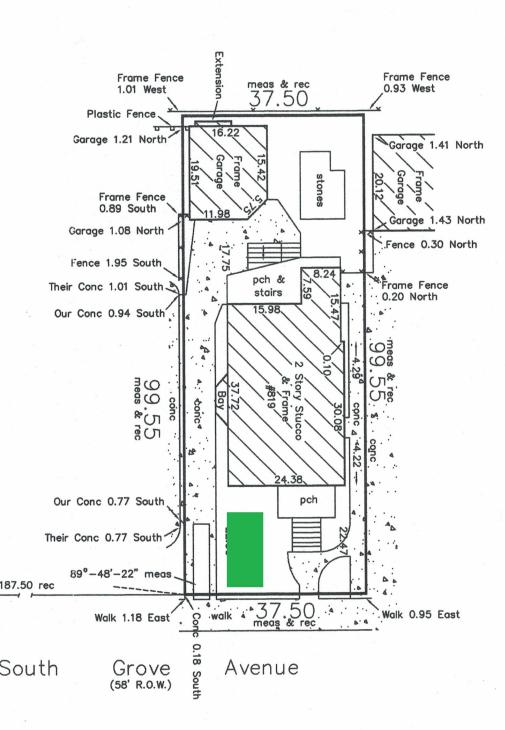
Project Summary

The property at 819 S Grove has a single lane driveway on one side of the house. The cars parked on this one lane driveway are very difficult to get in and out. There is a small area of the front yard in front of the house right next to the driveway, which we would like to convert to one car parking spot to help alleviate the difficult parking situation.



The South 25 feet of Lot 5 and the North 12.50 feet of Lot 6 in Subdivision, a subdivision of Lots 2 and 3 and that part of Lot 1, Avenue, in partition by the Circuit Court of the East half of Murphy, et. al. of Section 18, Township 39 North, Range 13, Meridian, except the West half of the Southwest quarter, 13, East of the Third P in Cook County, Illinois. East of the Third Principal Lot ņ lying West of Oak Park , in the Subdivision of Block 6 in Oak Park Avenue

Address: 819 South Grove Avenue, Oak Park



Land Surveying Services

KABAL SURVEYING COMPANY

Registration No. 184-003061 Westchester, Illinois (708) 562-2652 562-7314

(assumed)

KABAL SURVEYING COMPANY

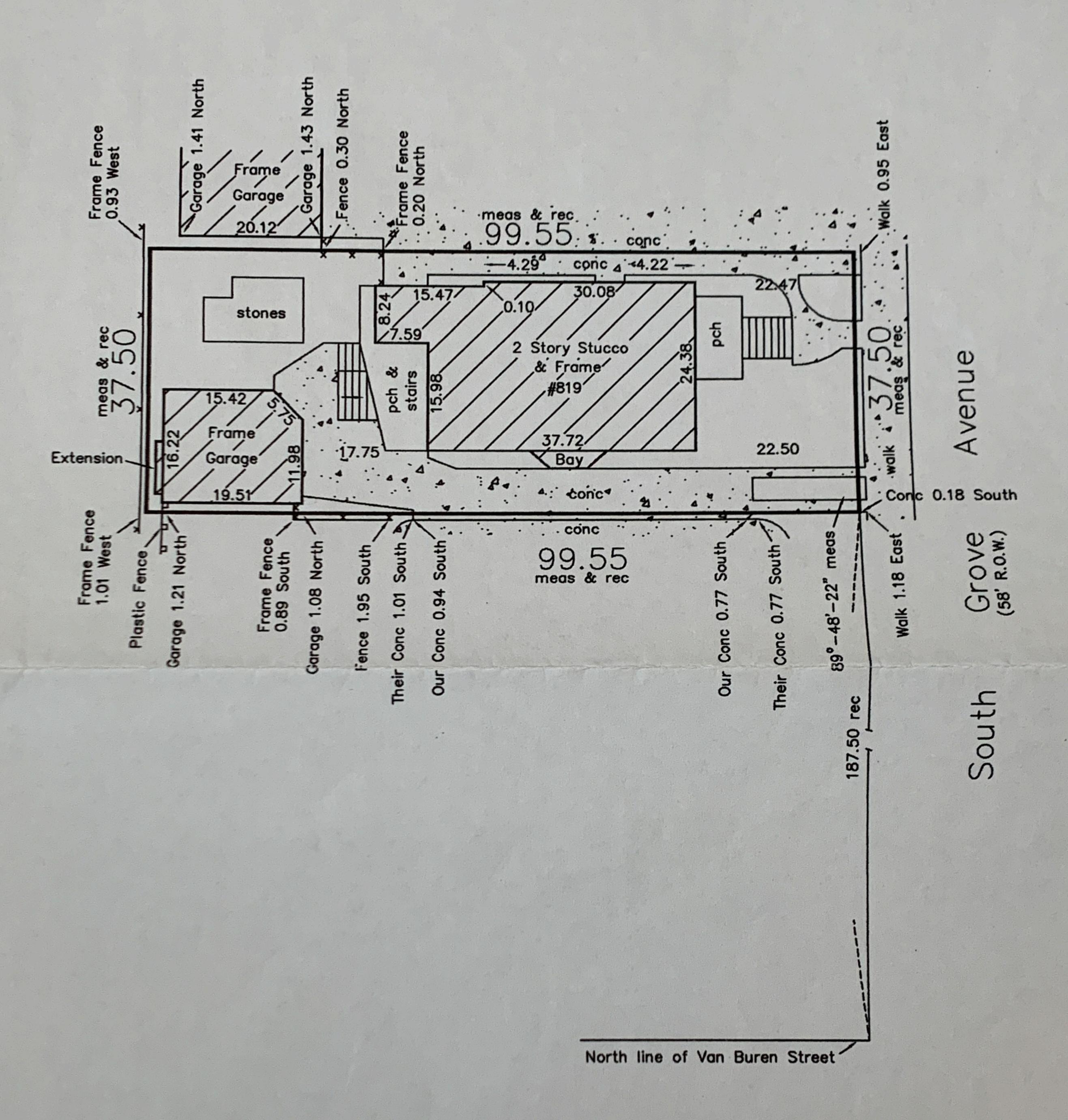
Land Surveying Services

2411 Hawthorne Avenue Westchester, Illinois 60154 (708) 562-2652 Fax (708) 562-7314 Registration No. 184-003061

plat of Survey

The South 25 feet of Lot 5 and the North 12.50 feet of Lot 6 in Block 6 in Oak Park Avenue Subdivision, a subdivision of Lots 2 and 3 and that part of Lot 1, lying West of Oak Park Avenue, in partition by the Circuit Court of the East half of Lot 2, in the Subdivision of Murphy, et. al. of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian, except the West half of the Southwest quarter, in Cook County, Illinois.

Address: 819 South Grove Avenue, Oak Park



LEGEND

conc = concrete

R.O.W. = right-of-way

rec = record

meas = measured

pch = porch, N = North

Area of property is approximately 3,733 square feet

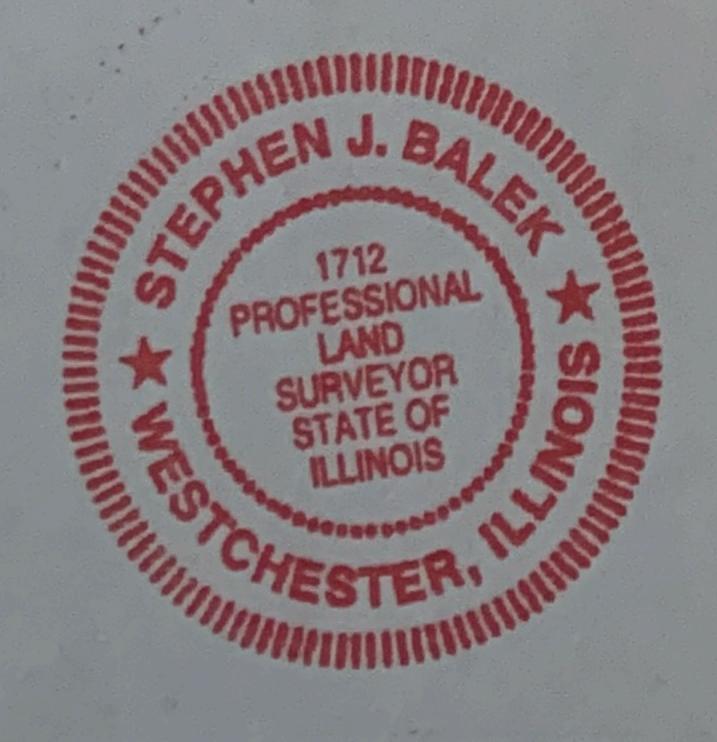
"X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed November 16, 20 11

Building Located November 16, 20 11

Scale: 1 inch =		ft.
Order No.	110747	
Ordered By:	Gradel, Attorney	



ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS } s.s.

I, STEPHEN J. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Illinois Professional Land Surveyor No. 035-001712

My license expires on November 30, 2012







