



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): n/a

Address/Location of Property in Question: 639 Highland Ave, Oak Park

Property Identification Number(s)(PIN): 16-17-109-037-0000

Name of Property Owner(s): Elizabeth Adamska

Address of Property Owner(s): 639 Highland Ave, Oak Park

E-Mail of Property Owner(s): elizabeth-adamska@yahoo.com Phone: 775-233-9121

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

Name of Applicant(s) (if different than Property Owner): n/a

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: addition of a one car attached garage & stairway leading to the 2nd floor, unfinished attic on the south side of the house. In the future, ^{the attic} will house 2 bedrooms, 2 bathrooms and an open loft space.

Size of Parcel (from Plat of Survey): 4,722 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

Is the property in question currently in violation of the Zoning Ordinance? X Yes ___ No the house was
If Yes, how? built on the lot lines at the back; it violates interior min. sideback (north) rear setback (west) and front setback (east)

Is the property in question currently subject to any zoning relief? X Yes ___ No
If Yes, how? the house was built in 1919 (Cook County records)
If Yes, please provide relevant Ordinance No.'s Article 15.1 & 15.3

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: 4 residential districts Section: 4 table 4 minimum interior side setback of 5'
Article: 9 site development standards Section: 8 N.L. 6 5' setback from the front building facade line

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;

Point 1.2.E of the zoning ordinance is to "conserve the value of property". The value of my house is severely affected by the lack of garage. All surrounding properties have 2 car garages so adding one to my house would be in line with the neighborhood bring the value up as well as allow me to enjoy the same comforts as others have. A number of other properties on the block are also non-conforming in one way or another, so the neighborhood non-conformities cannot be eliminated. The project will not effect public health, safety or welfare, will not take away light, air or privacy of the neighbors or add to traffic or congestion.

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.

ELIZABETH ADAMSKA

(Printed Name) Applicant

E Adamska

(Signature) Applicant

9/23/20

Date

E Adamska

(Printed Name) Owner

ELIZABETH ADAMSKA

(Signature) Owner

9/23/20

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

23rd DAY OF September, 2020



Wesley R. Graham
Notary Public
State of Florida

My Commission Expires 07/30/2023
Commission No. GG 341442

[Signature]
(Notary Public)

Project summary

The overall project consists of redesigning a roof over the existing house and adding a one car attached garage and a stairway leading to the 2nd floor unfinished attic on the south side of the house. In the future the attic will include 2 bedrooms, 2 bathrooms and an open loft space. The part of the project relevant to the variance application is the proximity of the garage and the staircase to the neighbors side yard as well as the placement of the garage both violating a 5' setback requirement.

As the house sits on lot lines on the north and west sides there is simply no other location on the property where the garage could be placed. Detached garage is allowed only in the rear and interior side yard which is already taken by the house. Attached garage must be set a minimum of 5' back from the front wall. If the zoning ordinance 9.8. N.1.b were to be met and the garage and stairway moved 5' back, they wouldn't even fit into 27' left on that side. The garage alone without the stairway would come within 3' of the exterior bedroom wall, obstructing the door and 2 windows, cutting off air and natural light from the kitchen and the bedroom. If the zoning ordinance 4.4. table 4-1 were to be observed to the letter and the project kept 5' distance from the interior side lot line, the garage and the stairway could only be 7'32" wide - insufficient to open the car door and get in and out, or to contain stairs that would meet the building codes.

The supporting evidence includes: application for variance; warranty deed; response to approval standards addressing each standard; plat of survey; location map showing surrounding property owners; site plan; perspective drawings, floor plans and photographs showing my property and immediate neighbors.

Street view
with
neighbors
west view



east view



ALLEY VIEW

Write a description for your map.
back of the house

Legend



Google Earth

© 2020 Google

5.91 ft



street view
close-up



construction
area

639

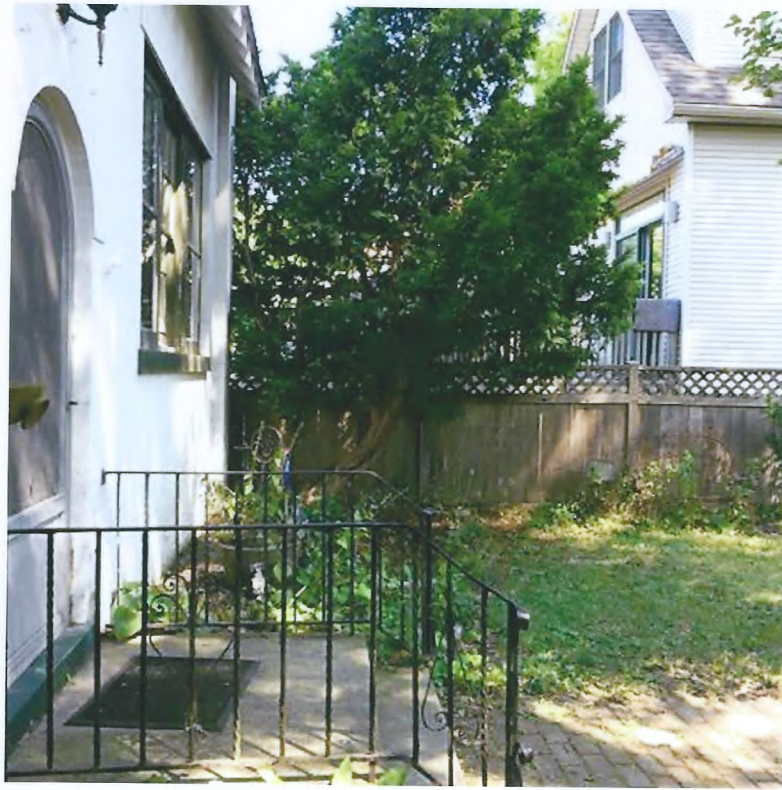


Construction area in front

on south side



neighbor on
north side
637 Highland



neighbor on
south side
643 Highland



Location map
639 Highland Ave

Legend

Alley

X

Highland Ave

Jackson Blvd

Google Earth

© 2020 Google



100 ft



surroundings
owners

Legend
Henry Wadsworth Longfellow School

Highland Ave

637

6

643

639

X

Jackson Blvd

Google Earth

© 2020 Google



70 ft

Response to approval standards

14.3.E.1.

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

The property has been significantly handicapped by not having the garage. Lack of the garage affects its market value and overall security since the car is parked outside. Car break-ins do happen in Oak Park. In addition extreme weather conditions, strong winds, snow and ice cause branches of the trees growing on the property to break off and damage the car which is parked on the driveway leading to the house.

Adding the stairway outside of the house will allow a comfortable access to the 2nd floor, placing it inside would result in losing a valuable 1st floor space most likely a bedroom. The house is small (1038 sqft.) with a very compact floor plan which affords little flexibility.

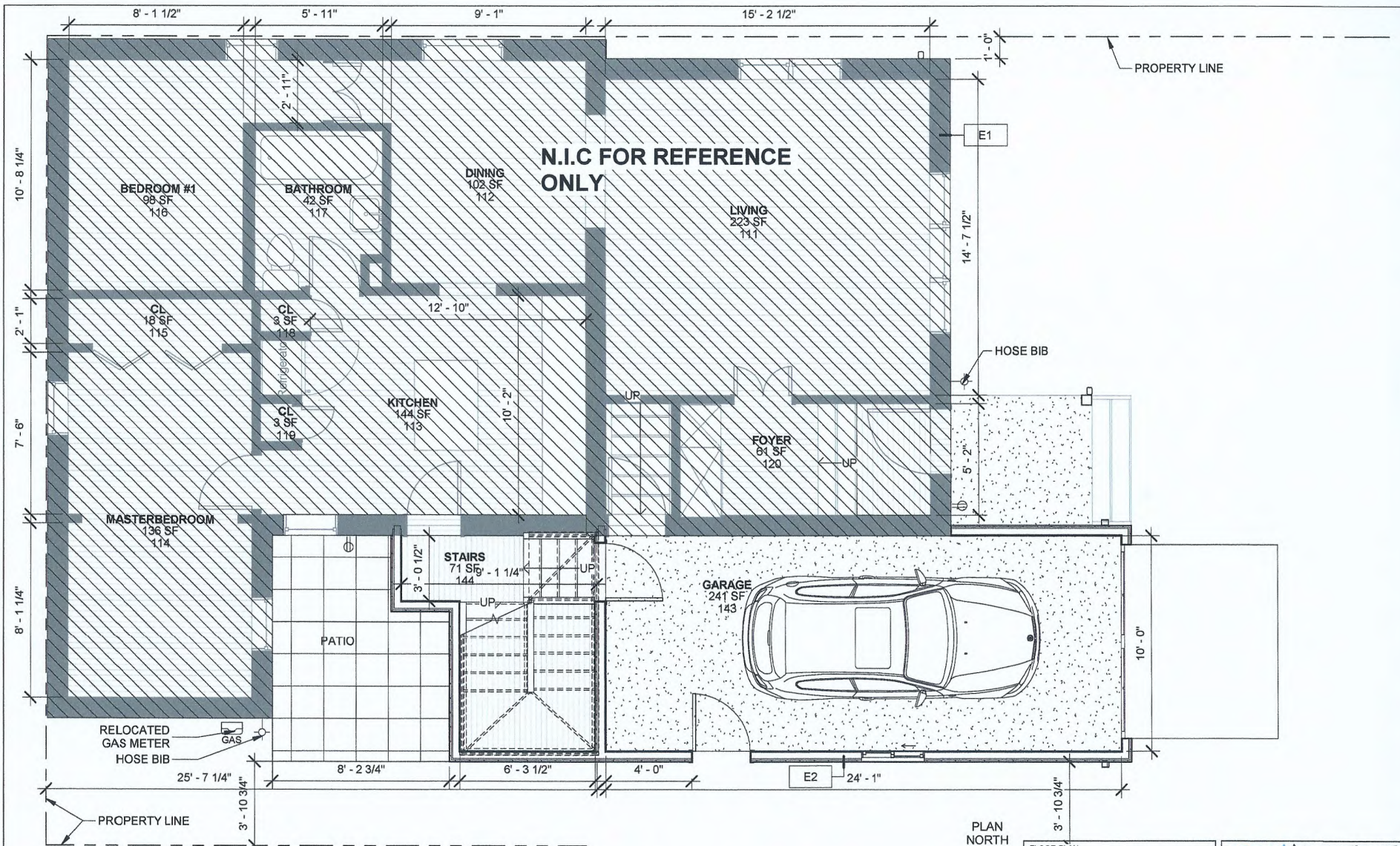
- b) The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

As the house sits on lot lines on the north and west sides there is simply no other location on the property where the garage could be placed. Detached garage is allowed only in the rear and interior side yard which is already taken by the house. Attached garage must be set a minimum of 5' back from the front wall. If the zoning ordinance 9.8. N.1.b were to be met and the garage and stairway moved 5' back, they wouldn't even fit into 27' left on that side. The garage alone without the stairway would come within 3' of the exterior bedroom wall, obstructing the door and 2 windows, cutting off air and natural light from the kitchen and the bedroom.

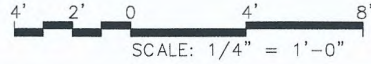
If the zoning ordinance 4.4. table 4-1 were to be observed to the letter and the project kept 5' distance from the interior side lot line, the garage and the stairway could only be 7'32" wide - insufficient to open the car door and get in and out, or to contain stairs that would meet the building codes.

- 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 house was built in 1919, it's unique style and placement on the property lines made me often wonder what was its intended purpose. At that time not many people could afford cars or foresaw a need to have a garage. I cannot move the house to conform to today's codes and regulations, yet would still like to enjoy the conveniences of modern living. The house is over 100 years old, in need of repairs and implementing modern standards. Adding a garage is part of that process. The only other option would be to destroy this house and built a new one instead. But that would also destroy a small part of Oak Park history.

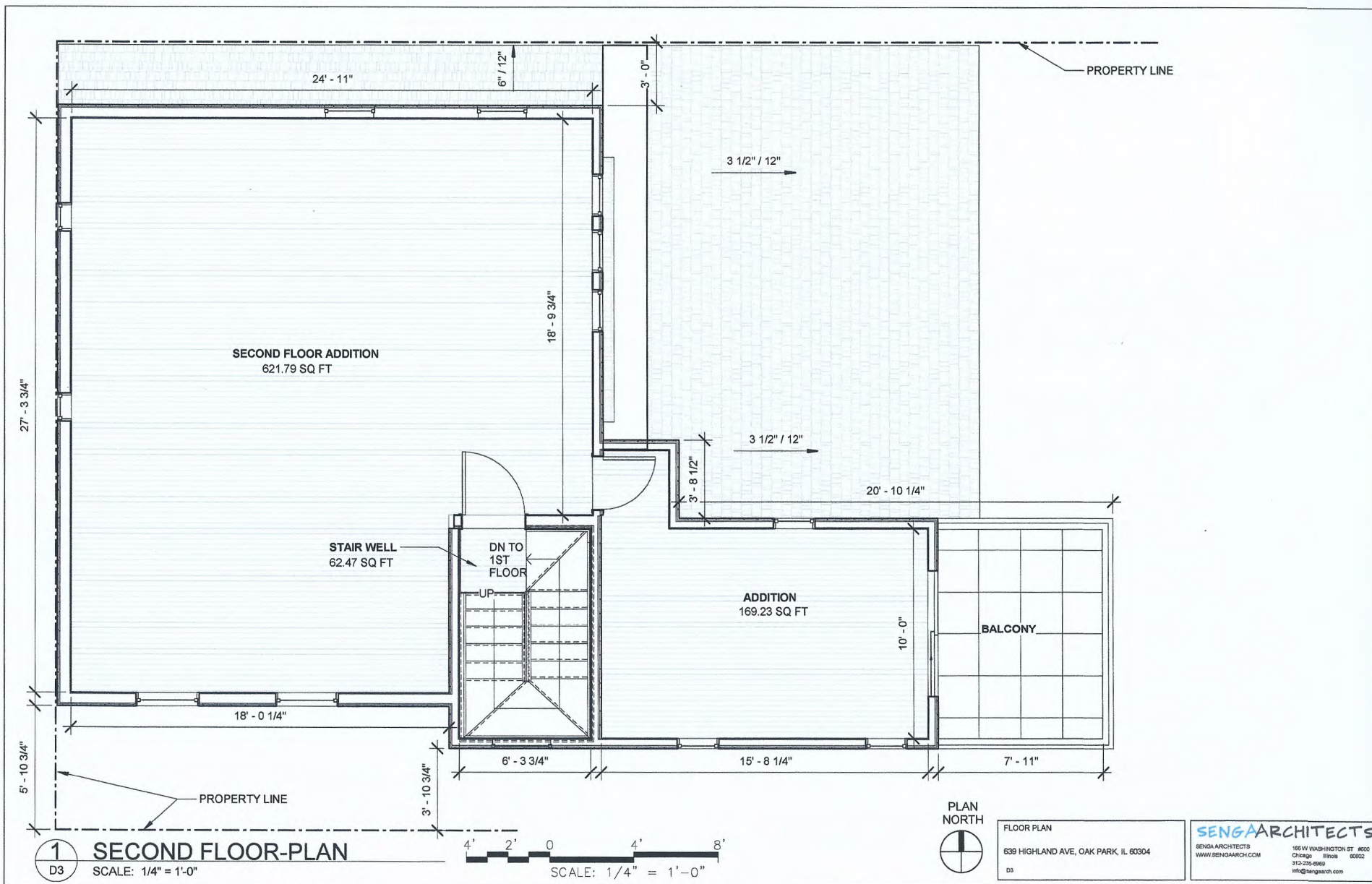


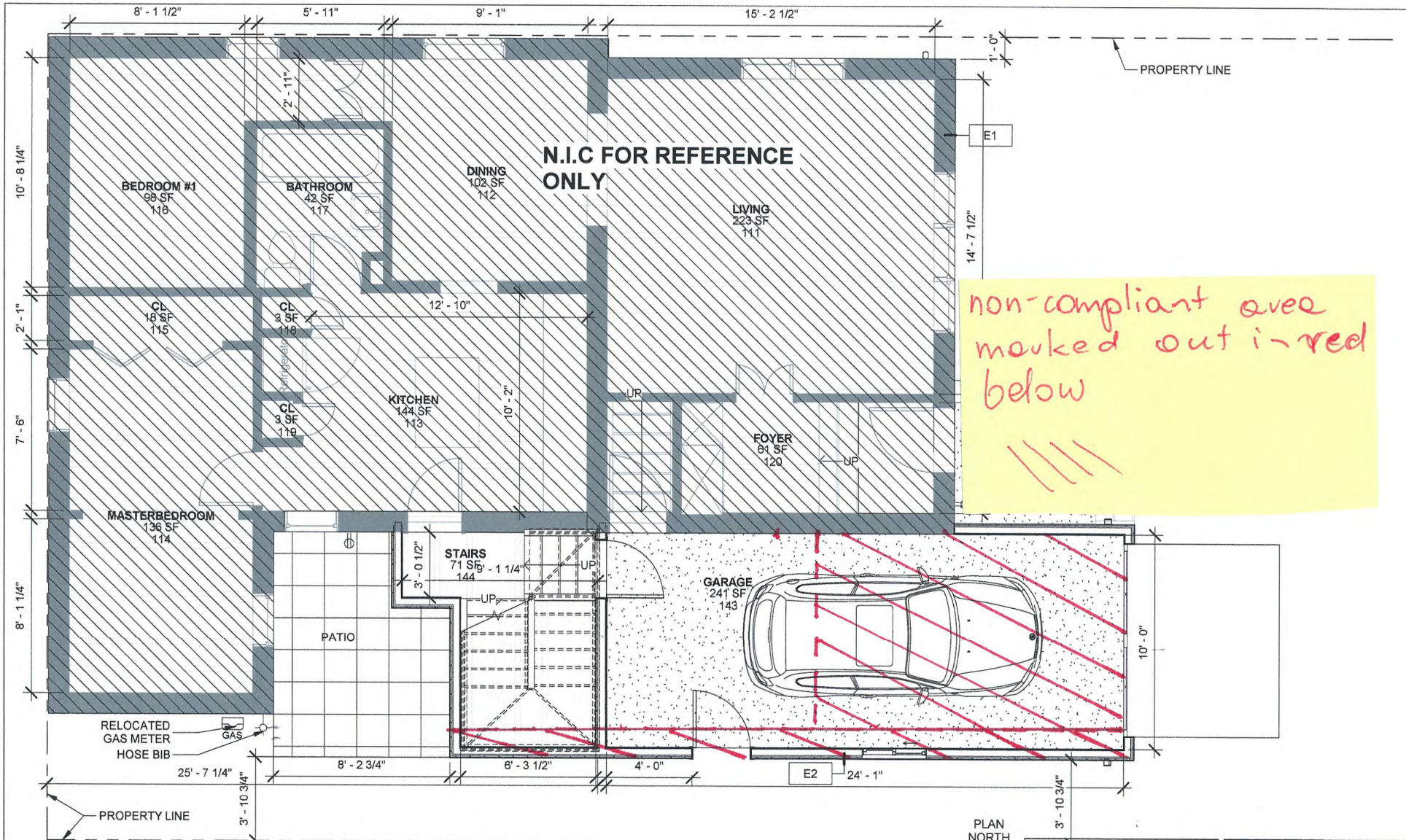
1 FIRST FLOOR -PLAN
 D2 SCALE: 1/4" = 1'-0"



FLOOR PLAN
 639 HIGHLAND AVE, OAK PARK, IL 60304
 D2

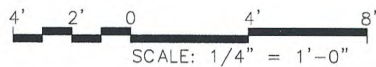
SENGAARCHITECTS
 SENGARCHITECTS
 WWW.SENGARCH.COM
 166 W WASHINGTON ST #600
 Chicago, Illinois 60602
 312.226.4969
 info@sengarch.com





non-compliant area
marked out in red
below

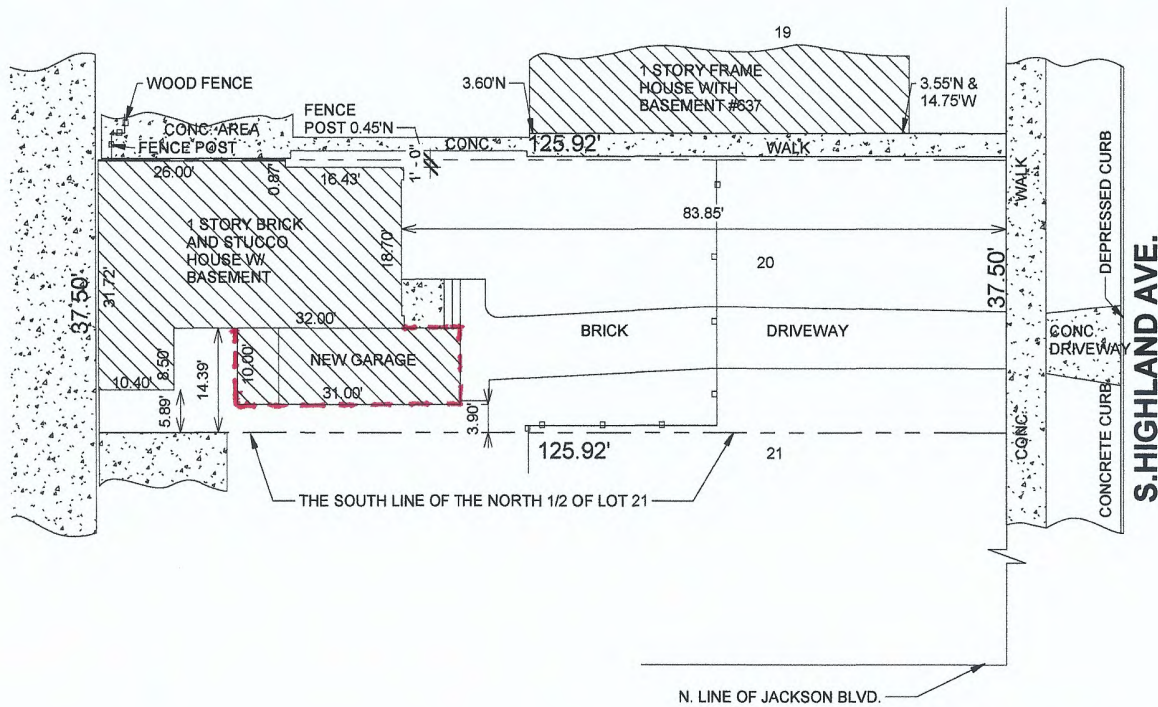
1 FIRST FLOOR - PLAN
D2 SCALE: 1/4" = 1'-0"



FLOOR PLAN
638 HIGHLAND AVE, OAK PARK, IL 60304
D2

SENGA ARCHITECTS
SENGA ARCHITECTS
WWW.SENGAARCH.COM
166 W WASHINGTON ST #602
Chicago Illinois 60602
312.255.9939
info@sengarch.com

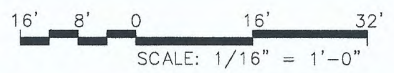
N



W

171

1 SITE PLAN
D1 SCALE: 1/16" = 1'-0"
639 Highland Ave



SITE PLAN
639 HIGHLAND AVE, OAK PARK, IL 60304
D1

SENGA ARCHITECTS
SENGA ARCHITECTS
WWW.SENGAARCH.COM
166 W WASHINGTON ST #600
Chicago, Illinois 60602
312-235-9999
info@sengarch.com

S

PROFESSIONALS ASSOCIATED SURVEY, INC.

Property - Alta - Topo - Condo - Mortgage Survey

7100 N. TRIPP AVENUE
LINCOLNWOOD,
ILLINOIS 60712

TEL: (847) 675-3000
FAX: (847) 675-2167

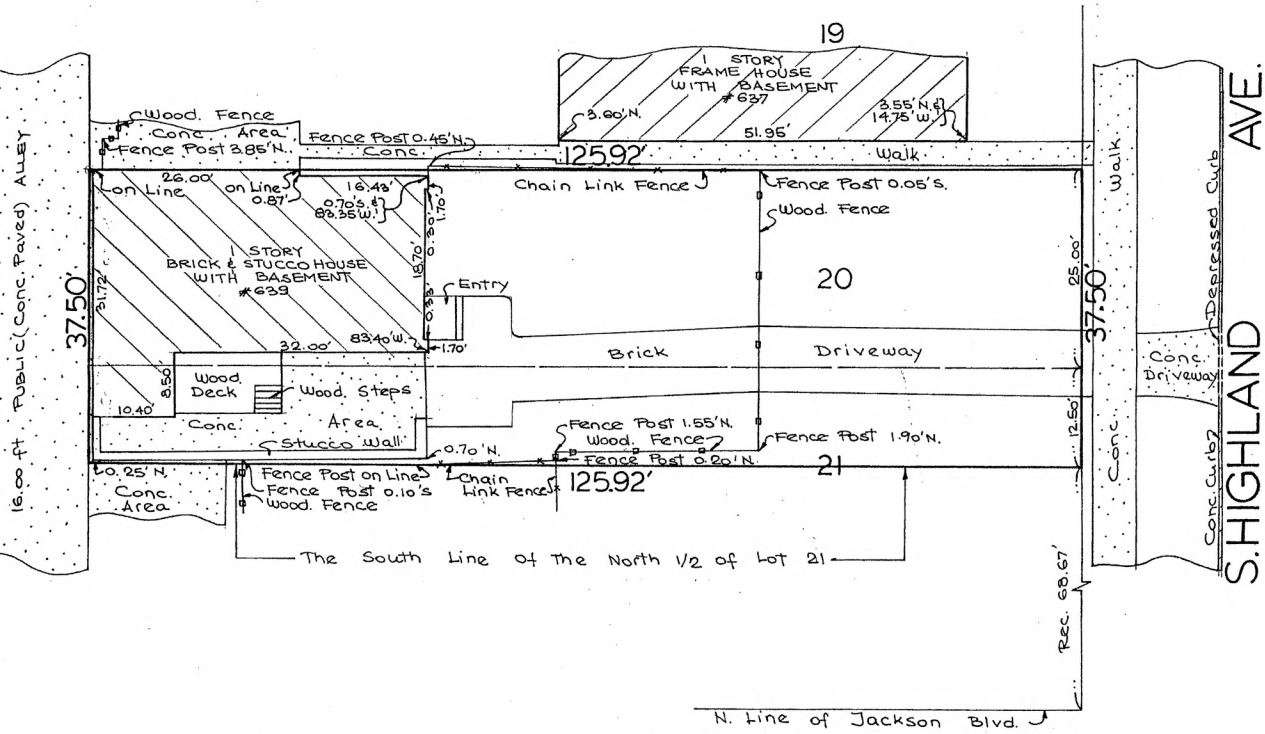
PLAT OF SURVEY

OF



LOT 20 AND THE NORTH 1/2 OF LOT 21 IN BLOCK 2 IN HARNSTROM'S ADDITION TO OAK PARK, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 639 SOUTH HIGHLAND AVENUE, OAK PARK, ILLINOIS.



CHECK (X) IN BOX MEANS THAT SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

Order No. 01-56132

Scale: 1 inch = 16 feet.

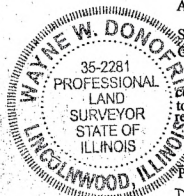
Date: July 6, 2001

Ordered by: Joseph Frank Millio
Attorney at Law

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook s.s.



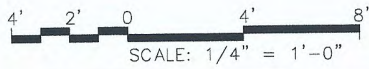
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Wayne W. Donofrio
PROF. IL. LAND SURVEYOR

DRAWN BY: J.V.

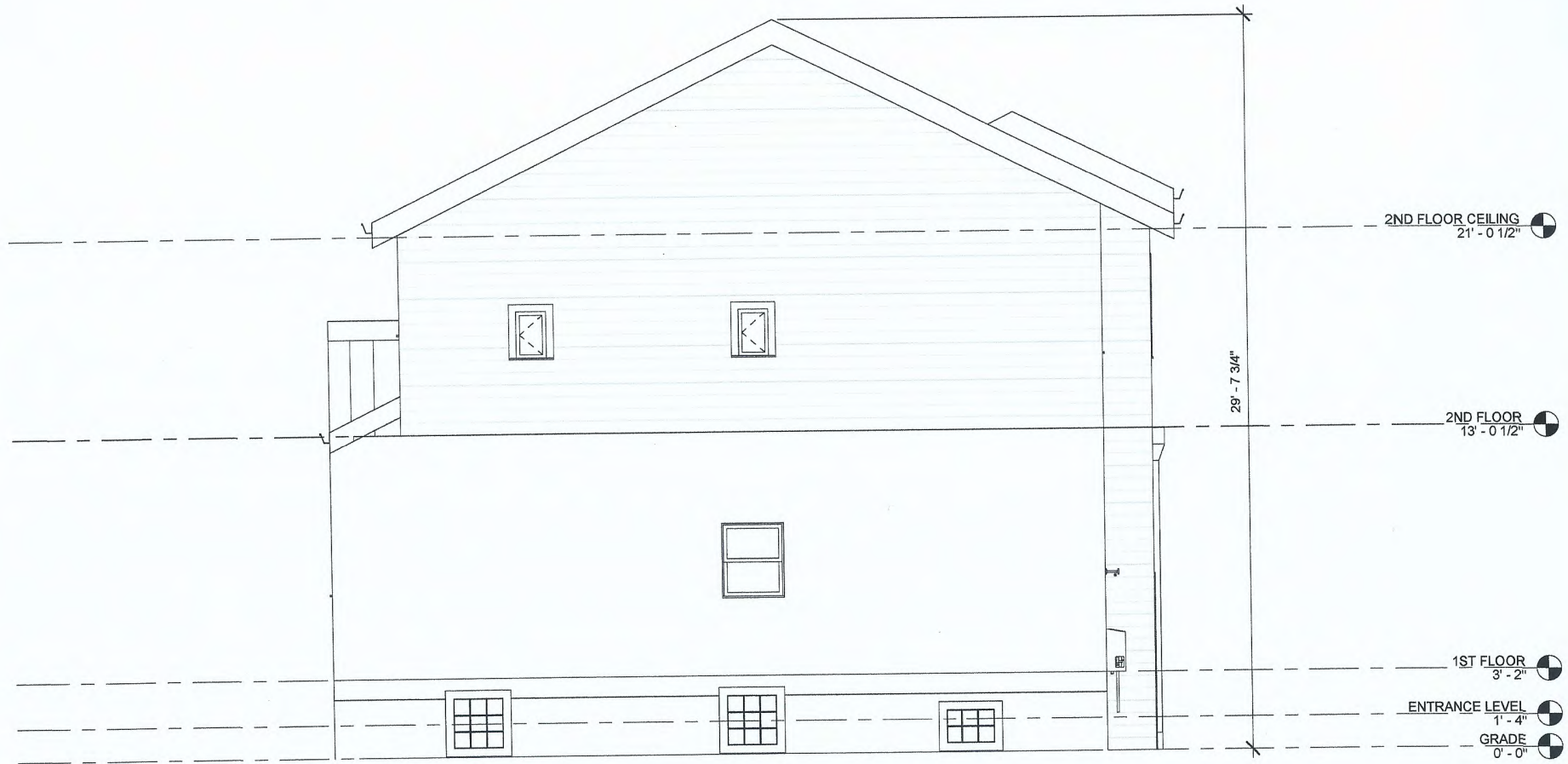


1 NORTH ELEVATION
 D5 SCALE: 1/4" = 1'-0"



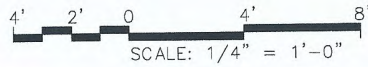
ELEVATION
 639 HIGHLAND AVE, OAK PARK, IL 60304
 D5

SENGA ARCHITECTS
 SENGARCHITECTS 160 W WASHINGTON ST #800
 WWW.SENGARCH.COM Chicago Illinois 60602
 312-255-6969 info@sengarch.com



1
D7

WEST ELEVATION
SCALE: 1/4" = 1'-0"

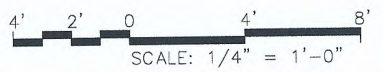


ELEVATIONS
639 HIGHLAND AVE, OAK PARK, IL 60304
D7

SENGA ARCHITECTS
SENGA ARCHITECTS
WWW.SENGAARCH.COM
180 W WASHINGTON ST #200
Chicago Illinois 60602
312.255.8869
info@sengarch.com



1 SOUTH ELEVATION
 D6 SCALE: 1/4" = 1'-0"

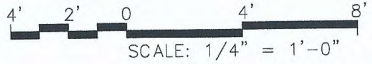


ELEVATION
 639 HIGHLAND AVE, OAK PARK, IL 60304
 D6

SENG ARCHITECTS
 SENGA ARCHITECTS 168 W WASHINGTON ST #600
 WWW.SENGAARCH.COM Chicago Illinois 60602
 312-255-6689
 info@sengarch.com



1 EAST ELEVATION
 D4 SCALE: 1/4" = 1'-0"



ELEVATIONS
639 HIGHLAND AVE, OAK PARK, IL 60304
D4

SENG ARCHITECTS
 SENG ARCHITECTS
 WWW.SENGARCH.COM
 160 W WASHINGTON ST. #203
 Chicago Illinois 60602
 312.235.0889
 info@sengarch.com

