



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): John & Michelle Silvey

Address/Location of Property in Question: 1115 HIGHLAND AVE

Property Identification Number(s)(PIN): 16-17-317-024-0000

Name of Property Owner(s): John and Michelle Silvey

Address of Property Owner(s): 1115 HIGHLAND AVE, OAK PARK, IL 60304

E-Mail of Property Owner(s): johnmysilvey@gmail.com Phone: 312-961-0018

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: To expand garage footprint to increase space for family necessity

Size of Parcel (from Plat of Survey): 126 x 31 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-4</u>	<u>housing</u>
To the South:	<u>R-4</u>	<u>housing</u>
To the East:	<u>R-4</u>	<u>housing</u>
To the West:	<u>R-4</u>	<u>housing</u>

Is the property in question currently in violation of the Zoning Ordinance? ___ Yes No
If Yes, how? _____

Is the property in question currently subject to any zoning relief? ___ Yes No
If Yes, how? _____
If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ___ Yes No
If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?
Article: VARIATION STANDARDS Section: 14.3
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;
The garage will be similar in make and size to many in our neighborhood. We'd appreciate the extra space for 2 cars, an electric car and bicycles and family outdoor sports equipment.

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.

John L. Silvey / Michelle Silvey
(Printed Name) Applicant

John L Silvey 04/05/2022
(Signature) Applicant Date

John Silvey / Michelle Silvey
(Printed Name) Owner

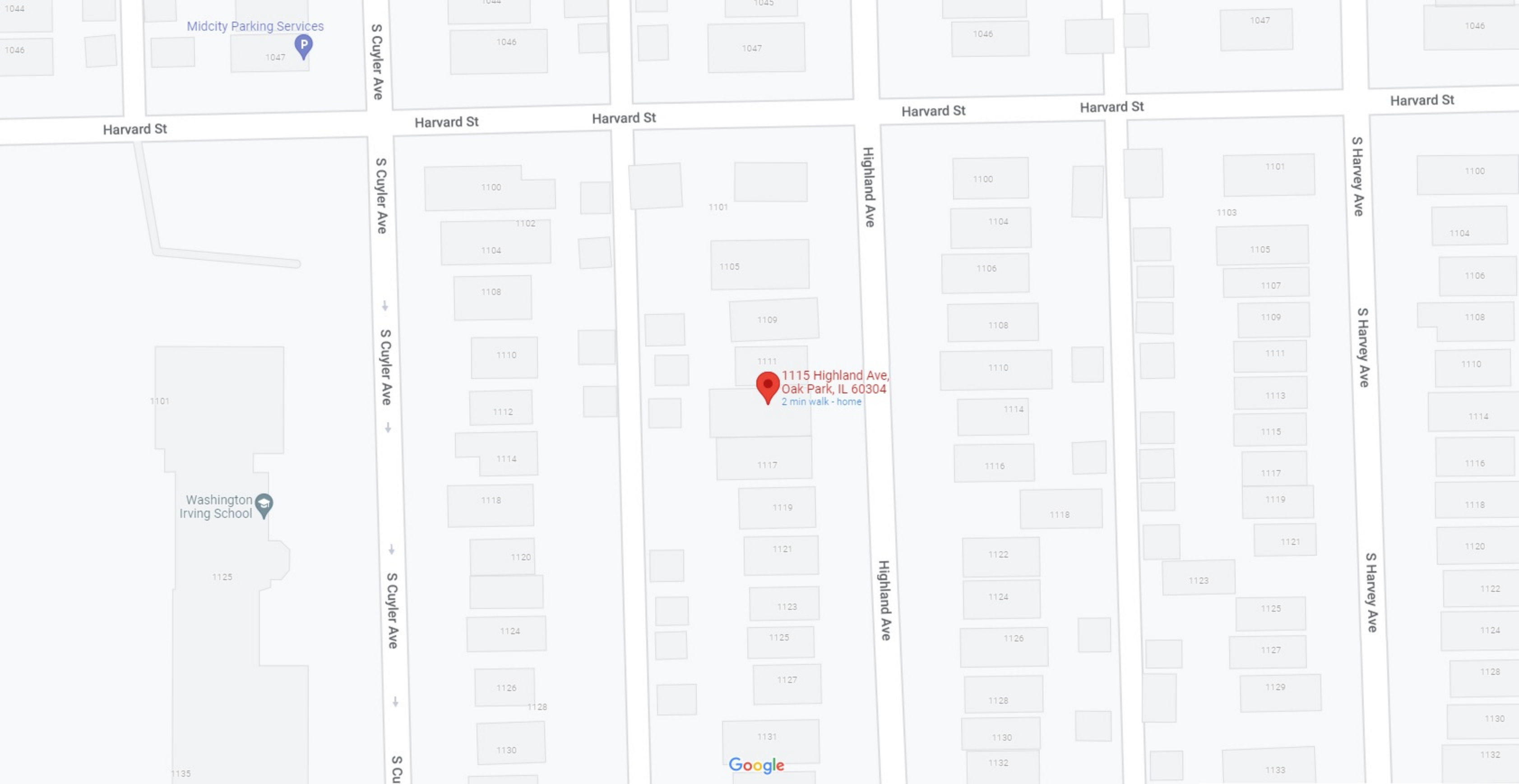
Michelle E Silvey 04/05/2022
(Signature) Owner Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

5th DAY OF April, 2022

Rosa Marie Weido
(Notary Public)



Midcity Parking Services



1047

S Cuyler Ave

1046

1047

1046

1047

1046

Harvard St

Harvard St

Harvard St

Harvard St

Harvard St

Harvard St

S Cuyler Ave



S Cuyler Ave



S Cuyler Ave



S Cuyler Ave

1100

1102

1104

1108

1110

1112

1114

1118

1120

1124

1126

1128

1130

1101

1105

1109

1111

1117

1119

1121

1123

1125

1127

1131

Highland Ave

Highland Ave

1100

1104

1106

1108

1110

1114

1116

1118

1122

1124

1126

1128

1130

1132

1101

1103

1105

1107

1109

1111

1113

1115

1117

1119

1121

1123

1125

1127

1129

1133

S Harvey Ave

S Harvey Ave

S Harvey Ave

1100

1104

1106

1108

1110

1114

1116

1118

1120

1122

1124

1128

1130

1132

Washington Irving School



1101

1125

1135



1115 Highland Ave,
Oak Park, IL 60304
2 min walk - home

Application for Zoning Variance

August 27th, 2022

Village of Oak Park Zoning Board
123 Madison St
Oak Park, IL 60302

Dear Village of Oak Park Zoning Board,

We are writing to request a zoning variance associated with the replacement of the existing detached garage on our lot. The existing garage measures 20' by 20' with the garage access to the alley between Highland Ave and Cuyler Ave. The existing lot is between Harvard and Fillmore on the West side of Highland Ave. We are not sure when the garage was built but, it most likely is the original structure to the property. The garage has little room from side to side and from front to back and can barely fit two cars. The condition of our garage is poor with considerable concrete damage. The South-facing wall has a considerable lean and is compromising the structural integrity of the entire garage. Often during the winter the service door is unable to fully close. The garage across the alley West of ours is flush with the alley limiting our ability to safely maneuver the alley way – a wider garage would be safer. We also have a young family and would like to keep our bicycles and other recreational equipment safely inside our garage with proper access which is not currently possible. Our neighbors have been notified of our intended proposals, are supportive in improving our property and in agreement with our intentions.

Kindest Regards,

Michelle and John Silvey
1115 Highland Ave
Oak Park, IL
60304

Response to Approval Standards Section 14.3

1. A. The strict application of terms of this Ordinance will result in hardship unless the specified relief requested is granted.

Personal safety. We believe a deeper garage would provide better safety, navigating the alley, allowing us to park more safely and for our children to have better access to recreational equipment within the garage. The average car is six feet, which should also have a safe door opening width on both sides of three feet with a total of at least 21 feet to safely park and operate two vehicles.

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.

We do not have enough physical space to meet the zoning requirement. The home was constructed prior to any greenspace restrictions or considerations for the homeowner. In order to increase greenspace utilization – we have planted a large vegetable garden and use living green foliage as groundcover throughout our property, we also responsibly utilize water reclamation by collecting rainwater for garden irrigation.

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.

We do not have enough physical space to meet current zoning requirements. We believe the slightly larger footprint that we propose will ensure us and our neighbors with better physical safety, particularly maneuvering vehicles in our alley. A safer and more improved function with the ability to park two cars and entering and existing with standard spacing. We also believe it will ensure our children with safer access to bicycles.









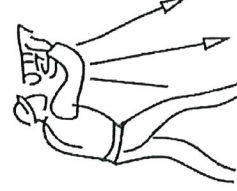




SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

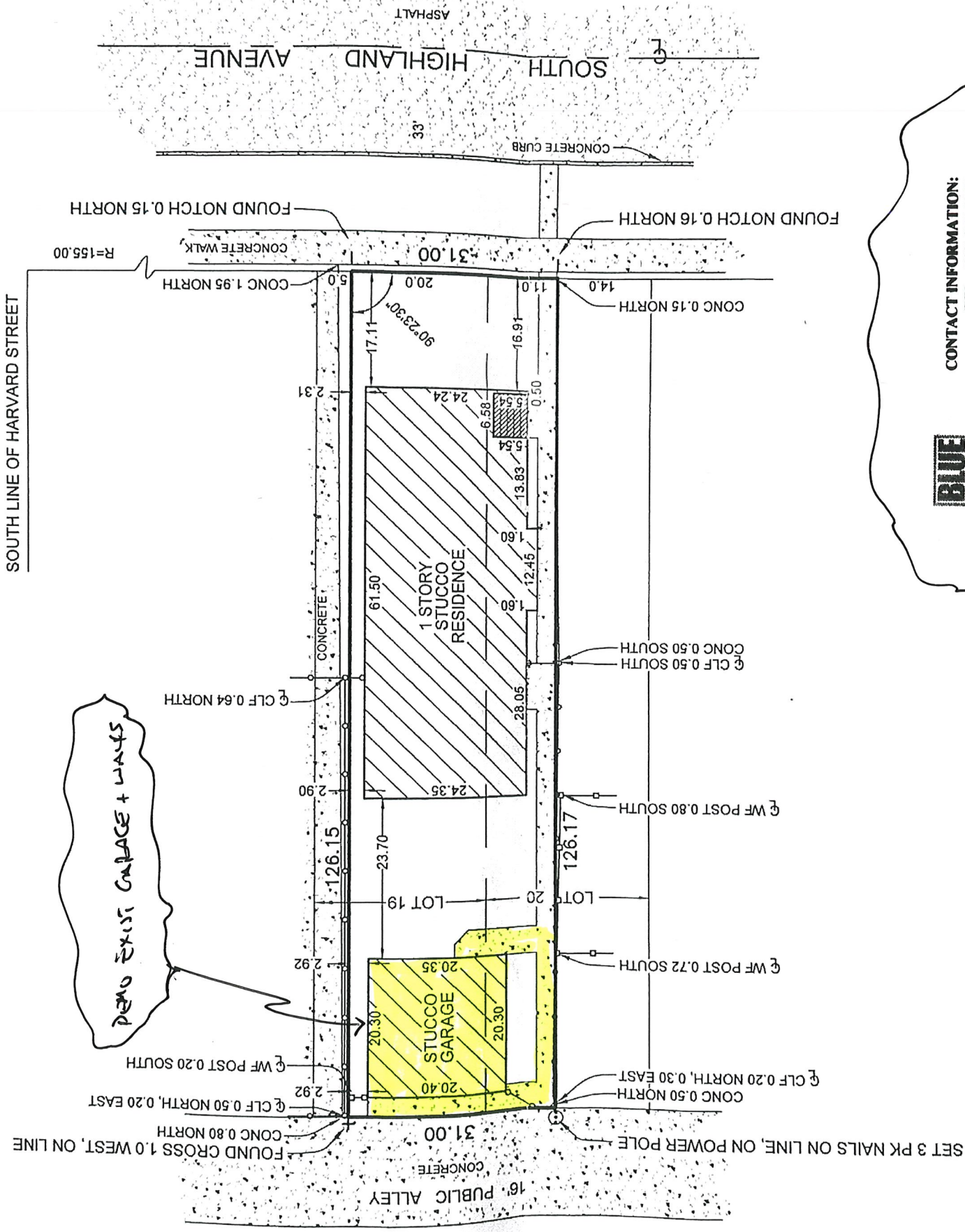
909 EAST 31ST STREET
 LA GRANGE PARK, ILLINOIS 60526
 SCHOMIG-SURVEY@SBCGLOBAL.NET
 WWW.LAND-SURVEY-NOW.COM
 PHONE: 708-352-1452
 FAX: 708-352-1454



LOT 19 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 11 FEET OF LOT 20 IN BLOCK 2 IN PAUL SCHULTE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1115 SOUTH HIGHLAND AVENUE, OAK PARK.

**EXISTING
 SITE PLAN**



CONTACT INFORMATION:
 TEL: (630) 852-8485
 FAX: (630) 852-0350
 424 OGDEN AVE
 DOWNERS GROVE, IL 60515
 CUSTOMER SERVICE@BLUESKYBUILDERS.COM

D. K. Schomig
 3-16-2022

THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY, UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: OCTOBER 1ST, 2015.

BUILDING LOCATED: OCTOBER 1ST, 2015.

ORDERED BY: WEICHER LAW OFFICE

PLAT NUMBER: 152110 SCALE: 1" = 20'

LEGEND

- M. = MEASURED DIMENSION
- R. = RECORDED DIMENSION
- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- ☉ = CENTER LINE
- = CHAIN LINK FENCE
- = WOOD FENCE
- ▨ = WOOD STEPS

LOT AREA: 3,911 SQUARE FEET.

STATE OF ILLINOIS)
 COUNTY OF COOK) ss.

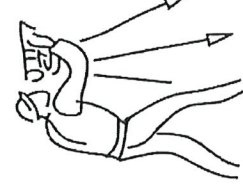
WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: *D. K. Schomig*
 PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446
 LICENSE EXPIRATION 11-30-2016





• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

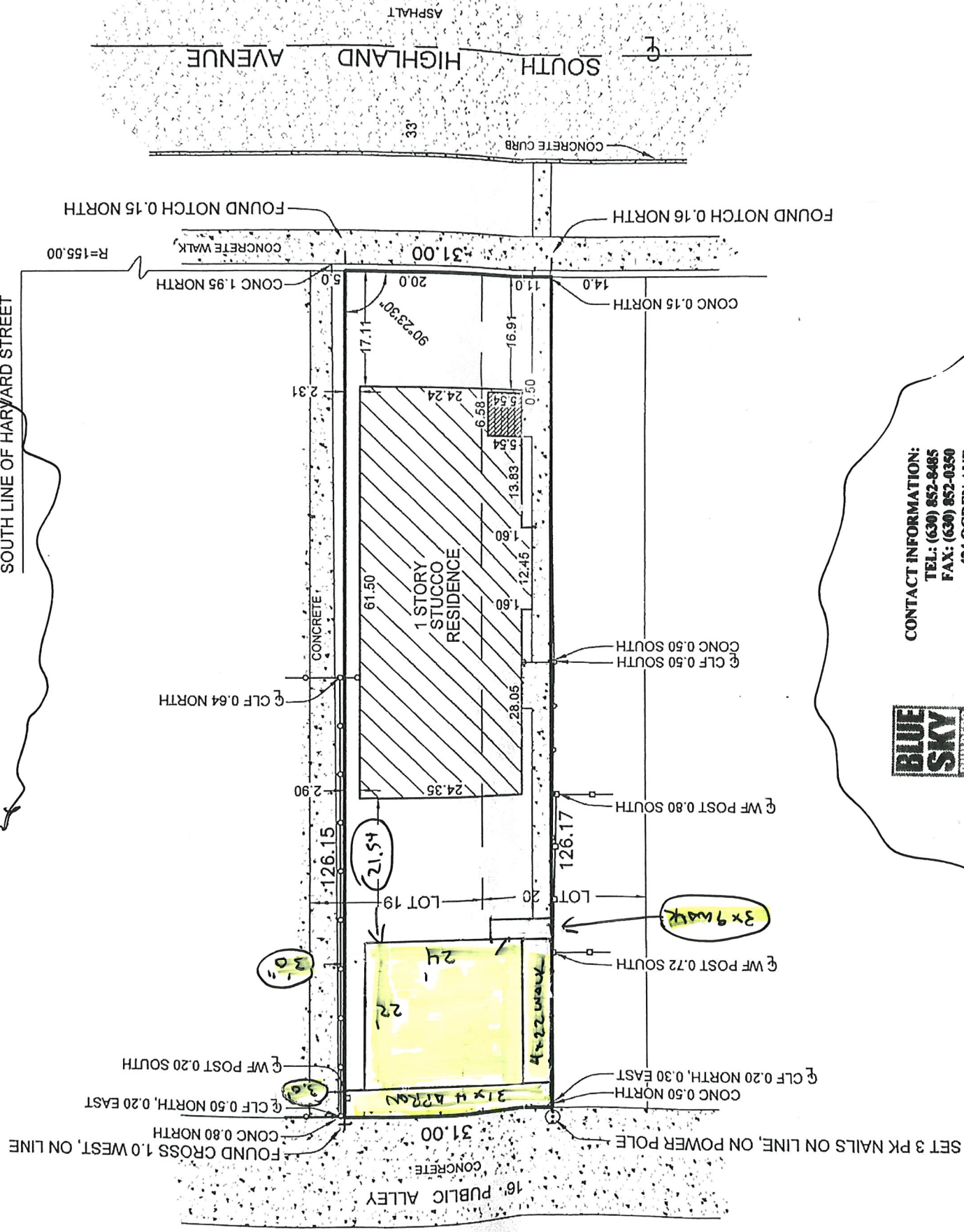
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COMMON ADDRESS: 1115 SOUTH HIGHLAND AVENUE, OAK PARK.

**PROPOSED
SITE PLAN**
24' x 22' GARAGE + WALKS
SOUTH LINE OF HARVARD STREET



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FAX: (630) 852-0350
424 OGDEN AVE
DOWNERS GROVE, IL 60515
CUSTOMER SERVICE@BLUESKYBUILDERS.COM

D. K. Schomig 3-16-2015

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SURVEY DATE: OCTOBER 1ST, 2015.

BUILDING LOCATED: OCTOBER 1ST, 2015.

ORDERED BY: WEICHER LAW OFFICE

PLAT NUMBER: 152110

SCALE: 1" = 20'

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STATE OF ILLINOIS)
COUNTY OF COOK) ss.

LOT AREA: 3,911 SQUARE FEET.

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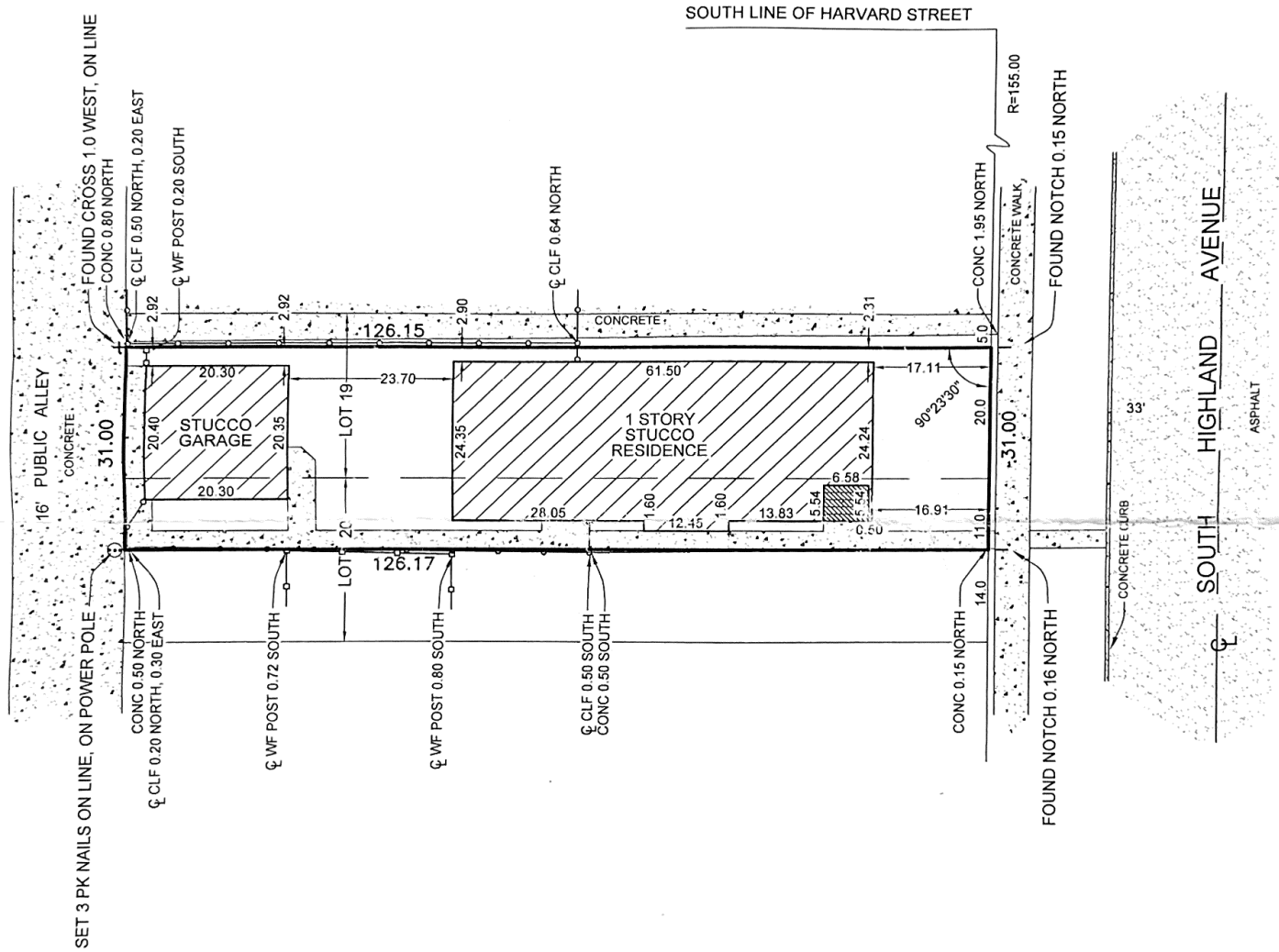
BY: *Russell W. Schomig*
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446



LICENSE EXPIRATION
11-30-2016

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