



# 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: 2100 Iowa St. Oak Park, IL 60302

Property Identification Number(s)(PIN): 16-05-316-012-0000

Name of Property Owner(s): Brynn Medlar, Barb Kiefer, Jeremy Medlar (deceased)

Address of Property Owner(s): 2100 Iowa St, Oak Park IL 60302

E-Mail of Property Owner(s): b@brynn-creative.com Phone: (512) 573-6334

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): Barb Kiefer / Brynn Medlar

Applicant's Address: 2100 Iowa St. Oak Park, IL 60302

Applicant's Contact Information: Phone (512) 573-6334 E-Mail b@brynn-creative

~~Brynn Barb~~ Other (630) 417-8085

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: There is currently no space on my property to build a garage or park overnight on street legally. I propose that you allow me to build a permeable parking pad with space for 1 car near the front left of property (see rendering attached with measurements). Thank you!

Size of Parcel (from Plat of Survey): 35' x 125' total 4,375 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-3-50</u>	<u>Single family</u>
To the South:	<u>R-3-50</u>	<u>Single family</u>
To the East:	<u>R-3-50</u>	<u>Single family</u>
To the West:	<u>R-3-50</u>	<u>Single family</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?

- 1) 9.3(A)(5)(b)  
Article: ~~9.3(A)(5)(b)~~ Section: ~~9.3(A)(5)(b)~~
- Article: ~~9.3(A)(5)(b)~~ Section: ~~9.3(A)(5)(b)~~
- 2) Article: Section 9.4 (Table 9-1) 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;

Granting this request would allow ~~over~~ me fair parking on my property and my car would no longer be on the street every night, potentially blocking the flow of traffic or City of Oak Park service vehicles.

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.

Brynn Medlar

(Printed Name) Applicant

Brynn medlar

(Signature) Applicant

5-6-22

Date

Brynn Medlar

(Printed Name) Owner

Brynn medlar

(Signature) Owner

5-6-22

Date

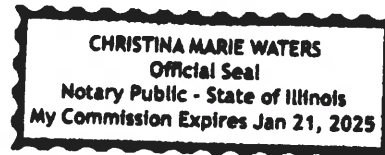
**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

6<sup>th</sup> DAY OF May, 2022

Christina Marie Waters

(Notary Public)

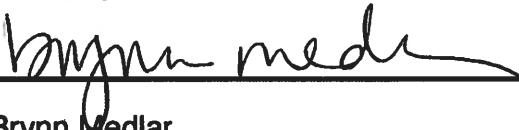


**Project Summary – 260 Iowa St Parking Pad Variance Request**

I, Brynn Medlar, owner of 260 Iowa St in Oak Park, respectfully request to request a variance to build a permeable parking pad to the front side of my home. Because of the unique layout of my property and the way my lot is situated with my neighbors, I have no alley in back of my home or space to build a garage. In fact, there is no alley for any of the homes on my block – between 600 and 700 North Cuyler and between 600 and 700 North Harvey. . A variance would allow my home to be consistent with the other homes on my block and in the area which have driveways leading to the fronts and sides of the houses. There is ample space to build a parking pad for 1 vehicle at the front of my property.

Thank you very much for your consideration of allowing me a place to park.

Sincerely,



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Brynn Medlar

Owner, 260 Iowa St

512-573-6334

b@brynn-creative.com

## **RESPONSE TO VILLAGE OF OAK PARK VARIATION STANDARDS TO BE MET**

260 IOWA ST, OAK PARK IL 60302

### Approval Standards

1. The Zoning Board of Appeals decision must make findings to support each of the following:

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

**I currently have no place to park on my property legally overnight. There is no room on the lot for a garage and was not room for one when the home was built 100+ years ago. There is also no alley way in the back of my property as we are on an oddly situated piece of land. My backyard backs to the side of by back neighbor's property. There is no space to access a garage since my back yard is in-between 2 other properties with no public access to street. The only solution is to build a parking pad at the front left of property. According to Realtor Lisa Grimes with Coldwell Banker United Realty, the lack of parking impacts my home value by at least \$50,000. A variance is necessary to allow a reasonable financial return on the property.**

**I believe that every Oak Park Citizen and Homeowner deserves fair access to parking. Two homes on the 600 block of Cuyler were recently allowed to put in parking pads near the front of their homes near the street – 605 N Cuyler and 607 N Cuyler and I would like to also have permission to do so.**

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.

**There is no zoned parking lot or place to rent a parking spot within walking distance to the property. There is also no alley way or public access to the back of the property.**

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.

**This home was built 100+ years ago and still has same parking limitations today.**

2. The Zoning Board of Appeals, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

a. The granting of the variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

**This granting of the variation would be more safe for the neighborhood as my car would not be blocking traffic, blocking the view of a dangerous intersection at Iowa & Cuyler, or service vehicles attempting to plow or clean the street overnight.**

b. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

**No, it is just a parking pad ☺ that would help alleviate congestion in the street.**

c. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.

**The Zoning Ordinance recognized that at times unique properties can be unintentionally burdened by regulations necessary for the benefit of the entire community. The zoning Ordinance provides for the flexibility by allowing the granting of a variance for situations that have unusual and unique hardships. That's the case with my home – it is uniquely situated without a driveway or alley access and is a perfect example of what a zoning ordinance variance was created for!**

Thank you for your consideration of this parking variance.

Sincerely,



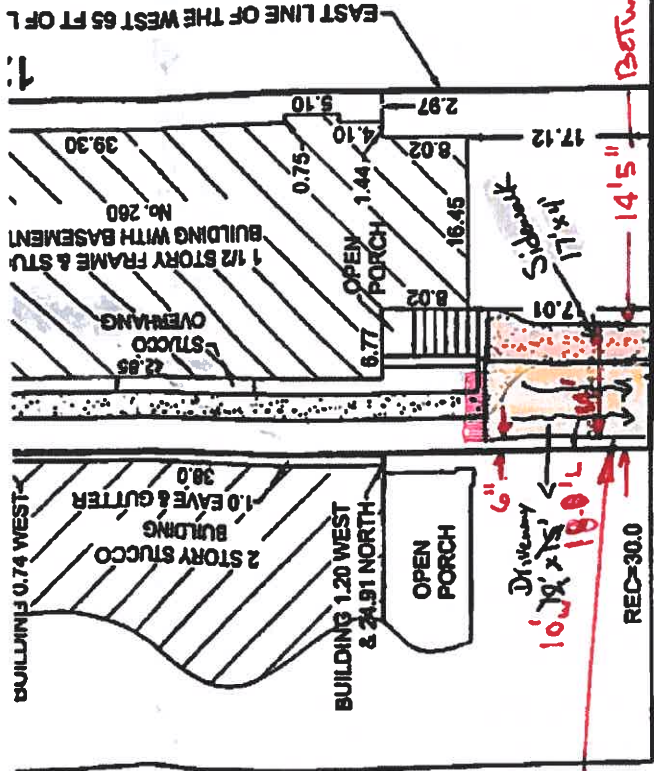
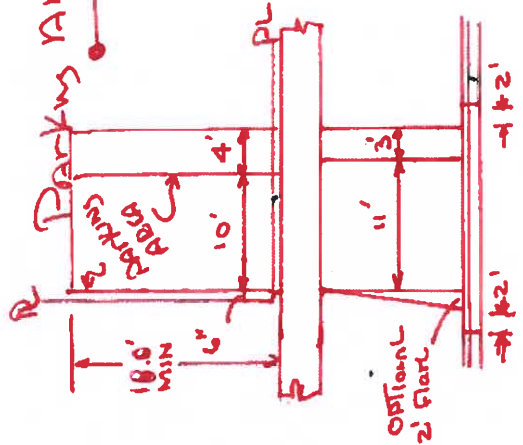
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Brynn Medlar

Owner, 260 Iowa St

512-573-6334

b@brynn-creative.com



Storm water  
Will flow to Street

Tree Protection fencing (see Detail)

Depress curb  
2' PAST APRON ON WEST SIDE  
2' PAST WALK ON EAST SIDE

IOWA STREET

- Combination curb and gutter Detail
- Driveway - Apron Replacement Detail
- Tree Preservation Detail
- Parkway Restoration Detail

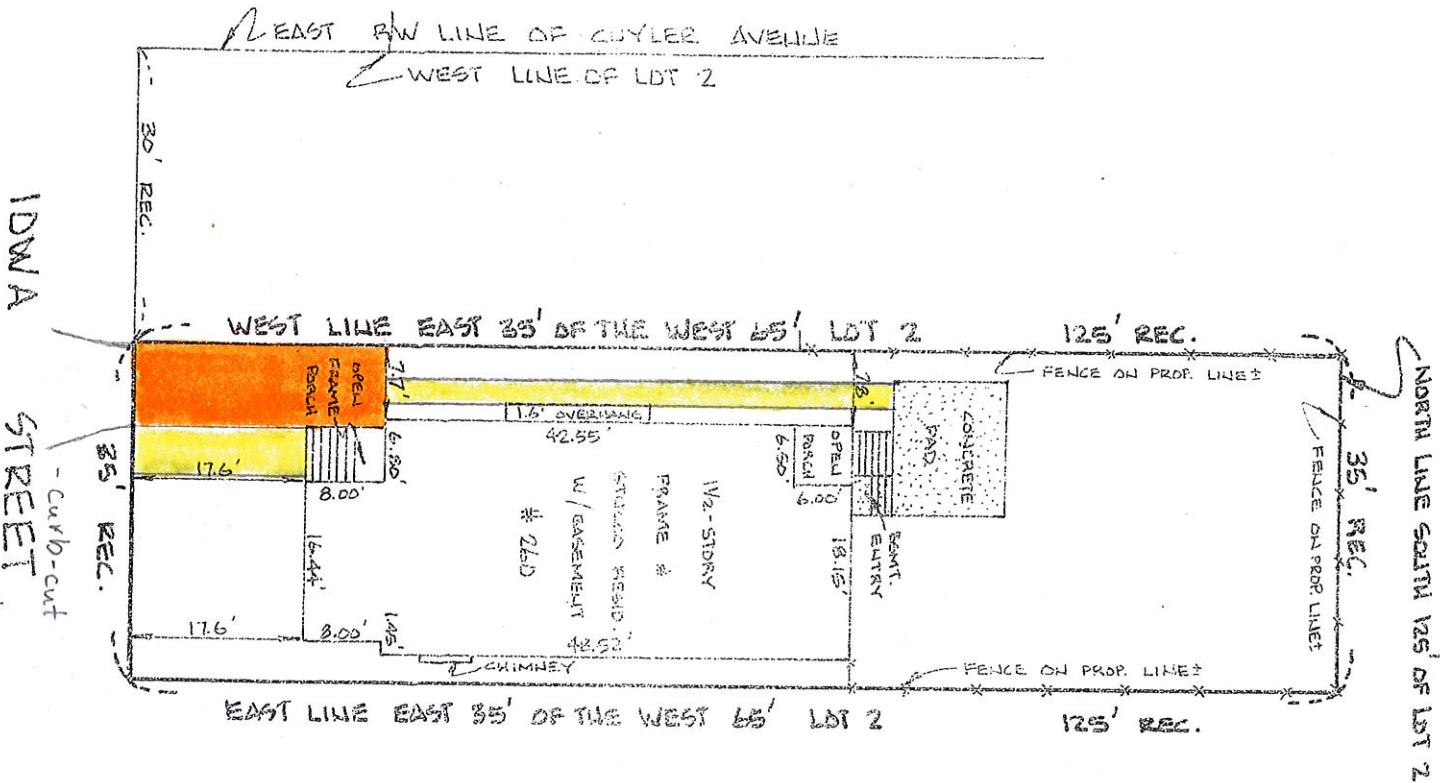
REVISED JULY 22, 2016

260 IOWA ST  
NEW DRIVEWAY/PARKING  
Review comments  
SKASPER 6/22/2020


# PLAT OF MORTGAGE INSPECTION

THE EAST 35 FEET OF THE WEST 65 FEET OF THE SOUTH 125 FEET OF LOT 2 IN BLOCK 5 IN JOHN JOHNSTON, JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 260 IOWA, OAK PARK, ILLINOIS



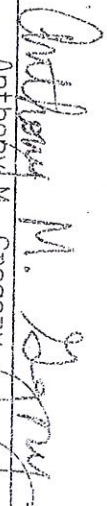
- Sidewalk  
 - Driveway

  
 NORTH  
 SCALE: 1"=20'  
 SEPTEMBER 25, 1986

Prepared for:  
Sorafka Real Estate  
Oak Park, Illinois

Prepared by:  
Anthony M. Gregory  
Registered Land Surveyor  
Hobart, Indiana  
(219) 942-6320

I, Anthony M. Gregory, a Registered Land Surveyor, hereby certify that I have performed a mortgage inspection on the subject real estate and, to the best of my knowledge, have shown all improvements correctly on the plat hereon drawn. This plat conforms to the current applicable state standards.

  
 Anthony M. Gregory  
 Indiana RLS No. ENL8600050  
 Illinois RLS No. 35-2613

NOTE: This plat is based on limited accuracy data and therefore no data herein should be used for construction or establishing boundary or fence lines. This plat has been prepared for mortgage purposes only.

