



# 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: 600 CLARENCE AVE.

Property Identification Number(s)(PIN): 16-18-211-001-0000

Name of Property Owner(s): MICHAEL + MOLLY MONACO

Address of Property Owner(s): 600 CLARENCE AVE.

E-Mail of Property Owner(s): MOLLY.KRUGMAN@GMAIL.COM Phone: 708-212-6820 MIKE  
847-899-8864 MOLLY

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): \_\_\_\_\_

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: REPLACE EXISTING CORNER LOT DETACHED 20x20 GARAGE WITH LARGER 23' x 24' GARAGE.

Size of Parcel (from Plat of Survey):  $49.35' \times 125.6' = 6198.36$  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?  Yes  No

If Yes, how? EXISTING GARAGE IS LESS THAN 8' FROM NORTH LOT LINE AND IS ACCESSED BY CORNER DRIVE FROM ADAMS ST.

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: 9.3 (N)(2)(b) Section: \_\_\_\_\_

Article: 9.3 (N)(2)(c) Section: \_\_\_\_\_

Article: 9.3 (A)(5)(b) 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;

IN ORDER TO COMPLY WITH AN 8' SETBACK AND HAVE ALLEY ACCESS, A NEW GARAGE WOULD NOT BE FUNCTIONAL DUE TO UTILITY POLE OBSTRUCTION. SIMILAR REQUESTS HAVE BEEN RECENTLY APPROVED ON CORNER LOTS. ADDITIONALLY, THE 8' SETBACK WOULD REQUIRE REMOVAL OF A TREE @ SOUTHWEST OF EXISTING GARAGE

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.

Molly Monaco  
(Printed Name) Applicant

Molly Monaco  
(Signature) Applicant

7/17/23  
Date

Michael D. Monaco  
(Printed Name) Owner

Michael D. Monaco  
(Signature) Owner

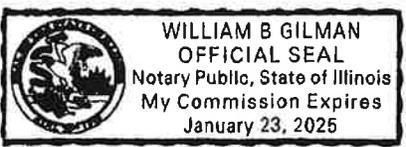
7/17/2023  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS  
17 DAY OF July, 2023

[Handwritten Signature]

(Notary Public)



## RESPONSE TO APPROVAL STANDARDS

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. Please note that all three standards must be met in order for the ZBA to grant any variance;

- ① • The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.
- 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.
- 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.

① - A NEW GARAGE FACING ALLEY WILL NOT BE FUNCTIONAL DUE TO UTILITY POLE OBSTRUCTION AND 8' SETBACK FROM NORTH LOT LINE. ALSO, AN 8' SETBACK WILL REQUIRE A TREE TO BE REMOVED.

② - THE UTILITY POLE IS A HARDSHIP.

③ - THE UTILITY POLE IS PRE-EXISTING AND NOT CREATED BY THE OWNER(S).

# PLAT OF SURVEY

OF

LOTS 47 AND 48 IN BLOCK 4, IN MERCHANT'S MADISON STREET ADDITION, IN THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ( EXCEPT THE NORTH 8.9775 CHAINS ), IN COOK COUNTY, ILLINOIS.

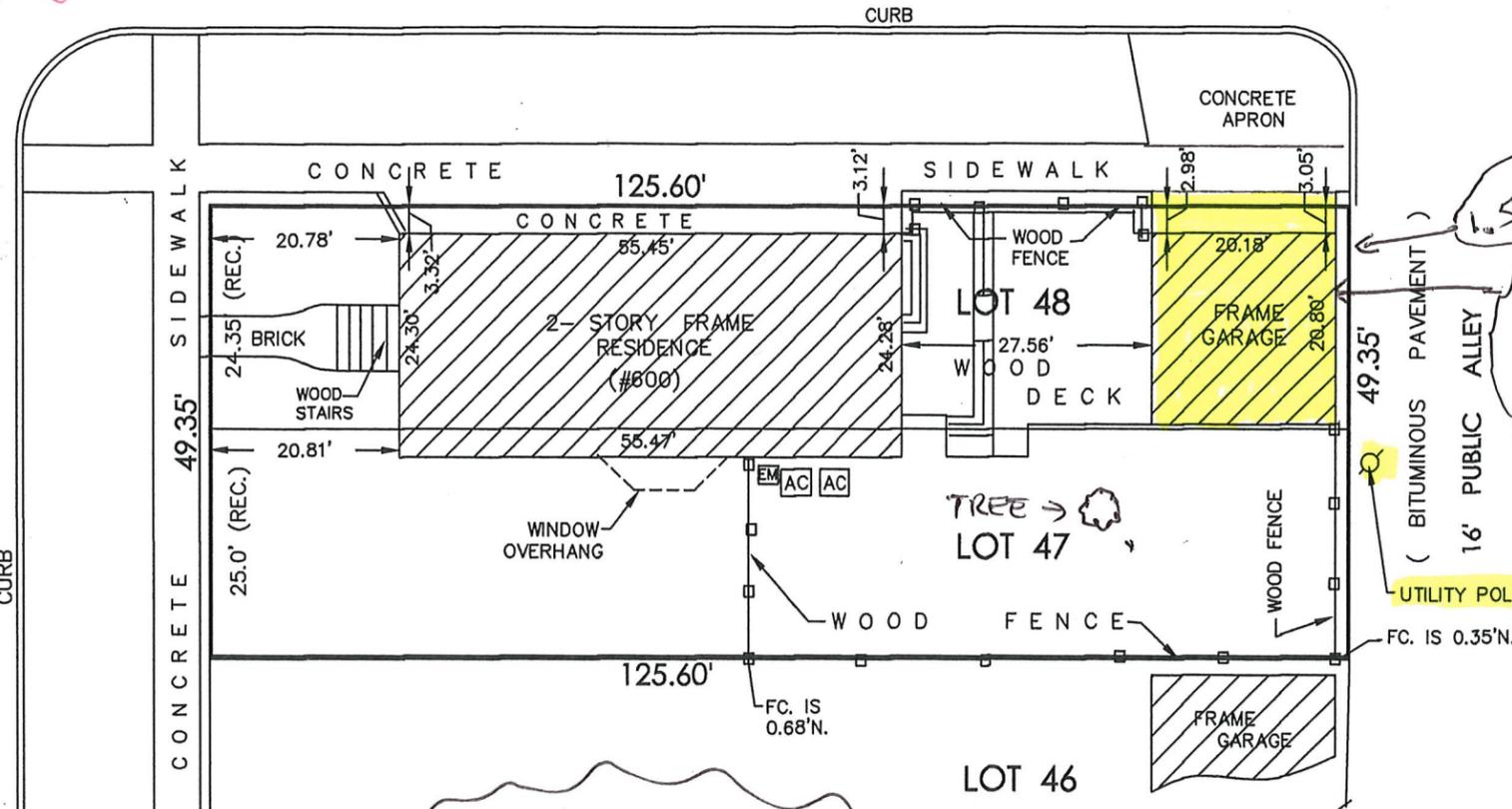


**EXISTING SITE PLAN**  
+ DEMO PLAN

SCALE: 1" = 20.0'

**ADAMS STREET**  
( 66.0' R.O.W. )

**CLARENCE AVE.**  
( 66.0' R.O.W. )



## LEGEND

- FRS = FOUND RAILROAD SPIKE
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FIB = FOUND IRON BAR
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- = UTILITY PEDESTAL
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- ⊙ = STORM INLET
- = UTILITY POLE
- ⊙ = ANCHOR (GUY WIRE)
- ⊙ = LIGHTPOLE
- ⊙ = TRAFFIC SIGNAL POLE
- ⊙ = SIGN
- ⊙ = MAILBOX

### GENERAL NOTES:

- 1.) CALL: "J.U.L.I.E." ☎ #1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION. ( CALL "D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY ☎ #312-744-7000 )
- 2.) NO UNDERGROUND UTILITIES SHOWN HEREON.
- 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
- 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
- 7.) A CURRENT TITLE POLICY WAS MADE AVAILABLE AT TIME OF SURVEY.
- 8.) LEGAL DESCRIPTION SHOWN HEREON SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT.
- 9.) DO NOT SCALE DIMENSIONS FROM THIS PLAT.

COMMON ADDRESS: # 600 CLARENCE AVENUE	
OAK PARK, ILLINOIS	
ORDER NO: R17- 300.1S	SCALE: 1" = 20"
FIELD DATE: 09/12/2017	BOOK: 51 PAGE: 32
PREPARED FOR: JONATHAN D. GROLL, LTD. 830 N. BLVD., STE. A OAK PARK, ILLINOIS 60301	



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

*D. Krecak 7-19-2023*



STATE OF ILLINOIS )  
COUNTY OF COOK ) s.s.

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

*John C. Toline* DATE: SEPTEMBER 14, 2017  
JOHN COLIN TOLINE, P.L.S. # 35-3078  
MY COMMISSION EXPIRES NOVEMBER 30, 2018  
PROFESSIONAL LAND SERVICES, L.L.C.

ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

**PROFESSIONAL LAND SERVICES, L.L.C.**  
LAND SURVEYING AND MAPPING  
7518 W. MADISON AVE., STE. 2C - FOREST PARK, IL. 60130  
PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolandsurv@sbcglobal.net  
RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL

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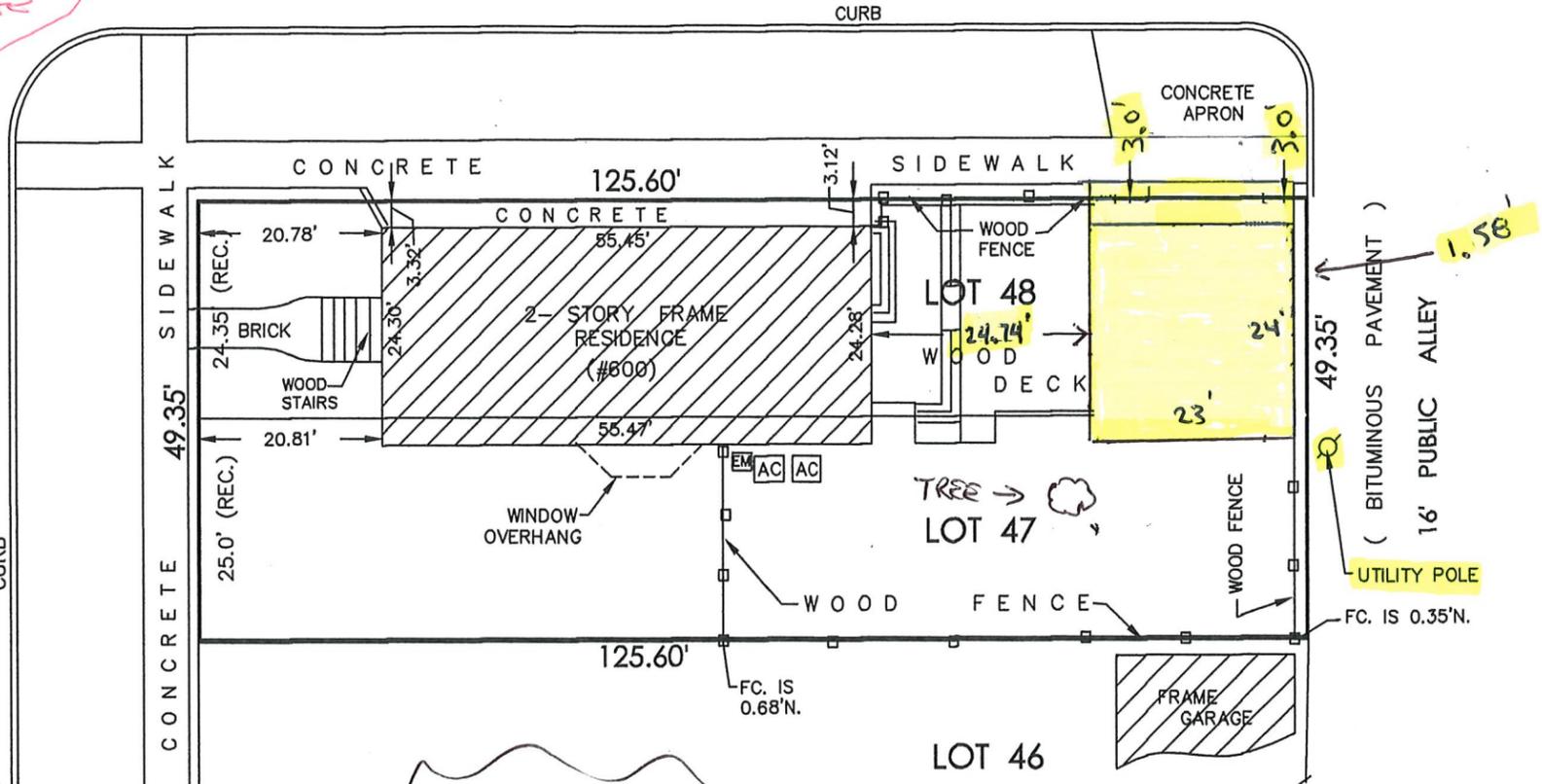


**PROPOSED  
SITE PLAN**  
23' x 24' GARAGE

SCALE: 1" = 20.1'

**ADAMS STREET**  
( 66.0' R.O.W. )

**CLARENCE AVE.**  
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*D. Keck* 7-19-2023



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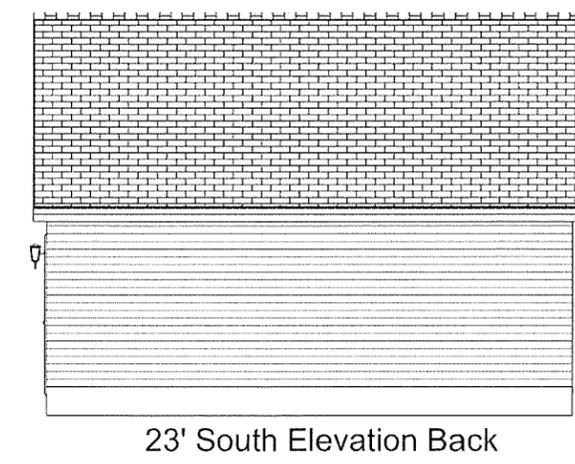
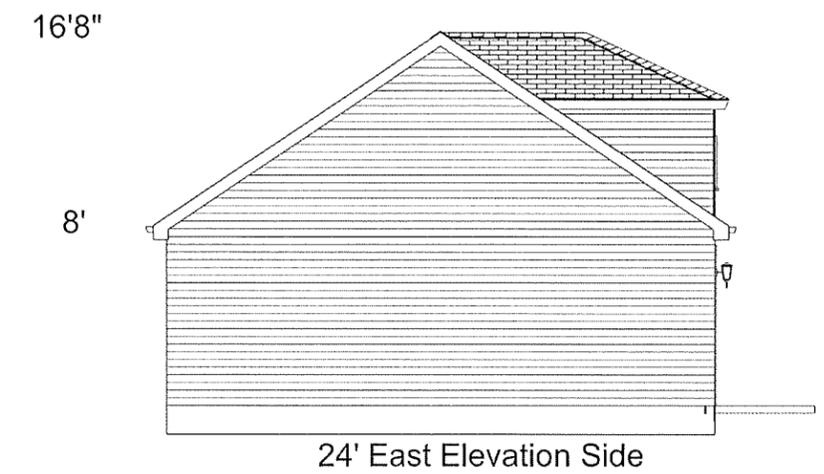
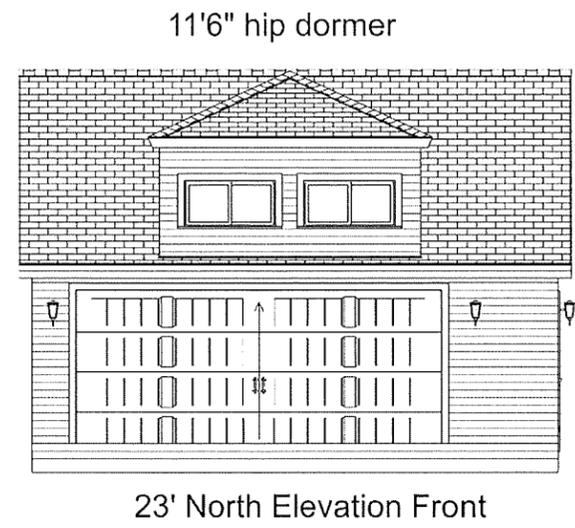
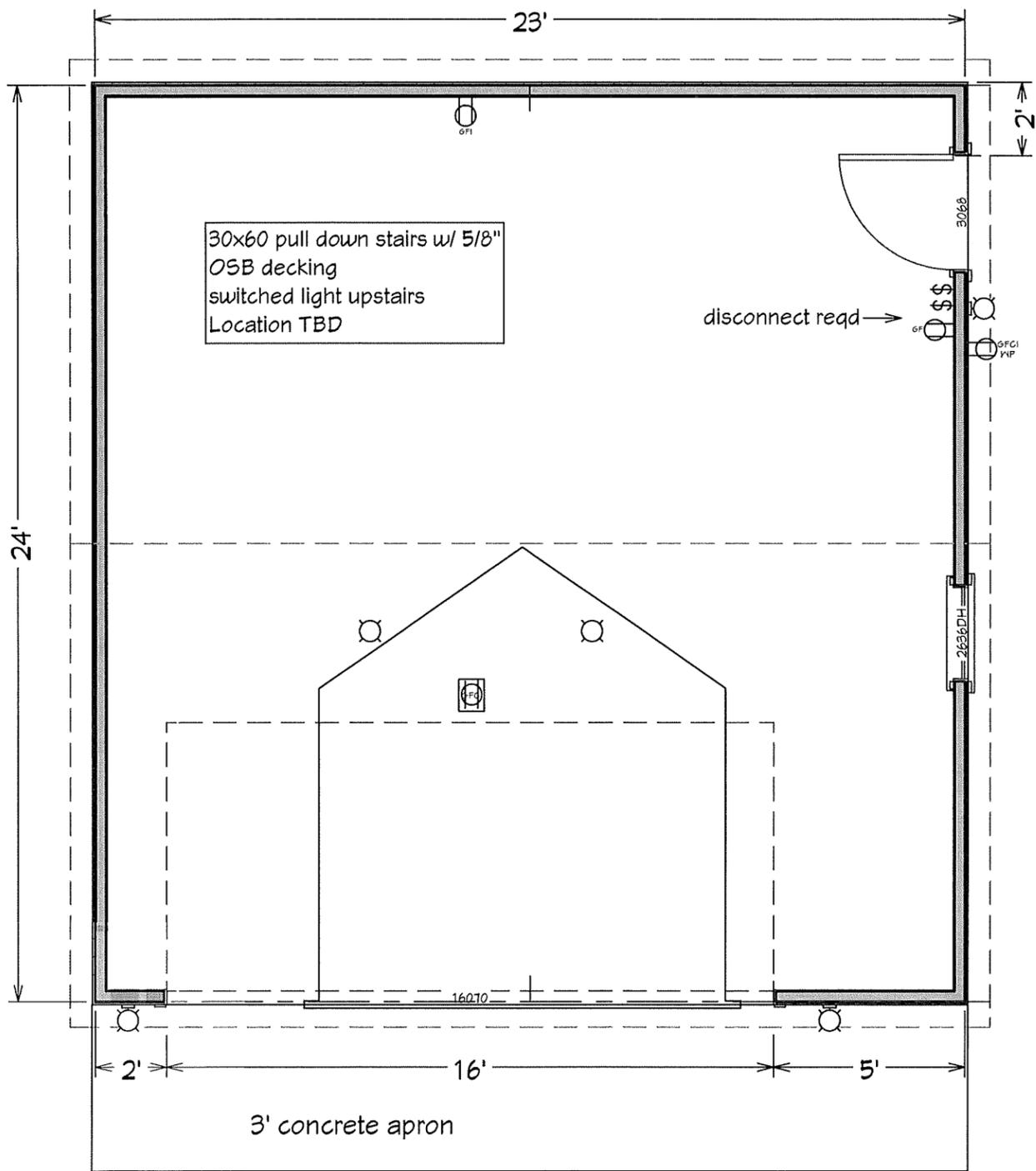
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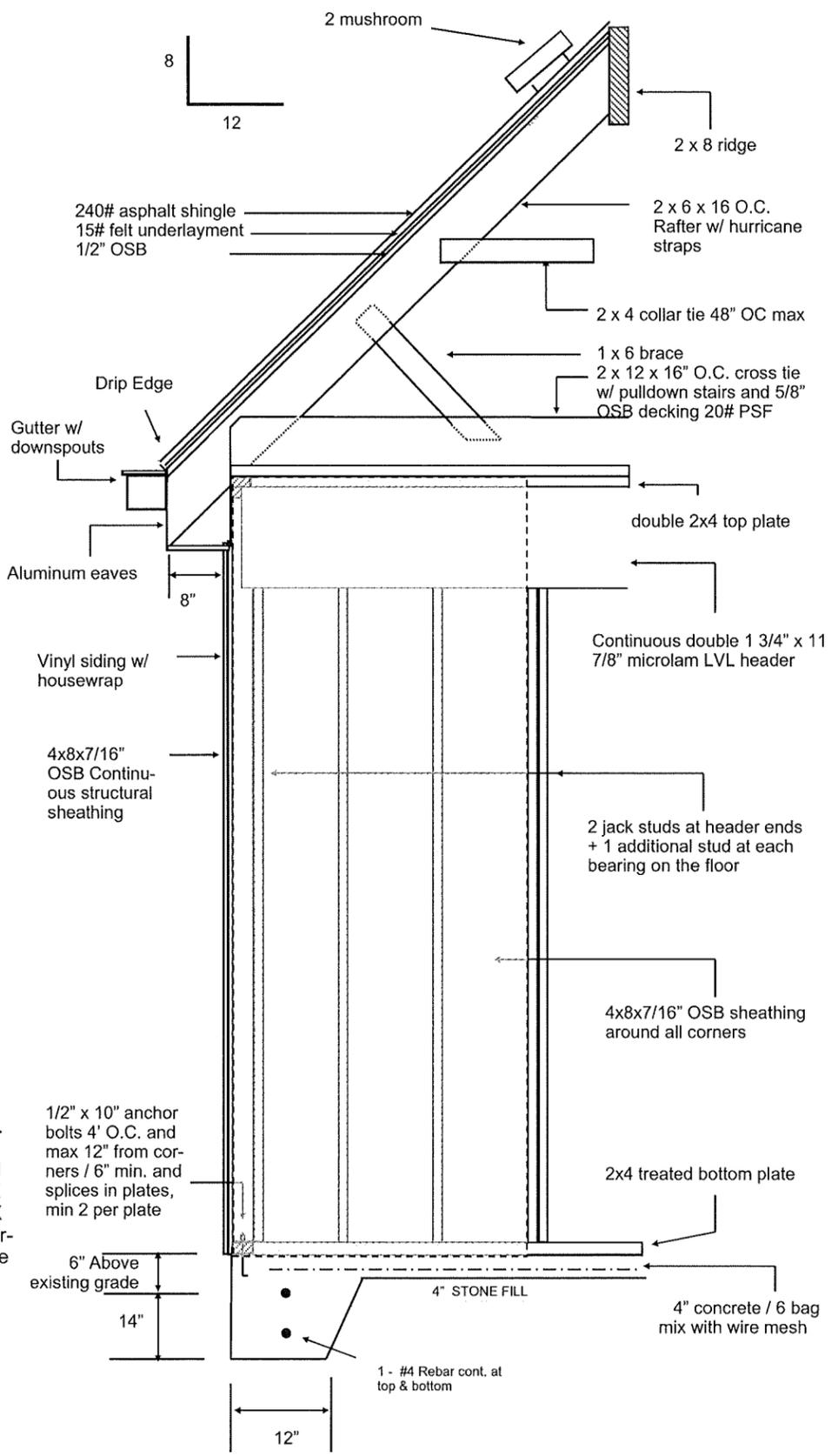
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The area above the vehicle parking spaces in a detached garage may be utilized for storage, but not living space and may not contain a kitchen, bathroom or sleeping area. Proposed attic is for storage only.



"All lumber SPF #2 or better unless otherwise noted"

- GARAGE SIZE:** 23x24
- ROOF STYLE:** Reverse Gable
- WALL SHEATHING:** 7/16" OSB
- SWAY BRACES:** 7/16" OSB
- SIDING:** Vinyl w/ housewrap
- STUDS:** 2X4X16" O.C. w/ wolmanized plates SPF #2 OR BETTER
- TOP PLATE:** DOUBLE 2X4
- BOTTOM PLATE:** TREATED 2X4
- RAFTERS:** 2X6X16" O.C. w/ hurricane straps
- RIDGE:** 2X8 SPF #2 OR BETTER
- CROSS TIES:** 2X12X16" O.C. w/ pulldown stairs and 5/8" OSB decking
- ROOFING:** 15# FELT UNDER 240# ASPHALT SHINGLE
- SHEATHING:** 4X8X1/2" OSB SPAN RATES 32/16 OR BETTER
- VENTS:** 2 Mushroom
- EAVES:** 8" aluminum
- OVERHEAD DOOR:** 16x7 steel
- SERVICE DOOR:** 36" X 80"
- WINDOWS:** vinyl
- HEADERS:** —  
O.H.D.: Cont. Double 1 3/4" x 11 7/8" MICROLAM LVL header
- SERVICE/WINDOW:** DOUBLE 2X8
- WALL HGT:** 8'
- TOTAL HGT:** 16'8"
- GUTTERS:** Yes - aluminum
- ANCHORS:** 1/2" ANCHOR BOLTS 4' O.C. AND 1' MAX / 6" MIN FROM CORNERS AND SPLICES IN PLATES - MIN 2 PER PLATE
- FLOOR:** 4" CONCRETE - 6 BAG MIX W/ #10 wire mesh & vapor barrier on 4" compacted sub-base
- APRON:** 4" CONCRETE ON 4" COMPACTED SUB-BASE
- WATER LEDGE:** RAISED CONCRETE ON 3 SIDES
- FOOTINGS:** 12x14 below grade w/ rebar 6" above grade



ADDRESS: 600 S Clarence Ave Oak Park, IL 60304

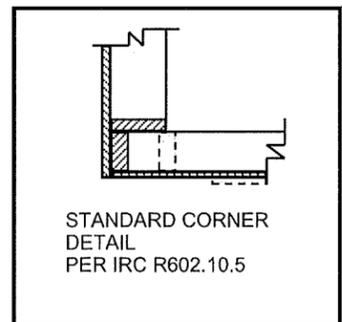
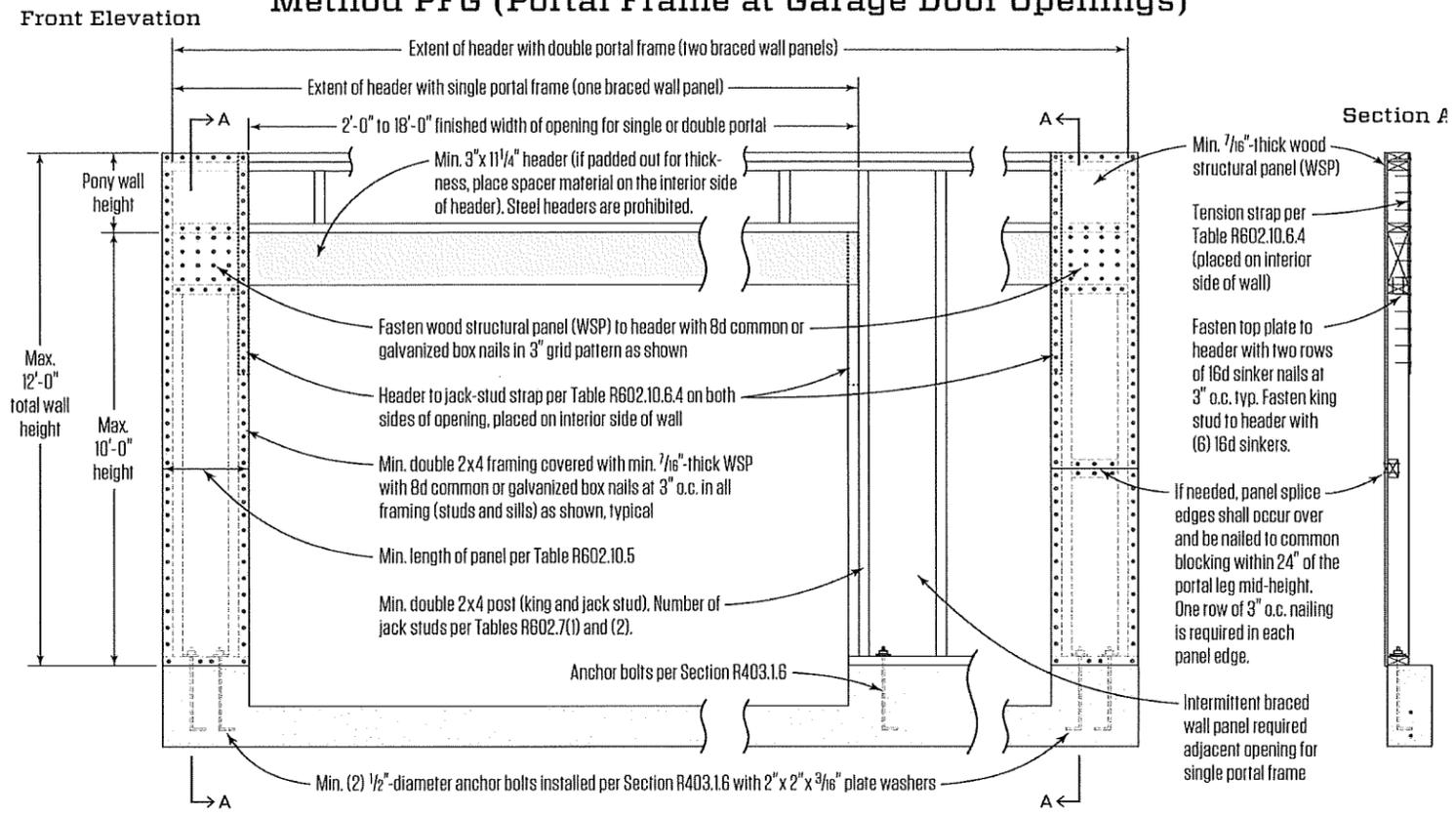


**BLUE SKY BUILDERS**  
424 OGDEN AVENUE  
DOWNERS GROVE, IL 60515  
630-852-8485  
630-852-0350 FAX

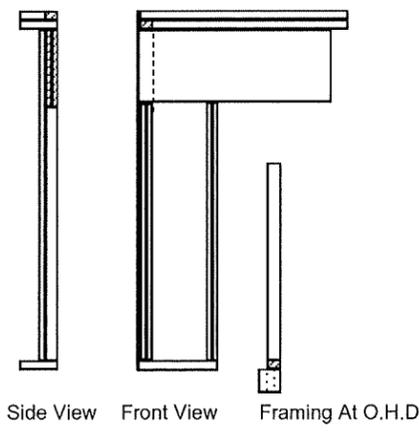
**DATE:** 7/19/23  
**SCALE:** Not to Scale  
**SIZE:** 23x24  
**ROOF:** Reverse Gable  
**COST:** \$52,000

**FOR:** Mike Monaco  
600 S Clarence Ave  
Oak Park

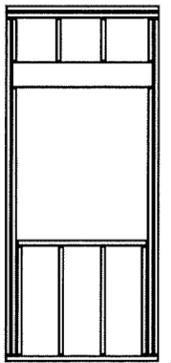
**Method PFG (Portal Frame at Garage Door Openings)**



Typical B.S.B. Double Micro-Lam O.H.D.



Typical B.S.B. Window Framing Layout



Garage floor to be sloped toward the main vehicle entry

2018 International Residential Code (IRC) w/ Amendments  
2017 National Electrical Code (NEC) w/Amendments  
2018 Illinois Energy Conservation Code (IECC)  
Illinois State Plumbing Code with no Amendments  
2018 International Existing Building Code

**Additional Electric Info:**

- 20 amp, #12 conductor THWN wire in raceway, 1/2" IMC conduit, 12" below grade min depth, w/ 20 amp circuit, all devices to be self grounding.
- All outlets to be tamperproof outlets.
- GARAGE DISCONNECT REQUIRED - To be located at first point of entrance inside garage.
- Distance between electric service panel and garage is less than 79'
- Any metal/rebar in concrete will be bonded to electrical system as required.

**Address numbers to be posted on alley side**

**Cuts, notches, and holes bored in laminated lumber are not permitted unless the effects of such are specifically addressed by a registered design professional.**

# PLAT OF SURVEY

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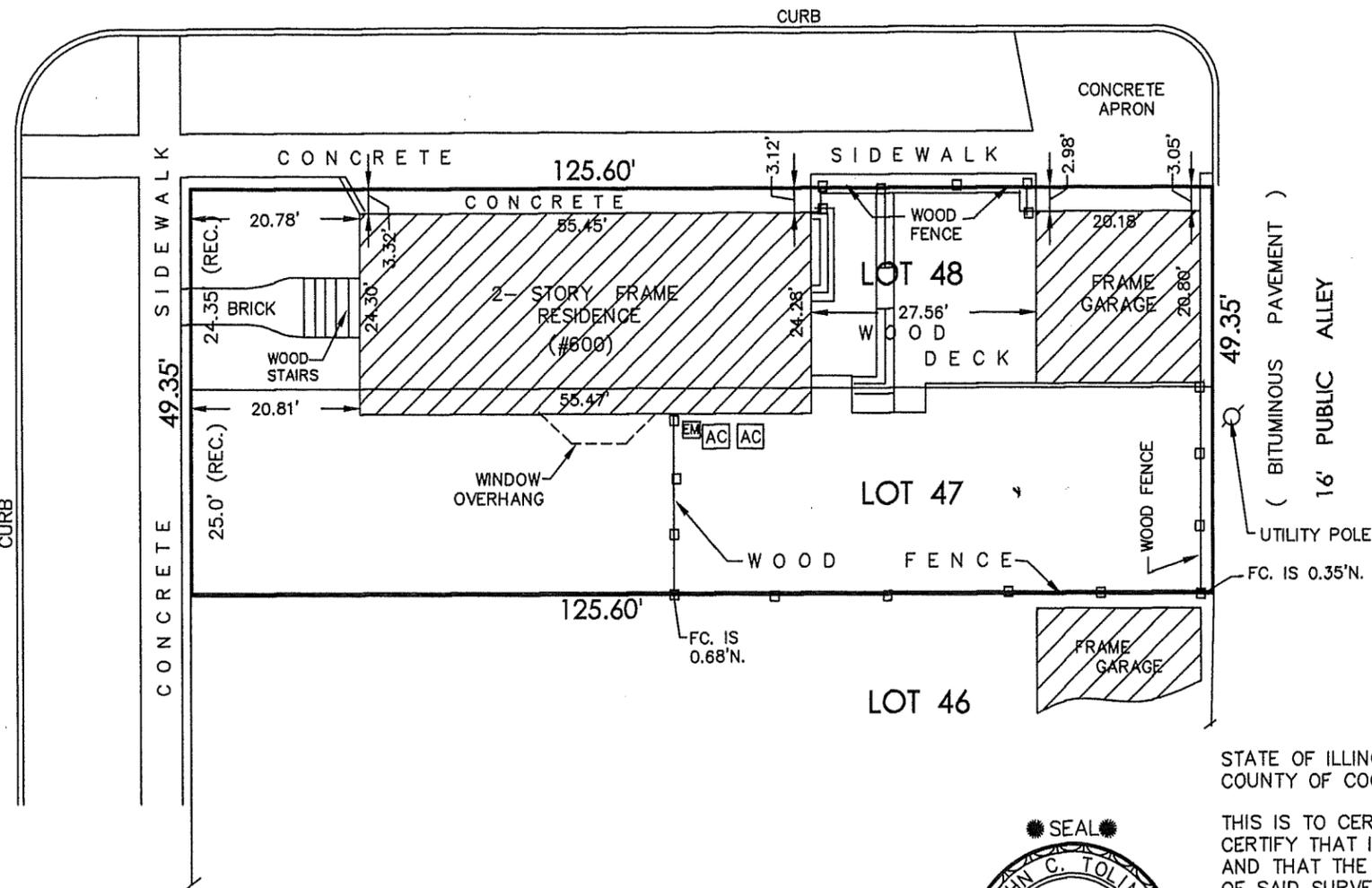
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LAND SURVEYING AND MAPPING  
7518 W. MADISON AVE., STE. 2C - FOREST PARK, IL. 60130  
PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolansurv@sbcglobal.net  
RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL



STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

*John C. Toline* DATE: SEPTEMBER 14, 2017  
JOHN COLIN TOLINE, P.L.S. # 35-3078  
MY COMMISSION EXPIRES NOVEMBER 30, 2018  
PROFESSIONAL LAND SERVICES, L.L.C.

ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648



NO PARKING  
8AM - 5PM  
MON - FRI  
→





LRS

12224 10826

LRS

27933





NO PARKING  
HERE TO  
COUNTY  
PARKING  
10A-10P  
10A-10P

