



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: 412 CLINTON AVE

Property Identification Number(s)(PIN): 16-07-325-003-0000

Name of Property Owner(s): JESSE HATHAWAY

Address of Property Owner(s): 412 CLINTON AVE

E-Mail of Property Owner(s): jesse@mbuki-myuki.org Phone: 917-418-8423

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: REDUCTION OF SIDE YARD (NORTH) SETBACK FROM THE REQUIRED 5 FEET TO 0.35 FEET AT THE THIRD LEVEL TO MATCH THE EXISTING BAY AT THE FIRST AND SECOND LEVELS BELOW.

Size of Parcel (from Plat of Survey): 160x50=8,000 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-5</u>	<u>RESIDENTIAL</u>
To the South:	<u>R-5</u>	<u>RESIDENTIAL</u>
To the East:	<u>R-5</u>	<u>RESIDENTIAL</u>
To the West:	<u>R-7</u>	<u>RESIDENTIAL</u>

Is the property in question currently in violation of the Zoning Ordinance? Yes No
If Yes, how? BAY PROJECTS INTO SIDE YARD SETBACK

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: A Section: TABLE 4-1
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 GRANT WILL RELIEVE THE HARDSHIP OF INADEQUATE HEADROOM AT THE EXISTING INTERIOR STAIRS. THE EXTERIOR WILL EXTEND THE EXISTING BAY'S HEIGHT WHILE MAINTAINING THE EXISTING WIDTH AND DEPTH.

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.

Jesse W Hathaway
(Printed Name) Applicant

[Signature]
(Signature) Applicant

7/19/2023
Date

Jesse W Hathaway
(Printed Name) Owner

[Signature]
(Signature) Owner

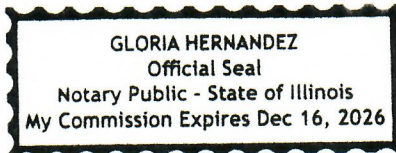
7/19/2023
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

19th DAY OF July, 2023

[Signature]
(Notary Public)



Project Summary

Date: July 20, 2023

Owner: Hathaway
412 Clinton Avenue
Oak Park, IL 60302

Project: 412 Clinton Avenue
Oak Park, IL 60302

We propose to construct a new dormer on the north side of the existing house. The dormer will sit directly above the existing bay and match it in width and depth. The dormer is proposed to bring more light to the attic level and to create adequate and code required headroom on the existing staircase going from the second floor to the attic level. There is no other way to get the required headroom at the existing staircase.

The submitted drawings show the existing and proposed plans, elevations, site plan, and location map.

The photos show the existing conditions regarding the proximity of the proposed to the north property line and existing residential building to the north. The proposed addition is above the single story portion of the adjacent house.

The Plat of Survey is provided.

The Deed is provide.



LOCATION MAP

SCALE: 1:100

DORMER ADDITION

Jesse Hathaway 917-418-8423

412 Clinton Avenue
Oak Park, IL 60302

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1011 Ferdinand Avenue
Forest Park, IL 60130

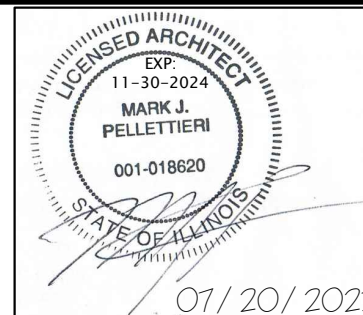
MARK J. PELLETTIERI
708-945-9204

MARK J. PELLETTIERI
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EXPIRATION

PROFESSIONAL DESIGN FIRM
FIRM NUMBER

ARCHITECT
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11-30-2024

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07/20/2023

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1

Response to Approval Standards

Date: July 20, 2023

Owner: Hathaway
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- The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief required is granted.
- There is no physical way of gaining the required headroom at the existing attic stairs by strict application of the Ordinance.

- The particular physical surrounding, 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.
- The existing house, built in 1907, was positioned on the property lines moved at some point since, such that the existing cantilevered stair bay is very close to the north property line. Also the stairs to the attic were allowed to be built without adequate headroom under the existing roof.

- 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.
- since, such that the existing cantilevered stair bay is very close to the north property line. Also the stairs to the attic were allowed to be built without adequate headroom under the existing roof.



(assumed)

KABAL SURVEYING COMPANY

Land Surveying Services

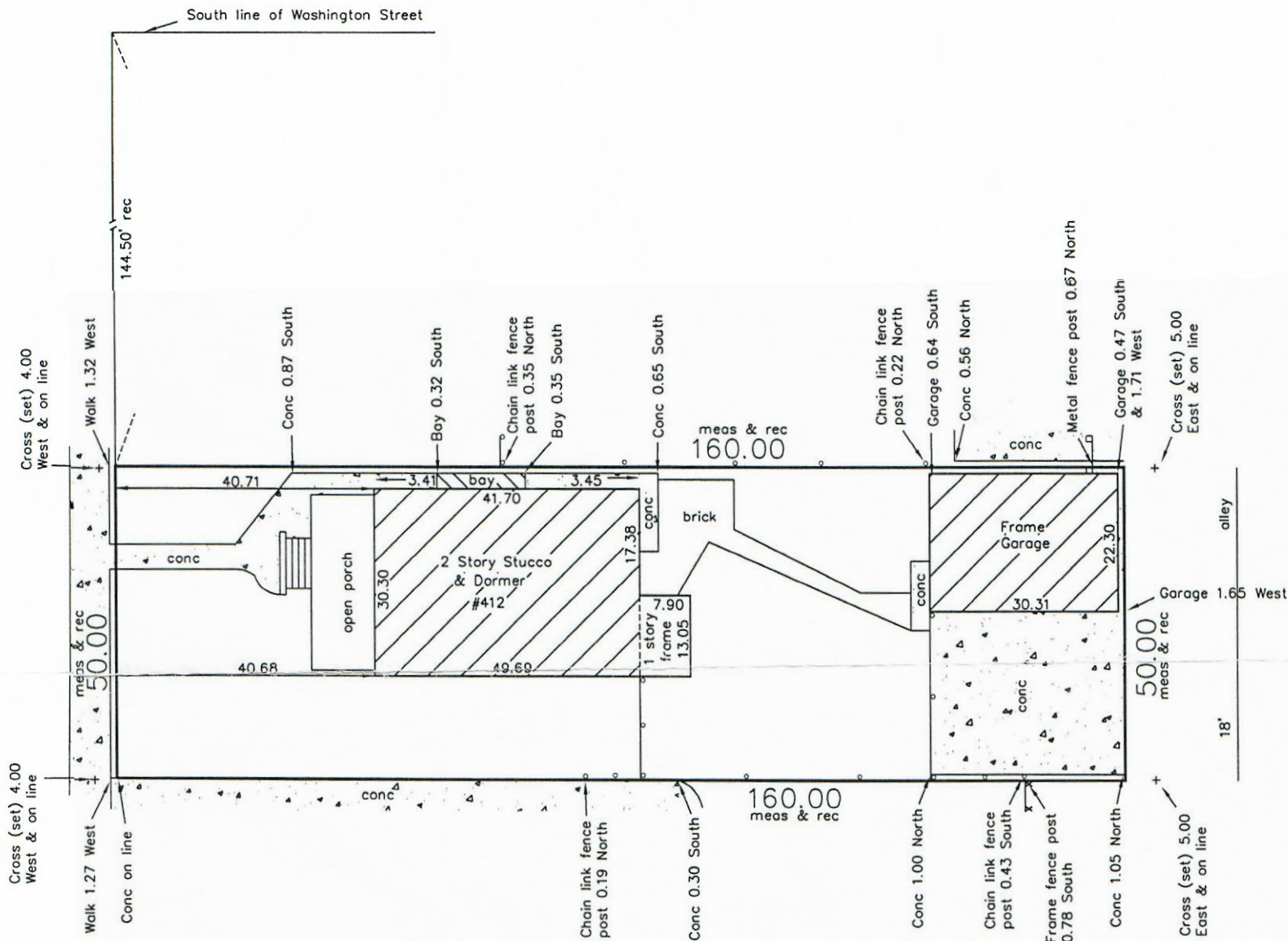
Plot of Survey

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Lot 21 in Block 4 in Herrick and Dunlop's Subdivision of Lots 12 to 17, inclusive, in George Scoville's Subdivision of the East 49 acres of the West 129 acres of the Southwest quarter (except railroad lands), of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 412 South Clinton Avenue, Oak Park

Avenue
Clinton
(66' R. O. W.)



LEGEND

meas = measured, E = East
rec = record, S = South
R.O.W. = right-of-way
conc = concrete, W = West
pch = porch, rad = radius
N = North, OH = overhang
pc = point of curve

Area of property is approximately 8,000 square feet

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

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

Surveyed July 19, 2016

Building Located July 19, 2016

Scale: 1 inch = 25 ft.

Order No. 160823

Ordered By: Joseph M. Dvorak, Attorney



ORIGINAL SEAL IN RED

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

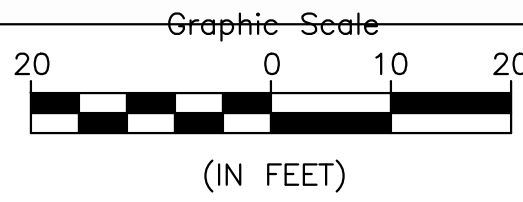
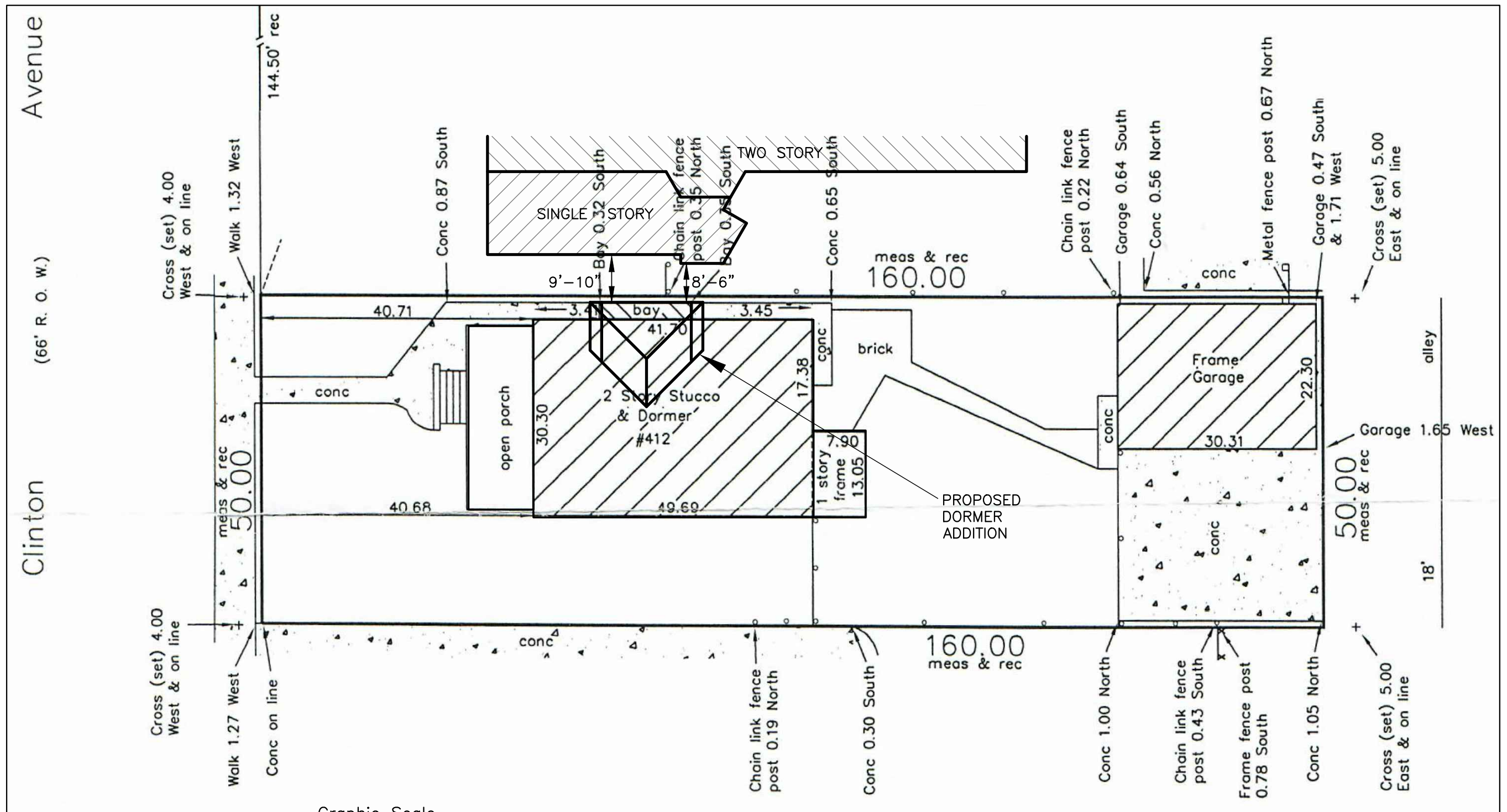
STATE OF ILLINOIS }
COUNTY OF COOK } s.s.

I, STEPHEN J. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plot 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.

Stephen J. Bales

Illinois Professional Land Surveyor No. 035-001712
My license expires on November 30, 2016



SITE PLAN

SCALE: 1/16" = 1'-0"

DORMER ADDITION
 Jesse Hathaway 917-418-8423
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 Oak Park, IL 60302

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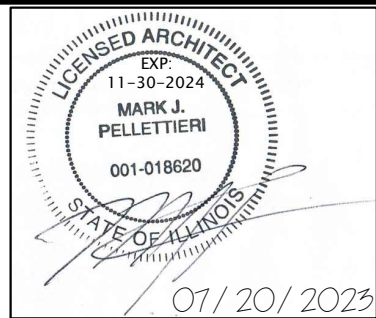
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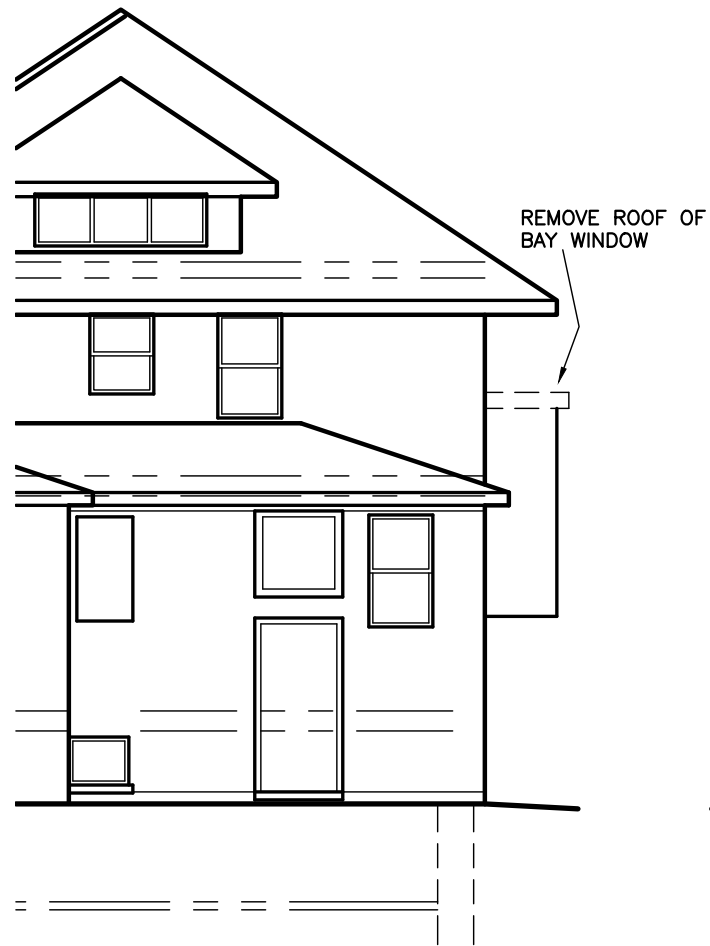
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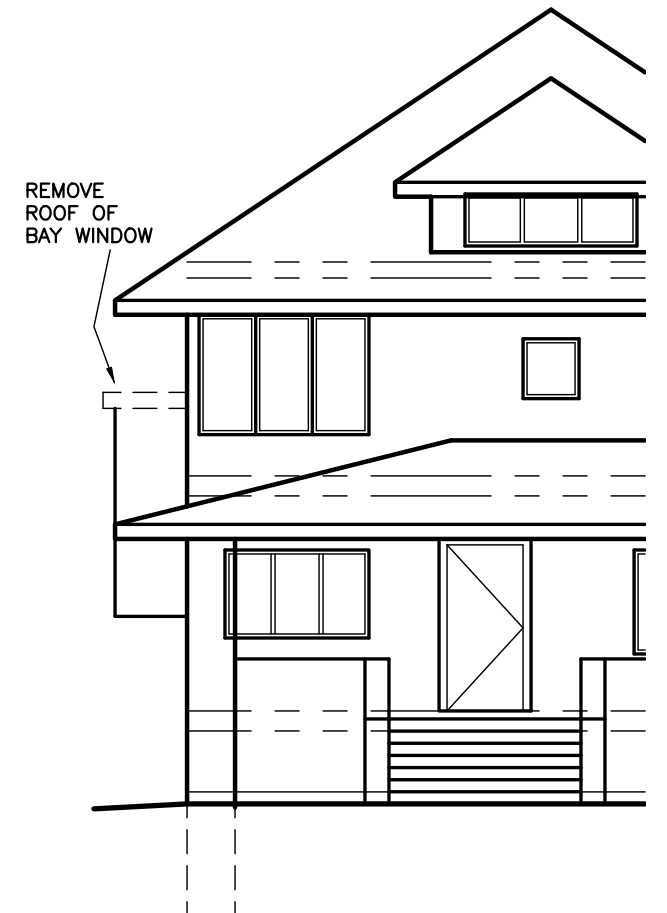
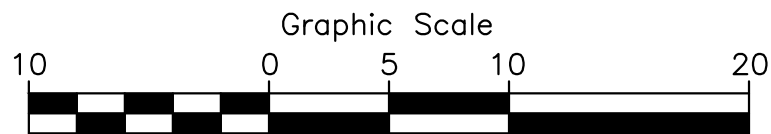


EAST ELEVATION



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

DORMER ADDITION

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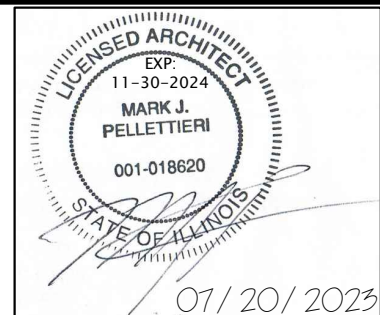
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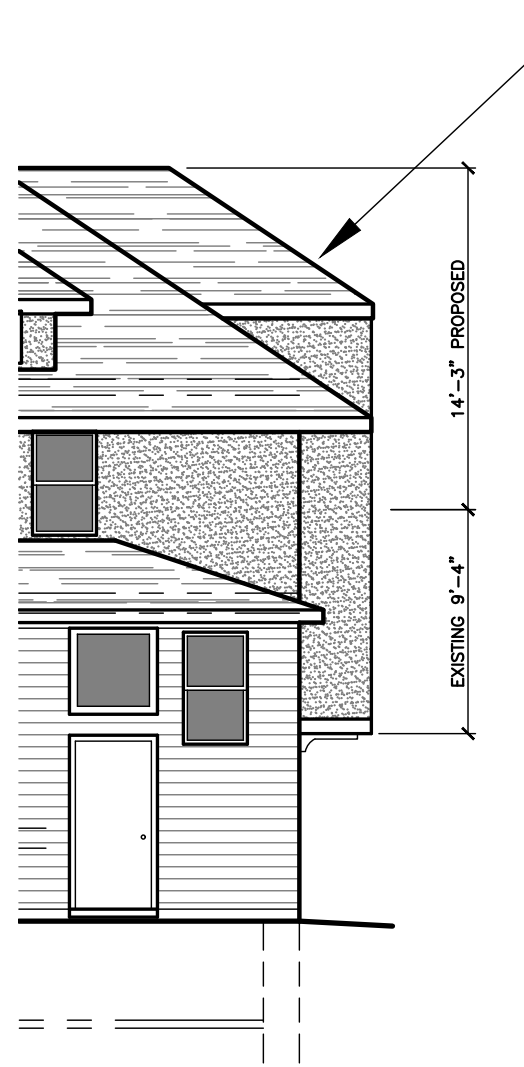
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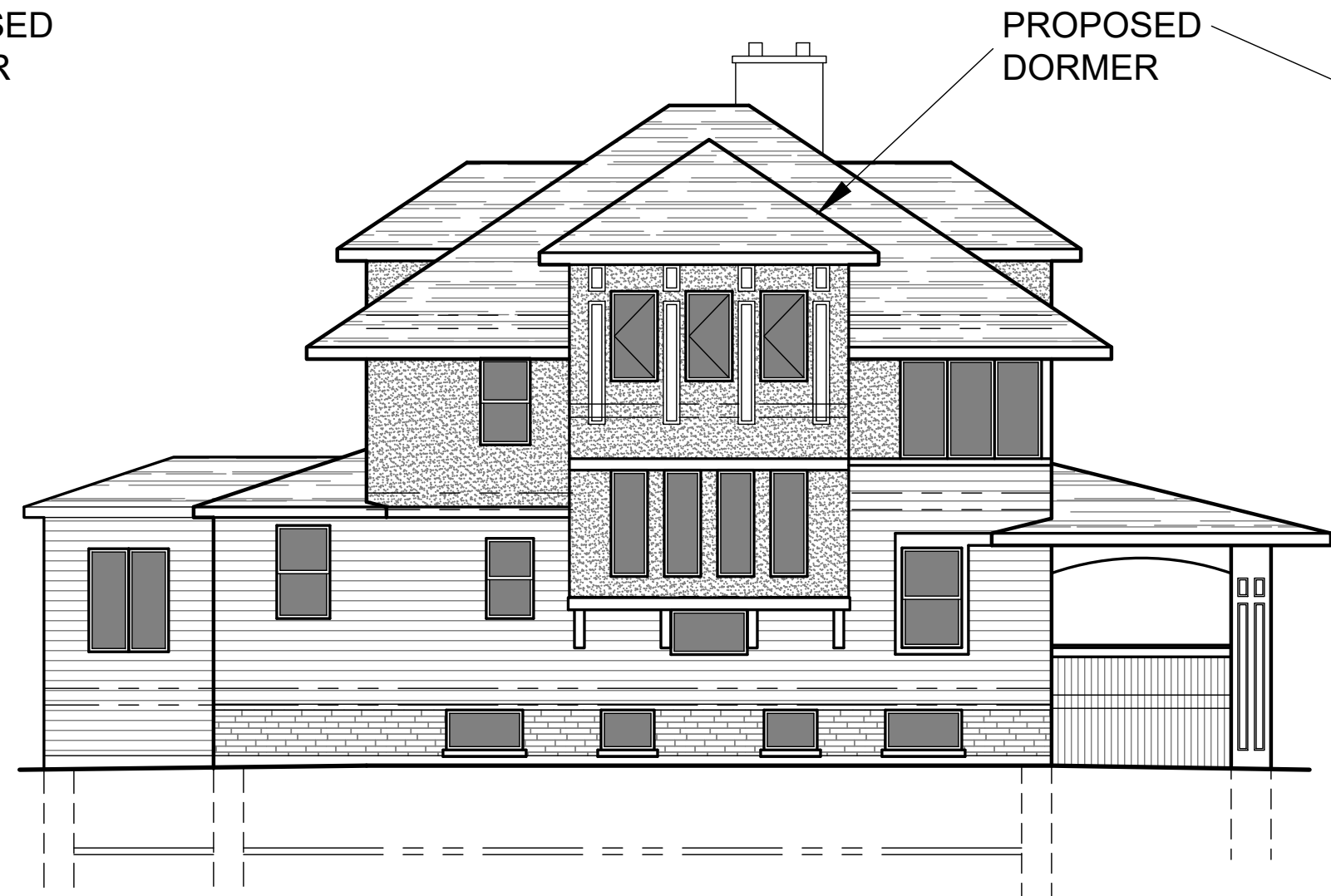
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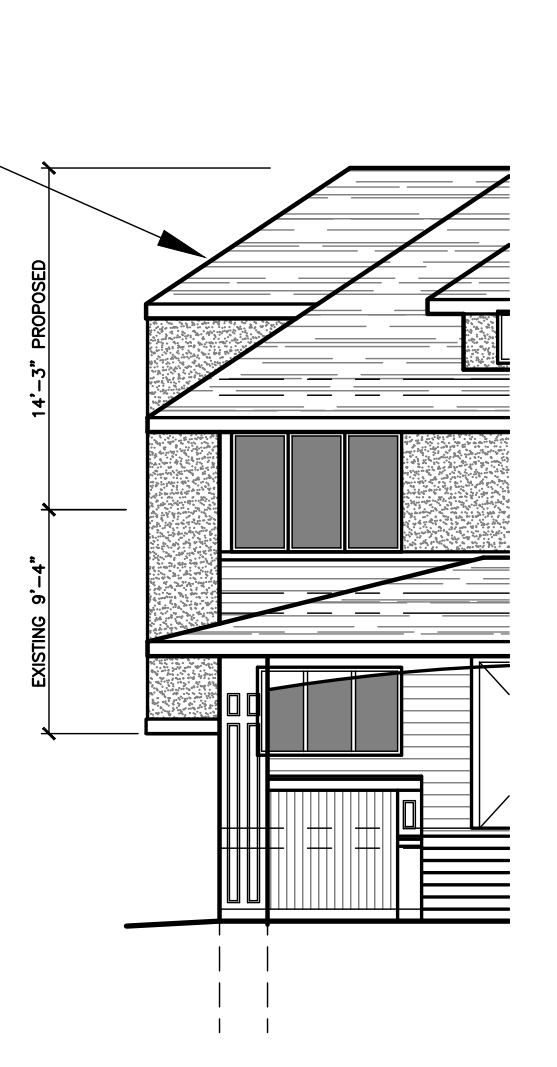
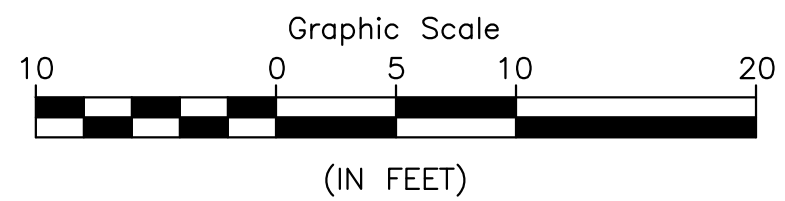


EAST ELEVATION



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

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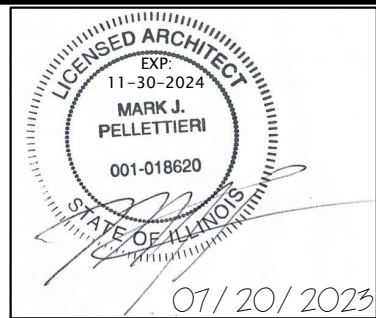
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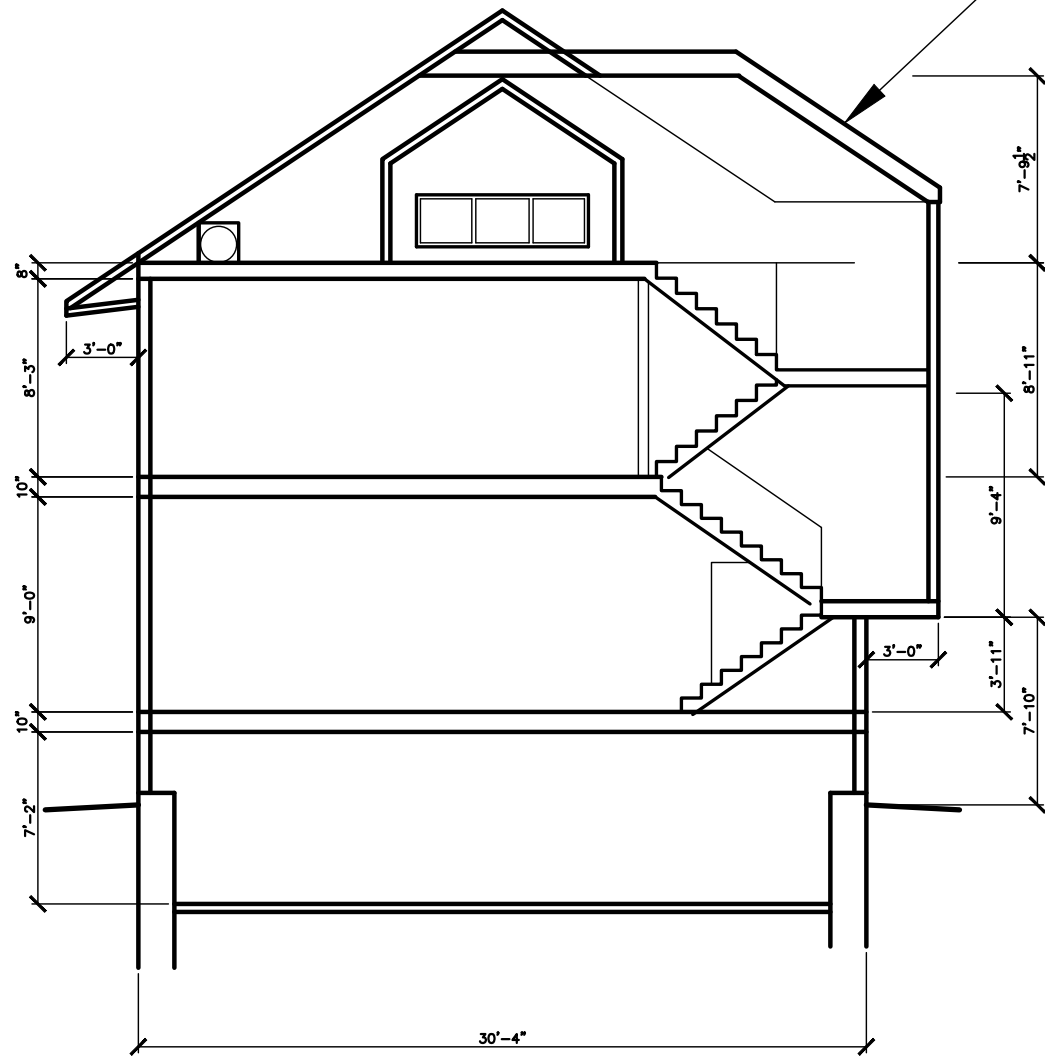


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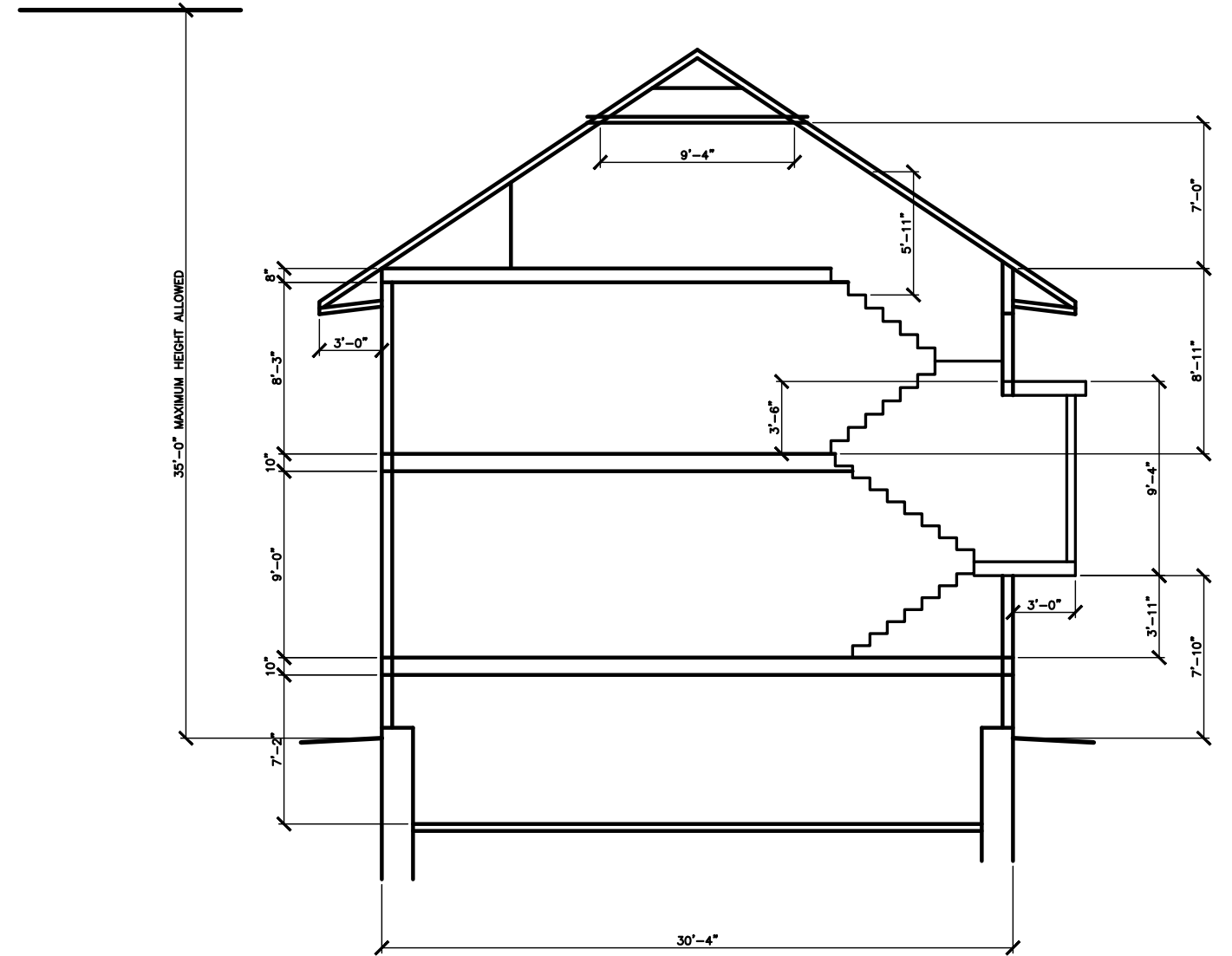
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PROPOSED
DORMER



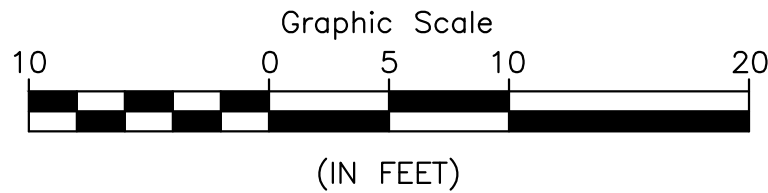
PROPOSED SECTION

SCALE: 1/8" = 1'-0"



EXISTING SECTION

SCALE: 1/8" = 1'-0"



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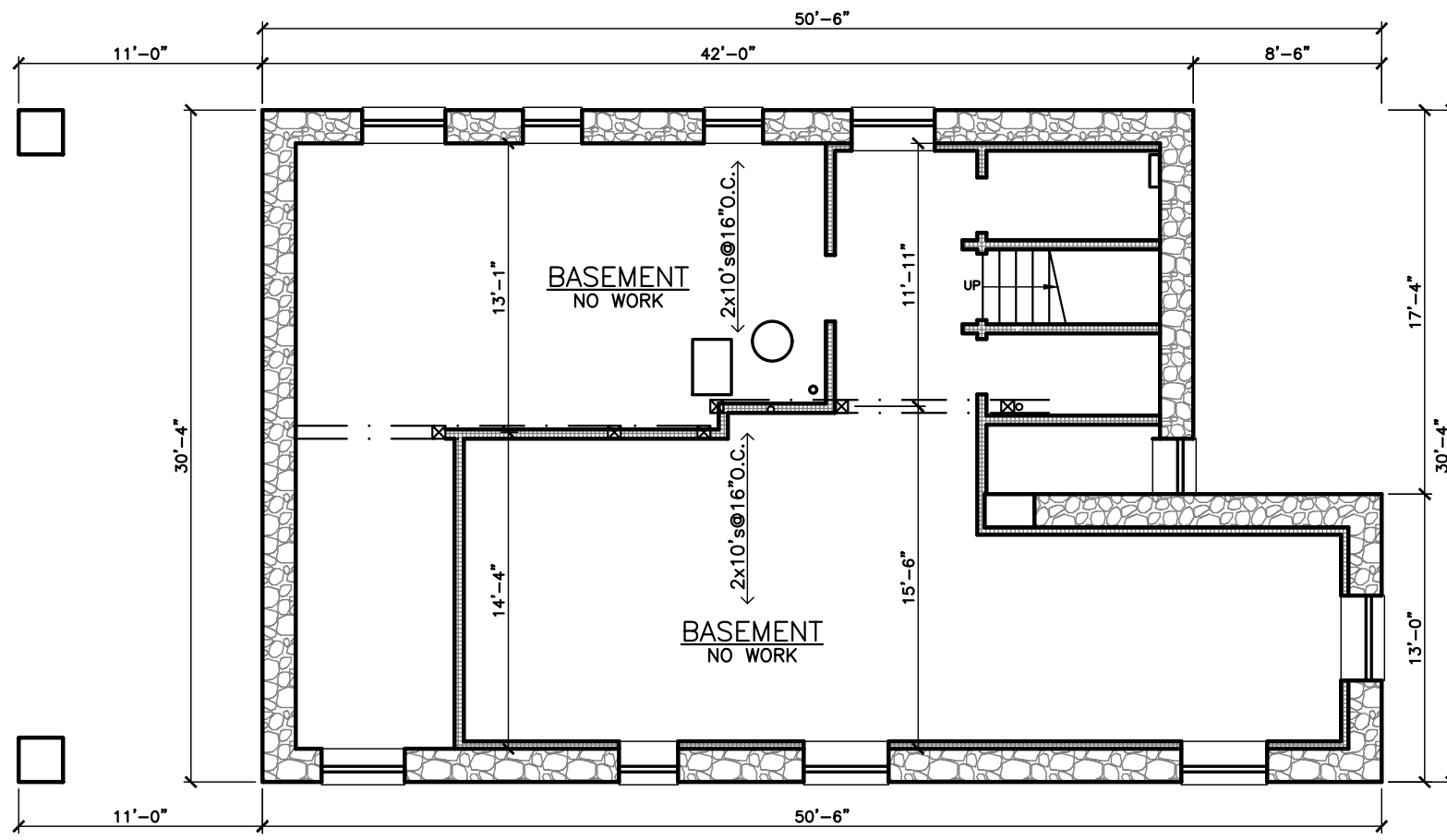
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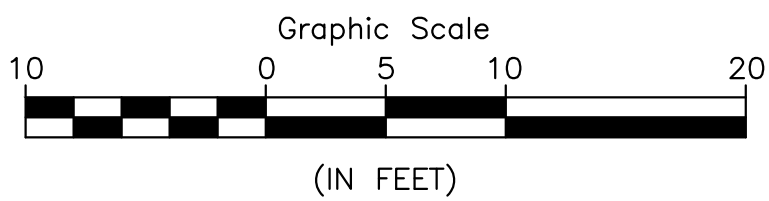
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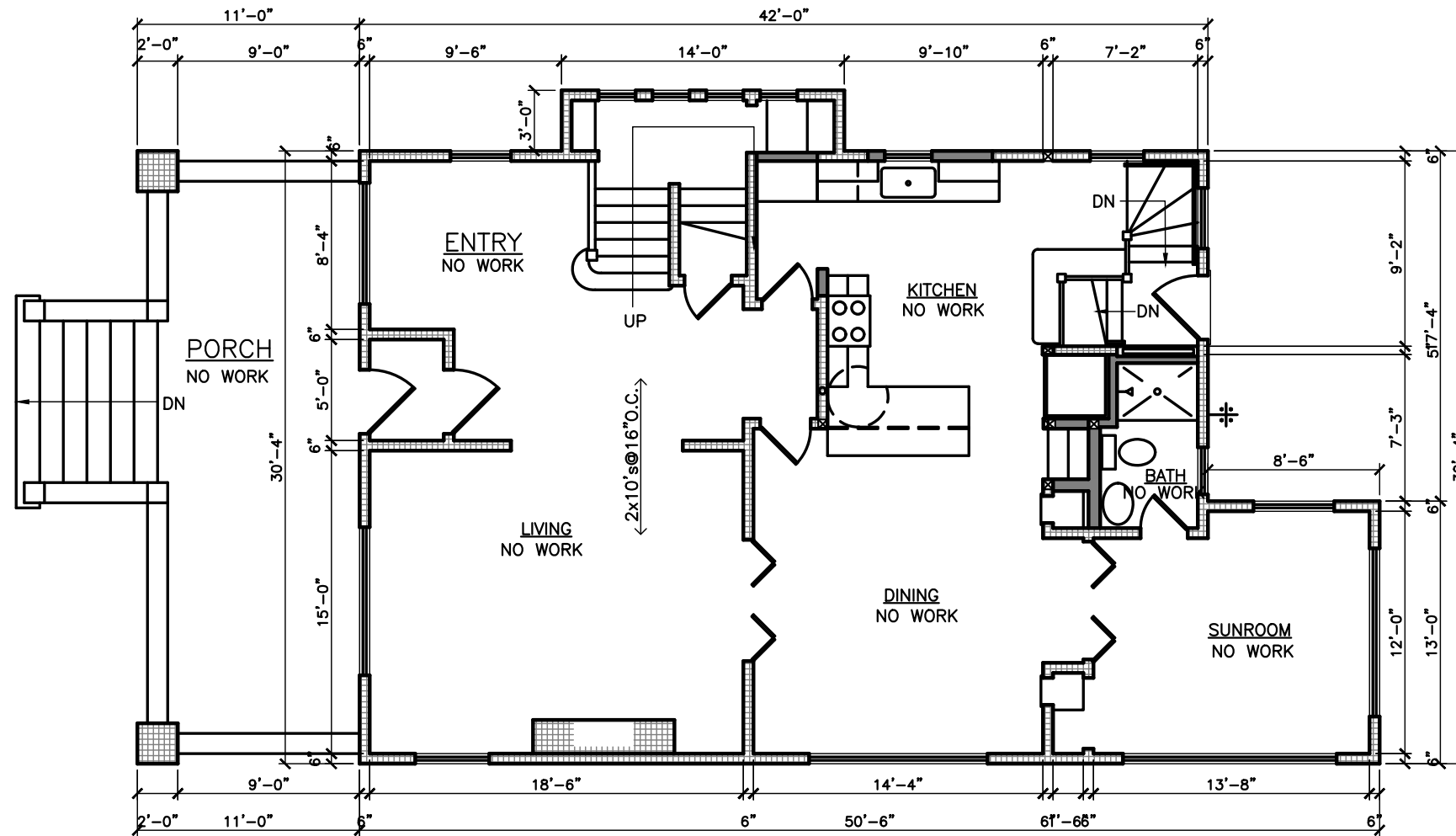
EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

NO PROPOSED ALTERATIONS



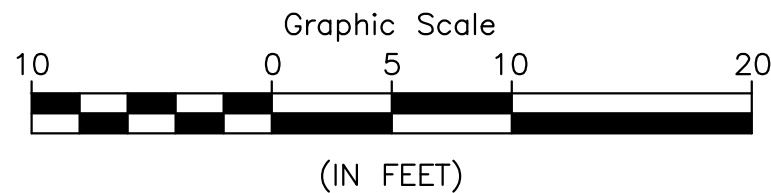
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EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NO PROPOSED ALTERATIONS



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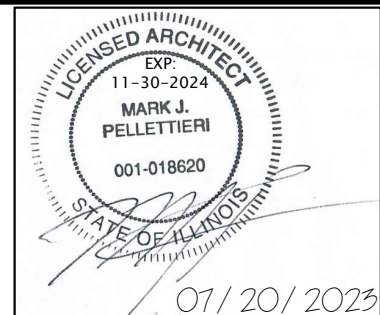
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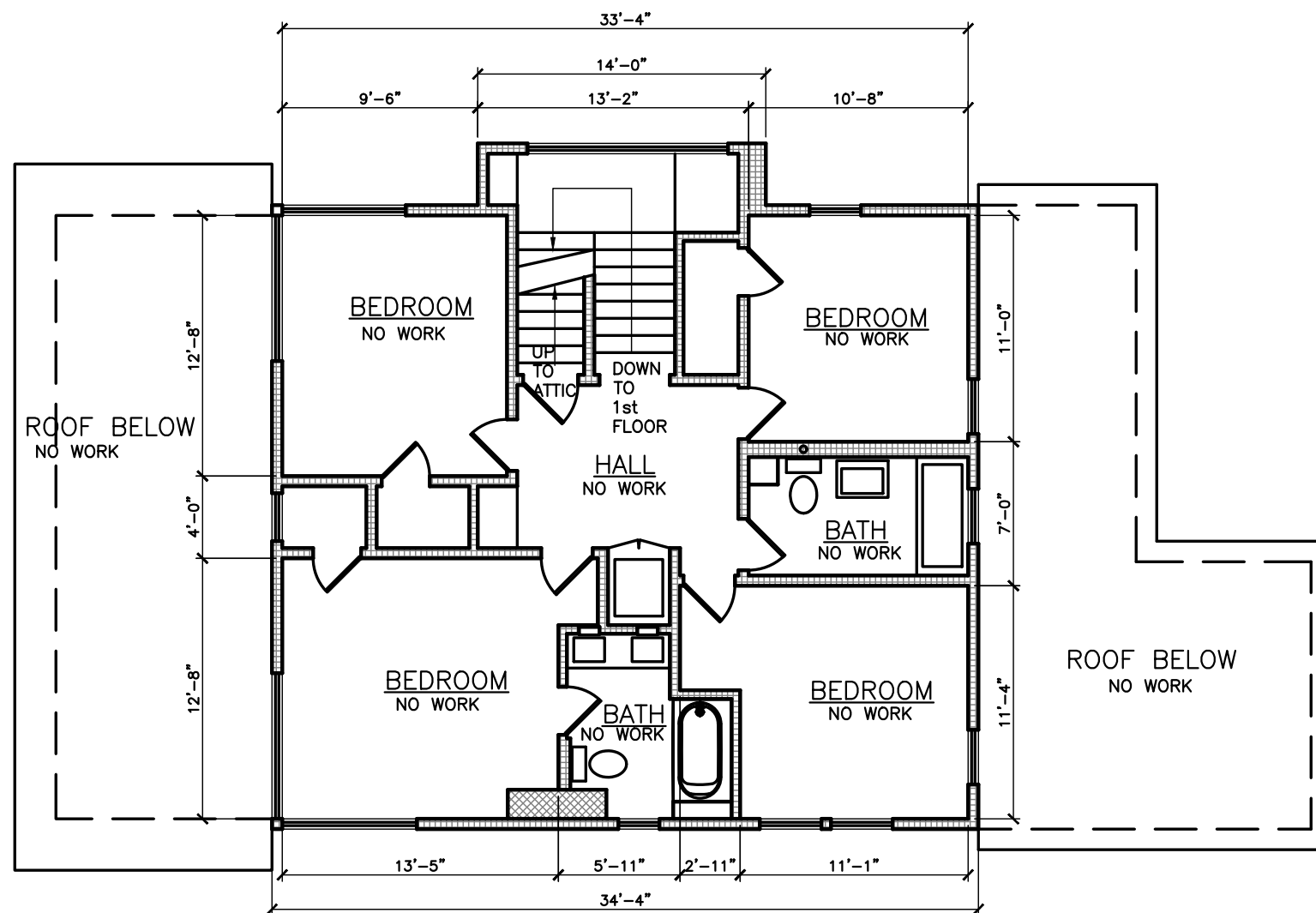
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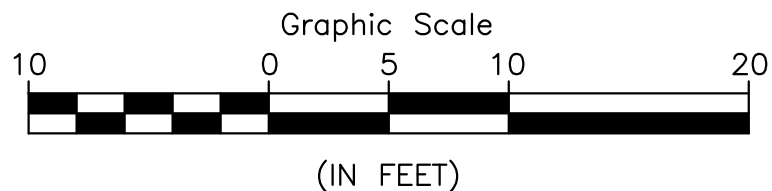
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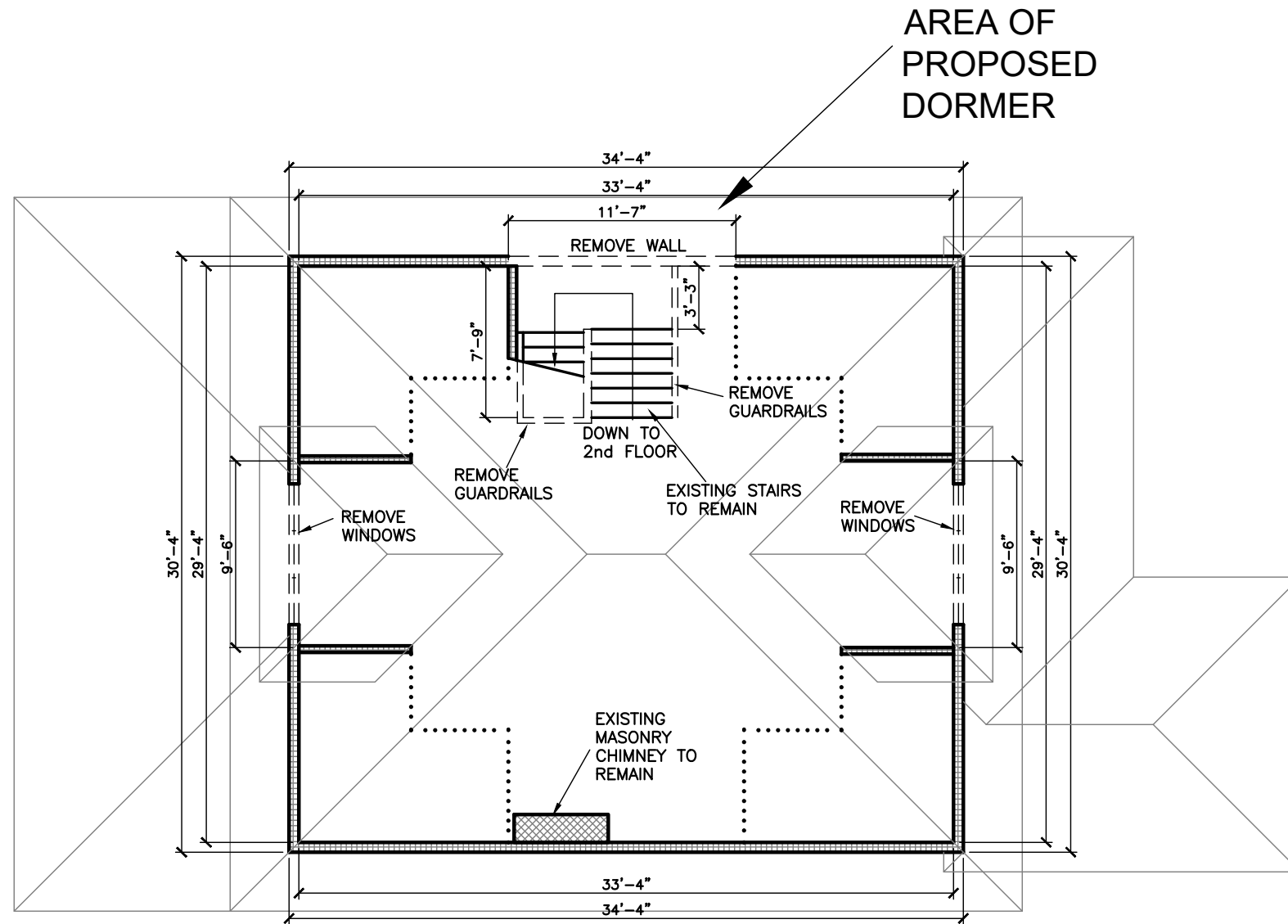
EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

NO PROPOSED ALTERATIONS

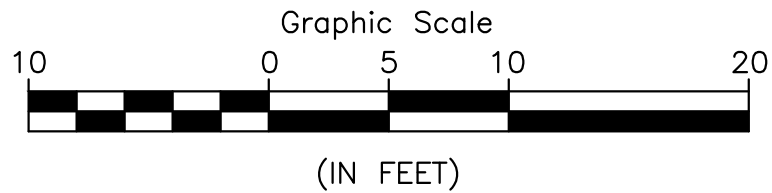


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EXISTING THIRD FLOOR / ATTIC PLAN

SCALE: 1/8" = 1'-0"



DORMER ADDITION

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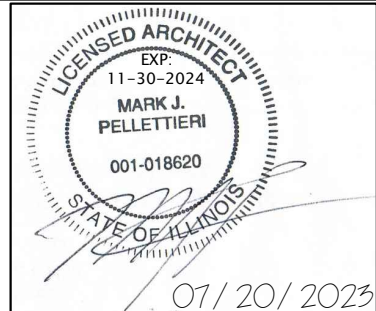
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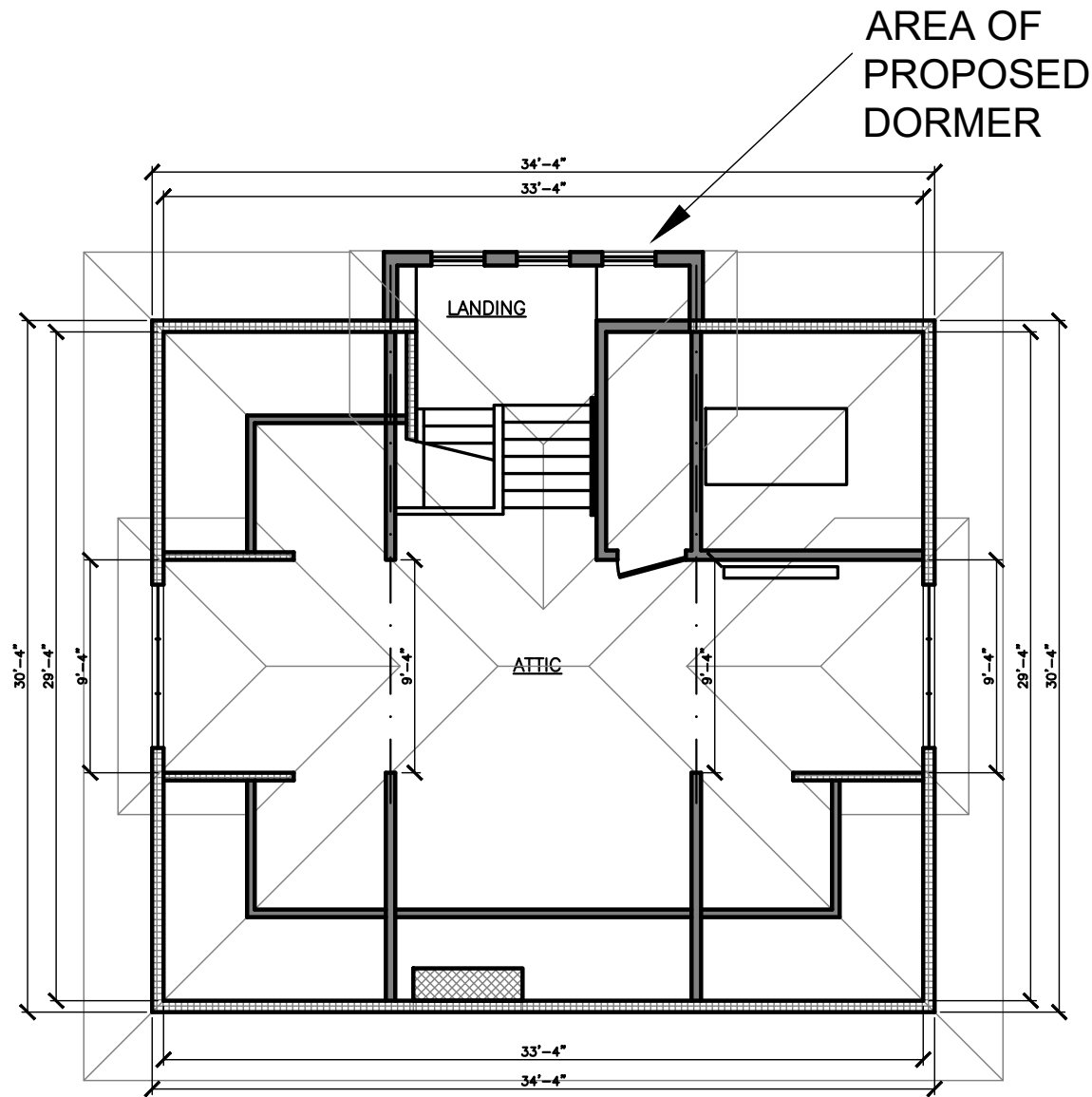
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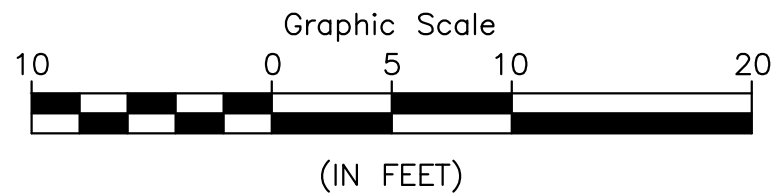
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PROPOSED THIRD FLOOR / ATTIC PLAN

SCALE: 1/8" = 1'-0"



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PROPOSED DORMER ON TOP OF
EXISTING BAY (SAME SIZE)



LOOKING NORTH WEST

EXISTING BAY



LOOKING NORTH EAST

DORMER ADDITION

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Sht. No.

11

PROPOSED DORMER ON TOP OF
EXISTING BAY (SAME SIZE)



LOOKING EAST

PROPOSED DORMER ON TOP OF
EXISTING BAY (SAME SIZE)
PROPOSED ADDITION IS ABOVE THE
CLOSEST PART (SINGLE STORY PART)
OF THE ADJACENT HOUSE.



LOOKING WEST

DORMER ADDITION

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