



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: 1021 Wesley Ave.

Property Identification Number(s)(PIN): 16-18-408-028-0000

Name of Property Owner(s): Keith Criminger & Valerie Leon

Address of Property Owner(s): 1021 Wesley Ave.

E-Mail of Property Owner(s): kcriminger@gmail.com Phone: 312-961-1471

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: Remove roof and add usable third floor with office, bathroom, guest bedroom, and family room. The owners seek a variance to add onto an existing non-conforming structure (2-flat in R-4 district. A second variance would be needed to increase the maximum height from 30'-0" to 34'-10"

Size of Parcel (from Plat of Survey): 4721 Square Feet

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

Is the property in question currently in violation of the Zoning Ordinance? Yes No

If Yes, how? The house predates changes in Zoning. It is a two-flat in an R-4 Single-Family District

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: 15.3 - Nonconformities Section: 15.3.C - Structural Alterations

Article: 4 - Residential Districts Section: Table 4-1 - Residential Districts Dimensional Standards

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;

Our current neighborhood is a mix of two- and three-story single-family homes, two-flats, and three flats. We feel that the third floor addition as proposed would be a beautiful addition to the block. We have designed it to be in character with other homes and broken down the facades with horizontal banding and color and texture variations in exterior siding to be harmonious with the adjacent houses. We feel the design meets the intent of the standards and examples shown in the section 7.5 Building Design Standards in the Zoning Ordinance.

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.

Keith Criminger

(Printed Name) Applicant

Keith Criminger *Valerie Leon* ^{KE}

(Signature) Applicant

03/25/2021

Date

Keith Criminger & Valerie Leon

(Printed Name) Owner

Keith *Valerie*

(Signature) Owner

03/25/2021

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

19th DAY OF April, 2021

Jason Franklin
(Notary Public)



03/31/21

04/10/21 Revised

Zoning Board Members

Village of Oak Park

123 Madison Street

Oak Park, IL 60302

RE: Variances for addition to existing two-flat home at 1021 Wesley Avenue

Dear board members,

I, Keith Criminger (applicant), and my wife, Valerie Leon, are owners of a two-flat located at 1021 Wesley Avenue on the south side of Oak Park. We purchased the home in 2006 and live in the first floor unit and rent out the 2nd floor apartment. Over the past year, we have had to make major adjustments to our home life due to the COVID-19 pandemic situation. The architecture firm I work for went to work-from-home for all employees in March of 2020 and has no immediate plans to have employees return to the office. Even when the office does fully open up, I will still be working from home at 2-3 days a week. Valerie is a Life Coach and is currently meeting clients through video conferencing in a small room in the basement.

As shown on the floor plans, space on the 1st floor of our home is limited at 978 square feet of usable area (*See Exhibit A2.1-Existing Floor Plans*). We have much less space than most homes in our neighborhood because the rental unit takes up the entire 2nd floor. Most homes have two or more floors of usable space and a basement. We have one full floor and some usable rooms in the basement for an exercise room, laundry room, and storage. For the last year, we have been trying to reconfigure our home to make it work for both of our work situations. I need a separate office and have many video conference calls. Valerie needs a separate, private space to have confidential meetings with her clients. We used to have two bedrooms on the first floor, but we needed to convert one of them into an office for myself. For now, Valerie has been having her conference calls in a small room in our basement, but she will soon need an office to have in-person meetings with clients when the pandemic is over. This office will need to have an entrance that does not go through our living space and also have access to a bathroom. Since we lost one of our bedrooms to the converted office, we also need a guest bedroom for when our kids or other family/friends come to visit.

The pandemic has created this hardship of needing additional space for our work/life situation. We do not currently have adequate space for these changes. The basement is not an option for the needed spaces because both stairs do not have legal head height required by the building code and it would not work to have Valerie's client's travel through our living spaces to an office. We decided the only solution to this problem would be to add onto our house. We looked at the option of adding on horizontally. However, based on our lot size, current structures and paving, we are almost at the maximum amount of impervious area allowed by the Zoning Ordinance. The house, garage and paving currently take up about 59% of the lot area and the Ordinance only allows 60% maximum

(See Exhibit A1.1-Site Plan). We would need two variances to add on horizontally. One to be able to add onto an existing nonconforming use, and another to go over the maximum imperious area allowed. Also, the only space available for an addition would be in the rear yard. This would have an intrusive impact on the back yards of our neighbor on each side. Given these factors, we began to look at building out these spaces in the attic by adding a stair and dormers. However, the existing attic has a vertical height of 7'-1" at the highest point of the peak of the roof and slopes down to 0 at the north and south side walls. This will not allow usable living space that would meet the building code requirements for ceiling height. We would need to raise the roof about 3 feet in order to have habitable spaces which would meet the code (See Exhibit A5.1-Building Sections). This would put the structure over the 30 foot maximum height in the Zoning Ordinance.

Strict adherence to the Zoning Ordinance would not allow any kind of addition to our home per Section 15.2 Nonconforming Use. The Ordinance will also not allow a third floor per Article 4 – Table 4-1 as it would be over the maximum height restriction. It is for these reasons we are requesting the variances which would allow us to provide these necessary spaces to maintain our livelihoods and have a similar amount of living space as other homes in our area.

The proposed 3rd floor addition (See Exhibit A2.2 – Proposed 3rd Floor Plan) would include an office, family room, bathroom, pantry and a guest bedroom. This provides a way for Valerie's clients to have a private entrance to her office from the front entry stair up to the third floor office as well as access to the new bathroom on that level. The pantry would service the office for both Valerie and her clients and would include a small refrigerator and a sink. The center space would serve as a waiting area for Valerie's clients during the day and a family room for our use in the evenings and weekends. The washer and dryer would service the 2nd floor rental unit in off-hours and the guest bedroom when in use.

For the proposed addition, we have designed the massing and detailing of the exterior to be in character with the neighborhood and the rich, diverse housing styles found in Oak Park. The steeper gable in the front and rear of the home breaks down the massing and is in harmony with other gable roofs on the block (See Exhibit EXT-2 – 1000 Block of Wesley). The horizontal banding at the second floor and in the upper portion of the gable relates to the horizontal roof lines of the adjacent homes and helps break down the scale of the façade. (See Exhibits Ext-4 and Ext-6 – Exterior Renderings). We will utilize lap siding for the first two floors and shake siding at the 3rd floor. The contrasting colors and textures of the siding further help break down the scale and massing and create visual interest. The relationship between the new gable and the adjacent 2 ½ story homes is very similar to that of homes directly across the street (See Exhibit EXT-7 – Existing Homes Across From Subject Property). We also feel the redesigned home will be in harmony with the guidelines and examples detailed in Article 7 – Design Standards in the Zoning Ordinance. The addition would be in character with the massing and detailing of many homes on the south side of Oak Park, would beautify the streetscape and, therefore, increase property values on the block.

We did sun studies analyzing the existing condition compared to the proposed addition and there would be little to no impact on the house to the south. There would be some impact on the house to

the north (*See EXT-8 & EXT-9 – Sun Studies*). We discussed this with that neighbor and they do not have any objections and said that they think the design of the addition is very nice. We bought our two-flat because we needed the rental income financially. We love our home and our neighborhood. Being able to add on to our home in this manor provides us with space for our new living/working situation and allows us to remain in our home and community for years to come.

Below are detailed responses address the approval standards for each variance requested. We appreciate your consideration in this matter and look forward to answering any questions which may arise.

Respectfully,



Keith Criminger, AIA, LEED AP

RESPONSES TO APPROVAL STANDARDS:

Variance #1: Add onto an existing nonconforming use per Section 15.2

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

Our home is deficient compared to other homes around us in that it does not have enough space for modern family living and because of recent changes resulting in the need for additional space. Due to the COVID-19 pandemic, my wife and I both now work from home. I am an architect and Valerie is a life coach. Valerie needs a private office for confidential meetings that is separate from our living areas. This office will also need access to a bathroom. Our unit had two bedrooms on the first floor, but we had to convert one of them into an office for Keith. We need additional space for Valerie's office, a bathroom, and a guest bedroom to replace the one that was converted to an office. Adding these spaces above the 2nd floor will allow us to have a separate entrance to the office and bathroom on that level from the front stair. Since Section 15.2 does allow additions to a nonconforming use, it is creating a hardship for us in that we cannot provide the spaces that we need for our work/life situation. It is also a hardship that we are now limited to one bedroom since we had to convert one to an office. Most homes in our neighborhood have three or more bedrooms.

- **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 buildable space to the north as the house is only 3 feet from the property line. There is only about a 5 foot wide area of buildable space on the south side, which is not enough for usable rooms or habitable spaces that would meet code requirements. The front of the house is already built up to the required setback. The rear yard is very small and circulation from the house to the garage and carport needs to remain and this limits buildable area there. In addition, the existing house, garage, carport and sidewalks have a total impervious surface area that is about 59% of the lot size. Since the Zoning Ordinance has a maximum impervious surface of 60%, there is not enough space to add onto the home horizontally.

- **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 circumstances for the conditions stated above have been caused by the COVID-19 pandemic situation and the need for both of us to have adequate space for our work and family life including having to convert one of the two bedrooms into an office. This will not be changing in the foreseeable future and Valerie's need for a separate office for in-person client meetings will grow when the pandemic ends and I will continue to work from home part of the time.

Variance #2: Increase maximum height to 35' in lieu of 30' Per Article 4, Table 4-1 – Residential Districts Dimensional Standards

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

Based on the need for the addition as detailed in the variance above, the 30'-0" foot maximum height will make it such that the addition would not meet building code requirements. Per section R305.1 of the 2009 IRC code, at least 50% of the area of any habitable space is required to have a minimum ceiling height of 7'-0". A strict adherence to the zoning height restriction would result in an average ceiling height of 4'-6". To meet the minimum code requirement, we would need a variance to increase the height to about 32'-2" in order to meet the code requirements for ceiling heights (this include minimum 5'-0" height at lowest point). Even if we were to ask for a variance to increase the height in order to allow the minimum 7'-0" ceiling height, this would still create an issue at the windows at the dormered portion of the addition. Our request to increase the height of the building an additional 2'-8" above what would be required by code to 34'-10". This would provide a wall height at the north and south walls of 7'-6" in the central space, which would be a reasonable height for proper windows and sill heights. Since there are steeper gables at the front and rear of the house, the height to the midpoint of the roof will be lower there at approximately 32'-7" and create a better relationship to the adjacent houses (*See Exhibits EXT-4 & EXT-6 – Proposed Renderings*).

- **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.**

The floor-to-floor heights of the existing structure and the height of the first floor above grade make it infeasible to create habitable space in the 3rd floor addition that will meet building code requirements for ceiling heights.

- **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 circumstances for the conditions stated above have been caused by the COVID-19 pandemic and the need for both of us to have adequate space for our work from home as well as still having enough bedrooms for normal living. The need for additional space, and the only viable option of adding onto the house vertically, has created the need for a variance on the maximum height in order to meet code requirements for minimum ceiling heights.



ZONING APPLICATION FOR VARIANCES AT 1021 WESLEY AVENUE

DRAWING LIST

- G1.1 COVER SHEET
- A0.0 PARTIAL ZONING MAP
- A0.1 LOCATION MAP
- A0.2 SITE MAP
- A1.0 PLAT OF SURVEY
- A1.1 SITE PLAN
- A2.1 EXISTING FLOOR PLANS
- A2.2 PROPOSED 3RD FLOOR & ROOF PLAN
- A4.1 PROPOSED EAST & NORTH ELEVATIONS
- A4.2 PROPOSED WEST & SOUTH ELEVATIONS
- A5.1 EXISTING & PROPOSED BUILDING SECTIONS
- EXT-1 EXISTING HOUSE PHOTOS
- EXT-2 1000 S BLOCK OF WESLEY
- EXT-3 EXISTING FRONT ELEVATION VIEW
- EXT-4 PROPOSED FRONT ELEVATION VIEW (RENDERING)
- EXT-5 EXISTING STREET VIEW
- EXT-6 PROPOSED STREET VIEW (RENDERING)
- EXT-7 EXISTING HOMES ACROSS STREET
- EXT-8 SUN STUDIES - EAST
- EXT-9 SUN STUDIES - WEST

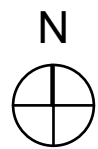
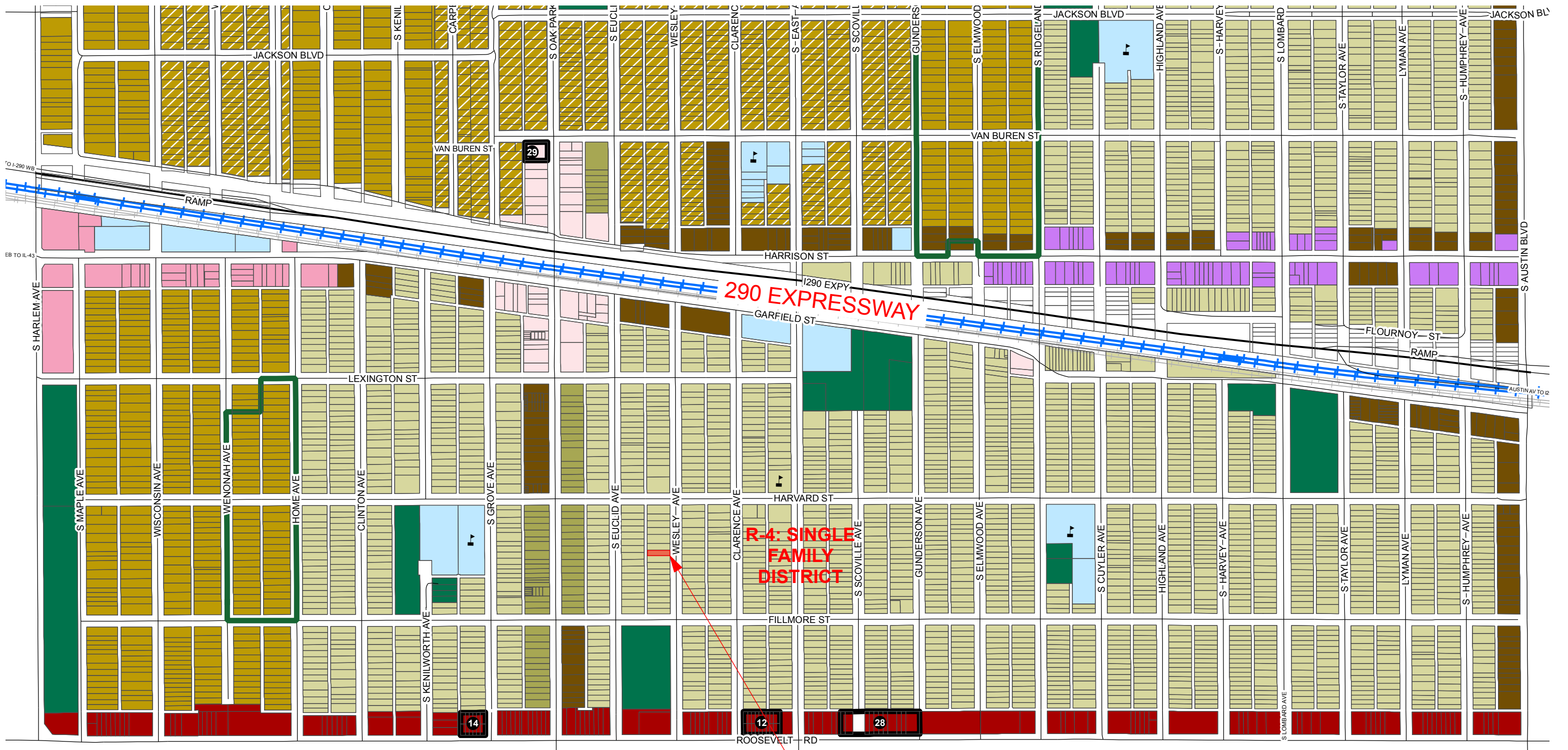
1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
1021 S. Wesley Ave.,
Oak Park, IL 60304
Phone: 312-961-1471
IL License No. 30161993



COVER SHEET

No.	Date:	Issue:	EXHIBIT: G1.1
1	03/31/21	Zoning Application	



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



PARTIAL ZONING MAP

No.	Date:	Issue:
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EXHIBIT:
AO.0



1021 S WESLEY ADDITION
OAK PARK, IL 60304

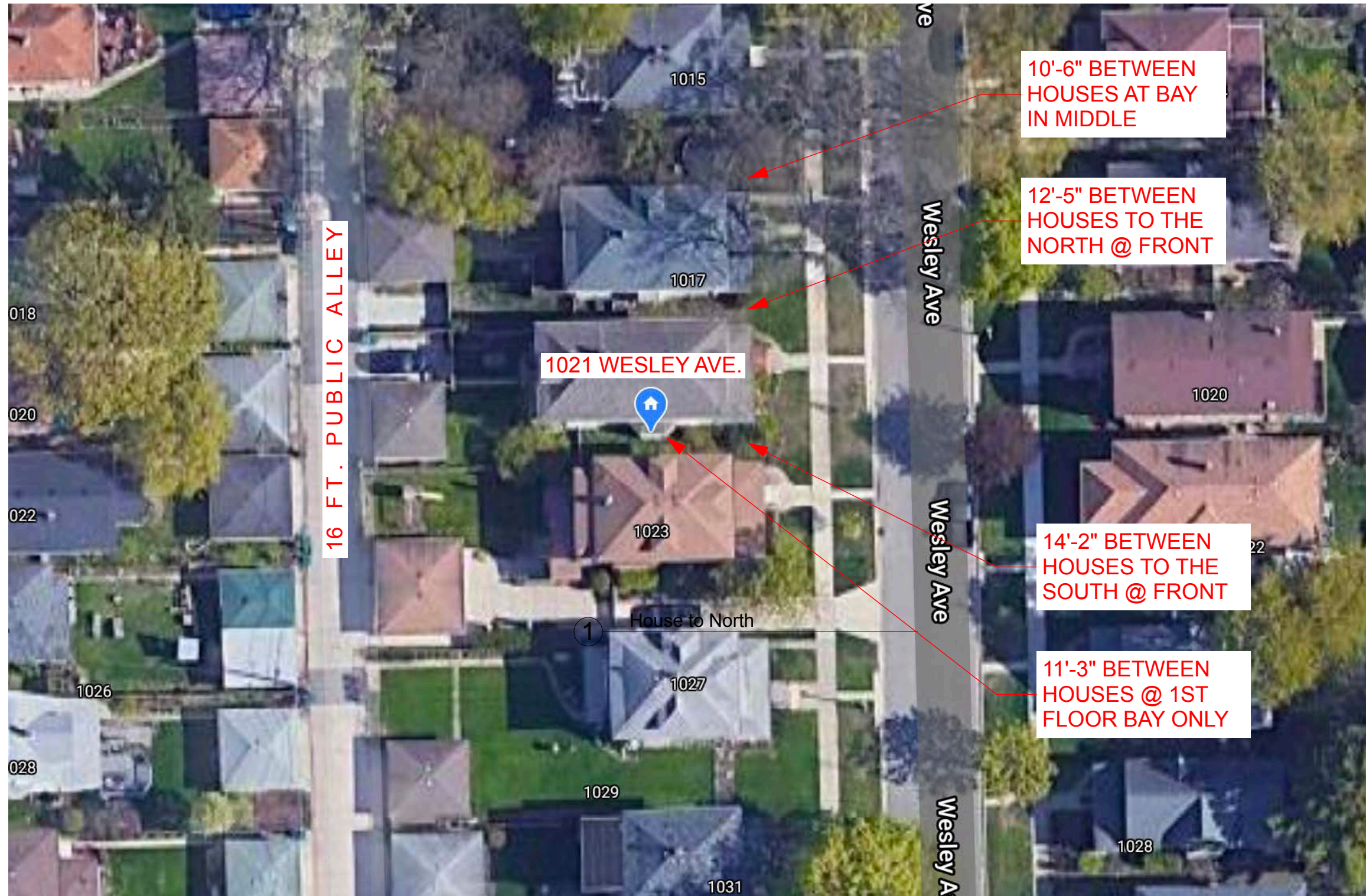
Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



LOCATION MAP

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
A0.1



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



SITE MAP

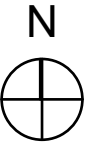
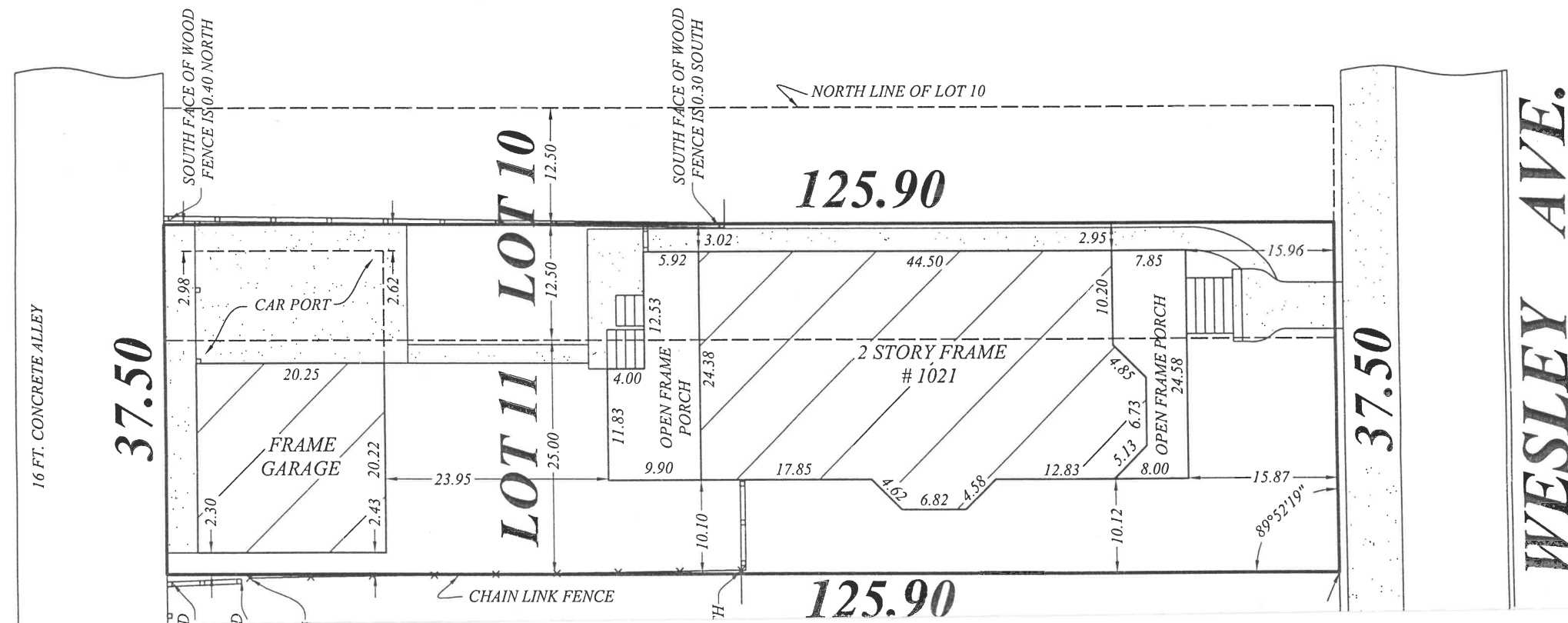
No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
A0.2

PLAT OF SURVEY

DESCRIBED AS :

THE SOUTH HALF OF LOT 10 AND ALL OF LOT 11 IN BLOCK 4, IN SUBDIVISION OF BLOCKS 3 AND 4 IN SWIGART'S SUBDIVISION OF LOT 5, AND THE WEST 33 FEET OF LOT 6 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN (EXCEPT THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF), COOK COUNTY, ILLINOIS.



1021 S WESLEY ADDITION
OAK PARK, IL 60304

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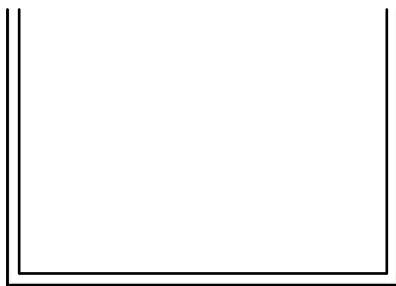
PLAT OF SURVEY

No.	Date:	Issue:
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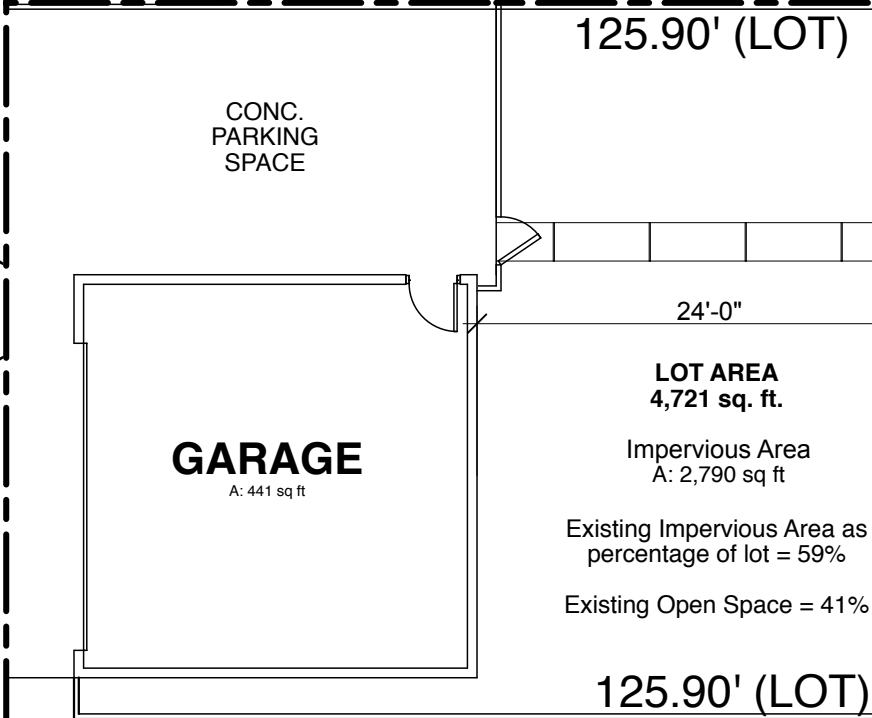
EXHIBIT:
A1.0

16 FT. PUBLIC ALLEY

37.50' (LOT)

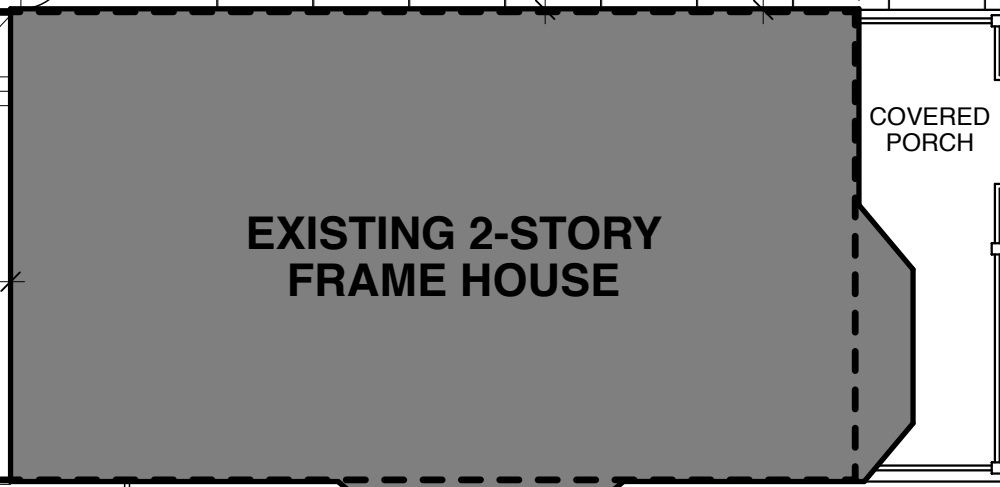
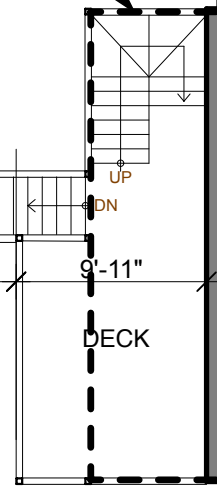


VARIATIONS TO CONSTRUCT 3RD FLOOR ADDITION - SHOWN AS DASHED LINE



GARAGE
A: 441 sq ft

LOT AREA
4,721 sq. ft.
Impervious Area
A: 2,790 sq ft
Existing Impervious Area as
percentage of lot = 59%
Existing Open Space = 41%



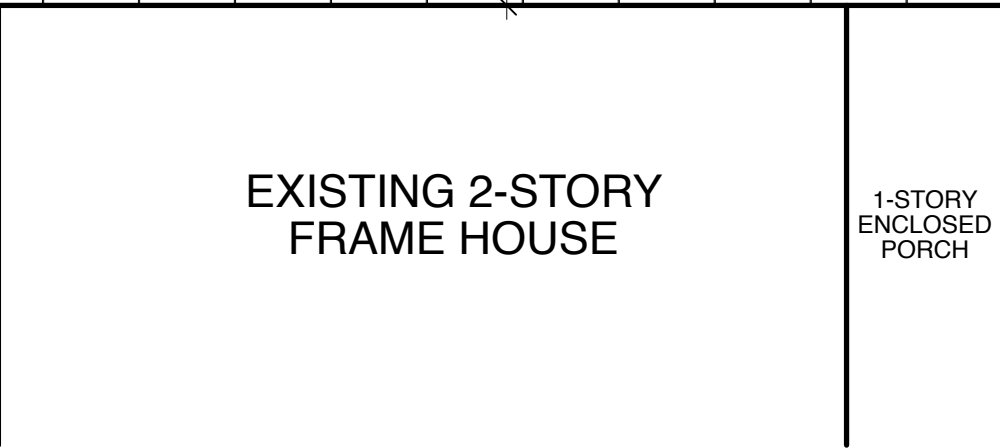
**EXISTING 2-STORY
FRAME HOUSE**

COVERED
PORCH

DECK

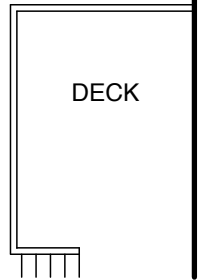
COVERED
PORCH

37.50' (LOT)

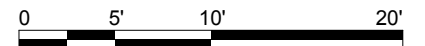


**EXISTING 2-STORY
FRAME HOUSE**

1-STORY
ENCLOSED
PORCH



DECK



1 Site Plan
SCALE: 1" = 10'

1021 S WESLEY ADDITION
OAK PARK, IL 60304

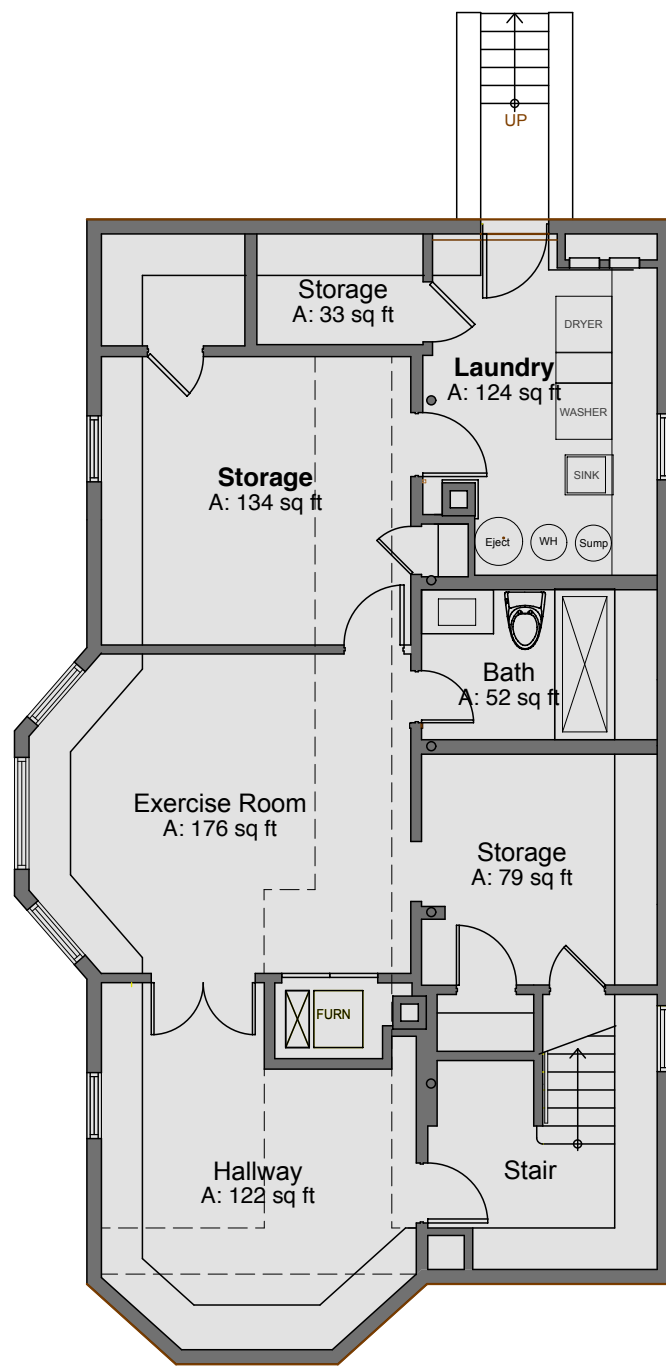
Architect:
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1021 S. Wesley Ave.,
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Phone: 312-961-1471
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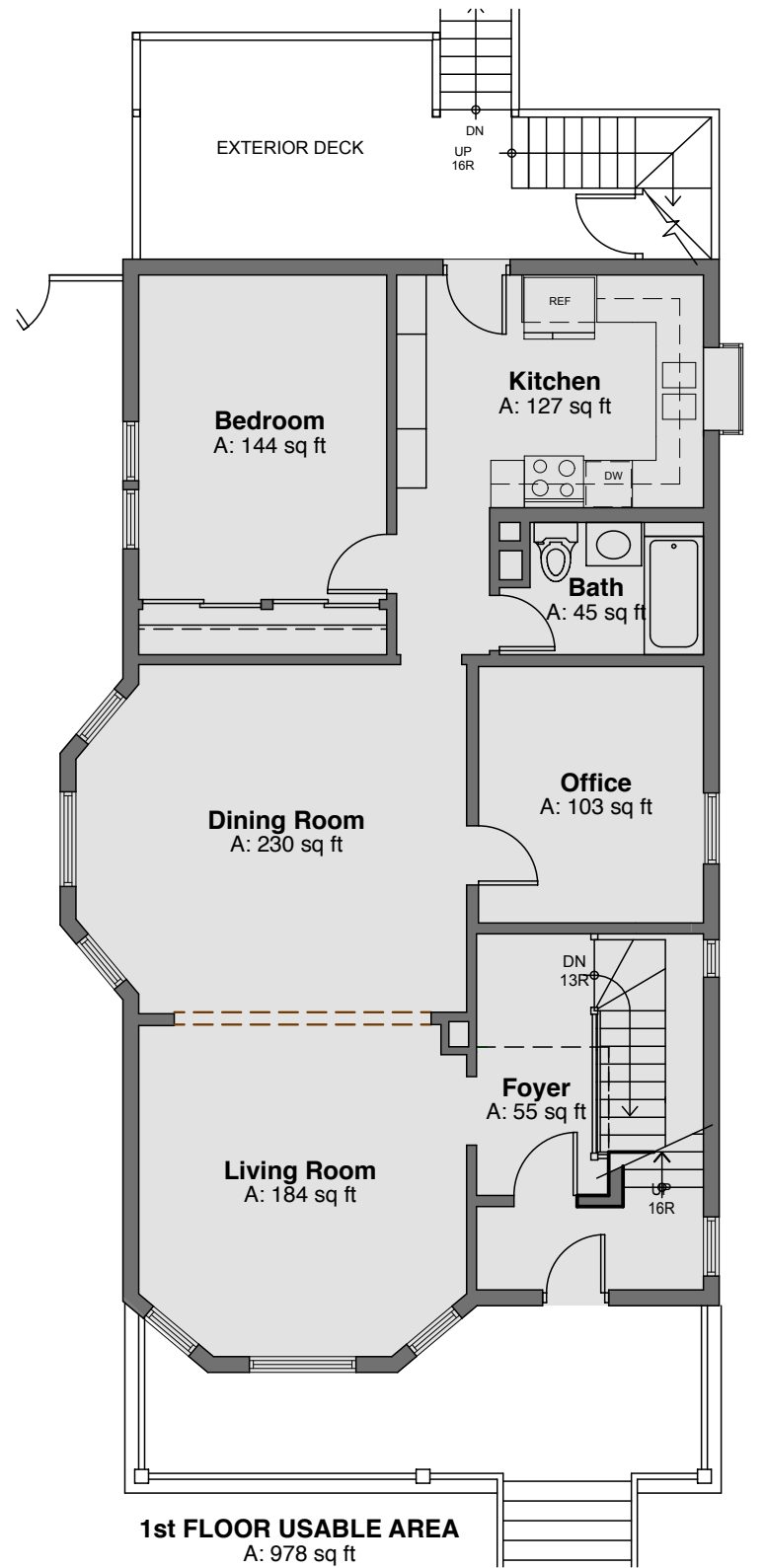
SITE PLAN

No.	Date:	Issue:
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2	04/10/21	Revisions

EXHIBIT:
A1.1



1 BASEMENT PLAN (EXISTING)
SCALE: 1/8" = 1'-0"



2 1ST FLOOR PLAN (EXISTING)
SCALE: 1/8" = 1'-0"

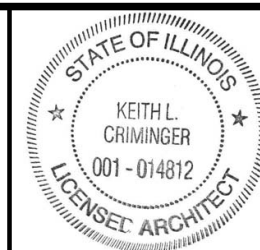


3 2ND FLOOR PLAN (EXISTING RENTAL)
SCALE: 1/8" = 1'-0"



1021 S WESLEY ADDITION
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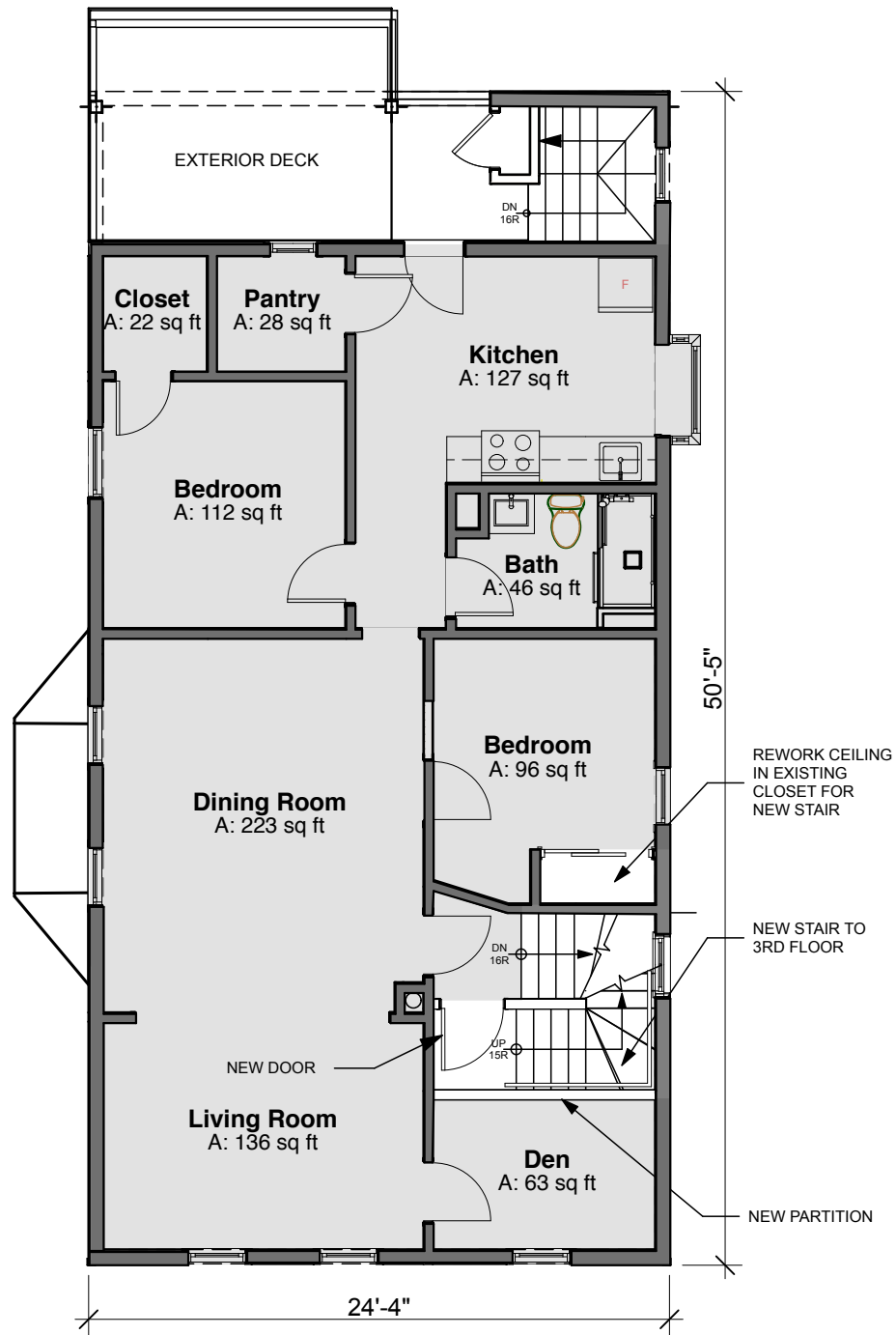


EXISTING FLOOR PLANS

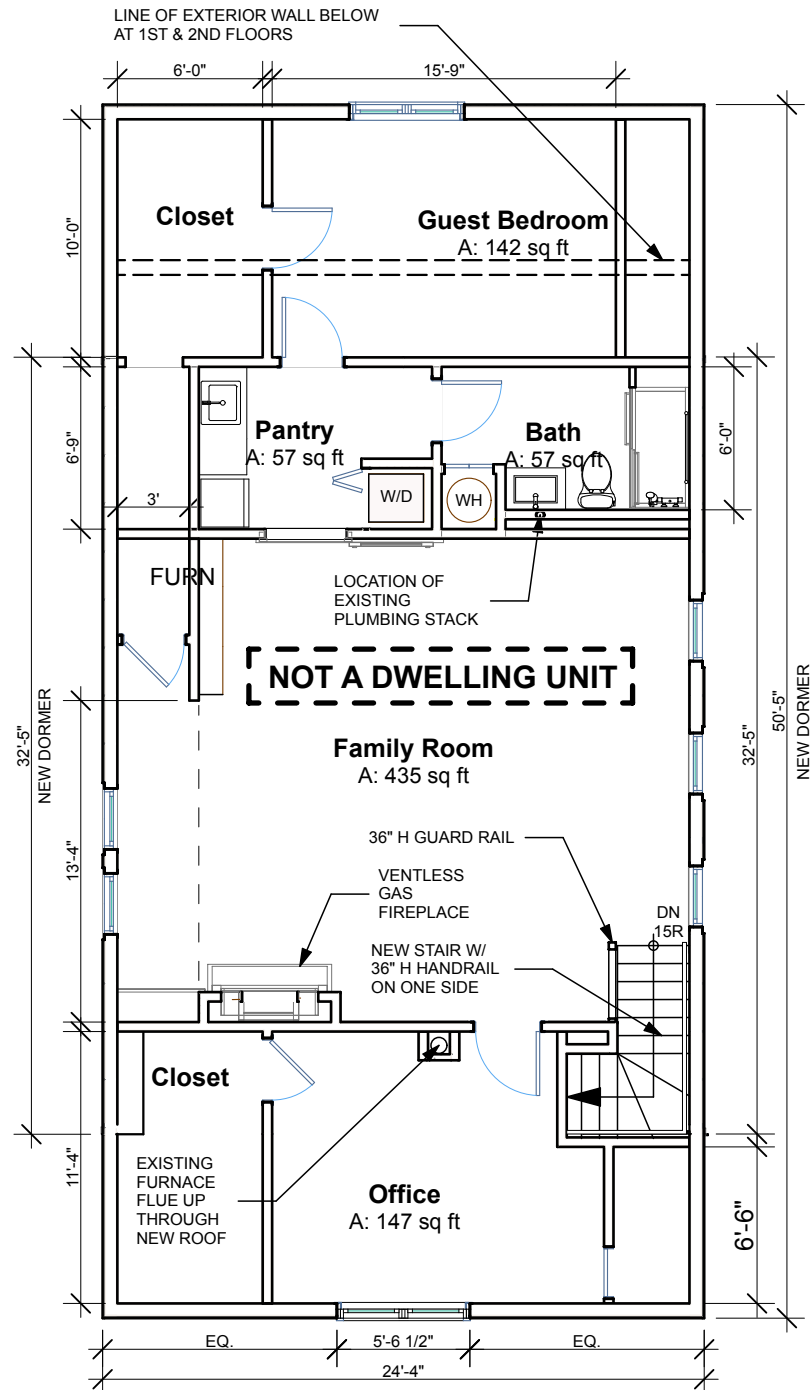
No.	Date:	Issue:
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EXHIBIT:

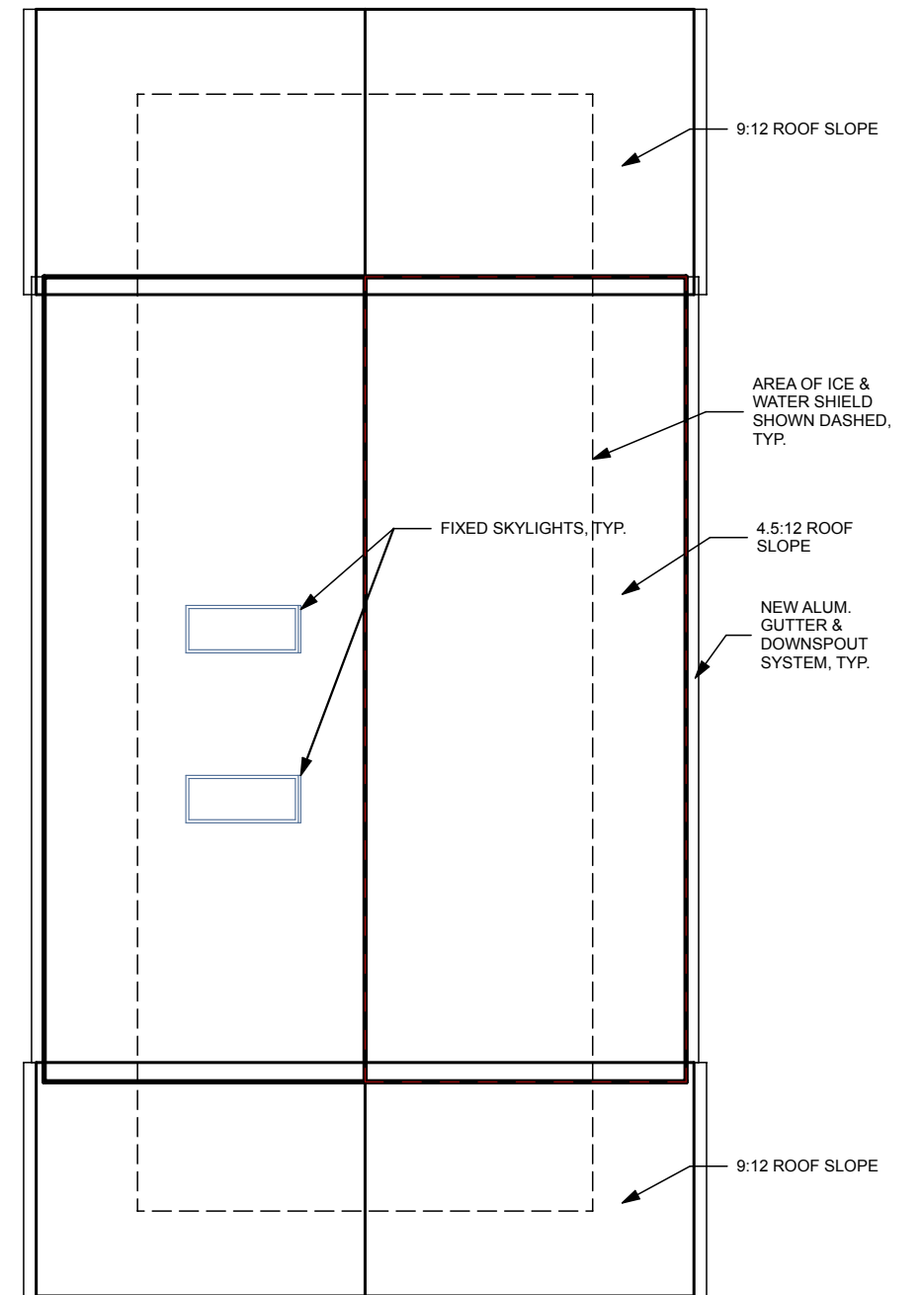
A2.1



3 2ND FLOOR PLAN (PROPOSED)
SCALE: 1/8" = 1'-0"



1 3RD FLOOR PLAN (PROPOSED)
SCALE: 1/8" = 1'-0"



2 ROOF PLAN (PROPOSED)
SCALE: 1/8" = 1'-0"



1021 S WESLEY ADDITION
OAK PARK, IL 60304

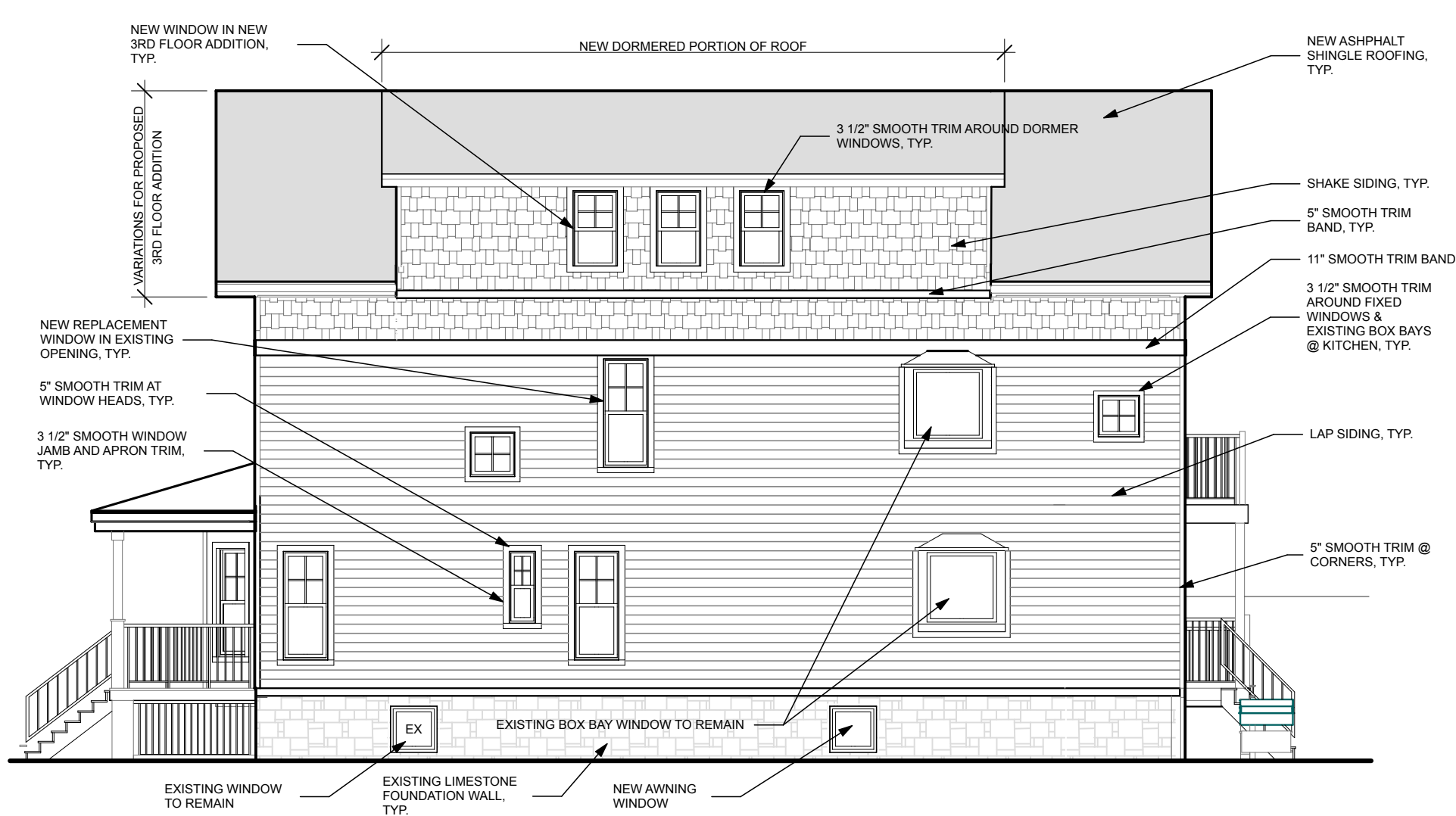
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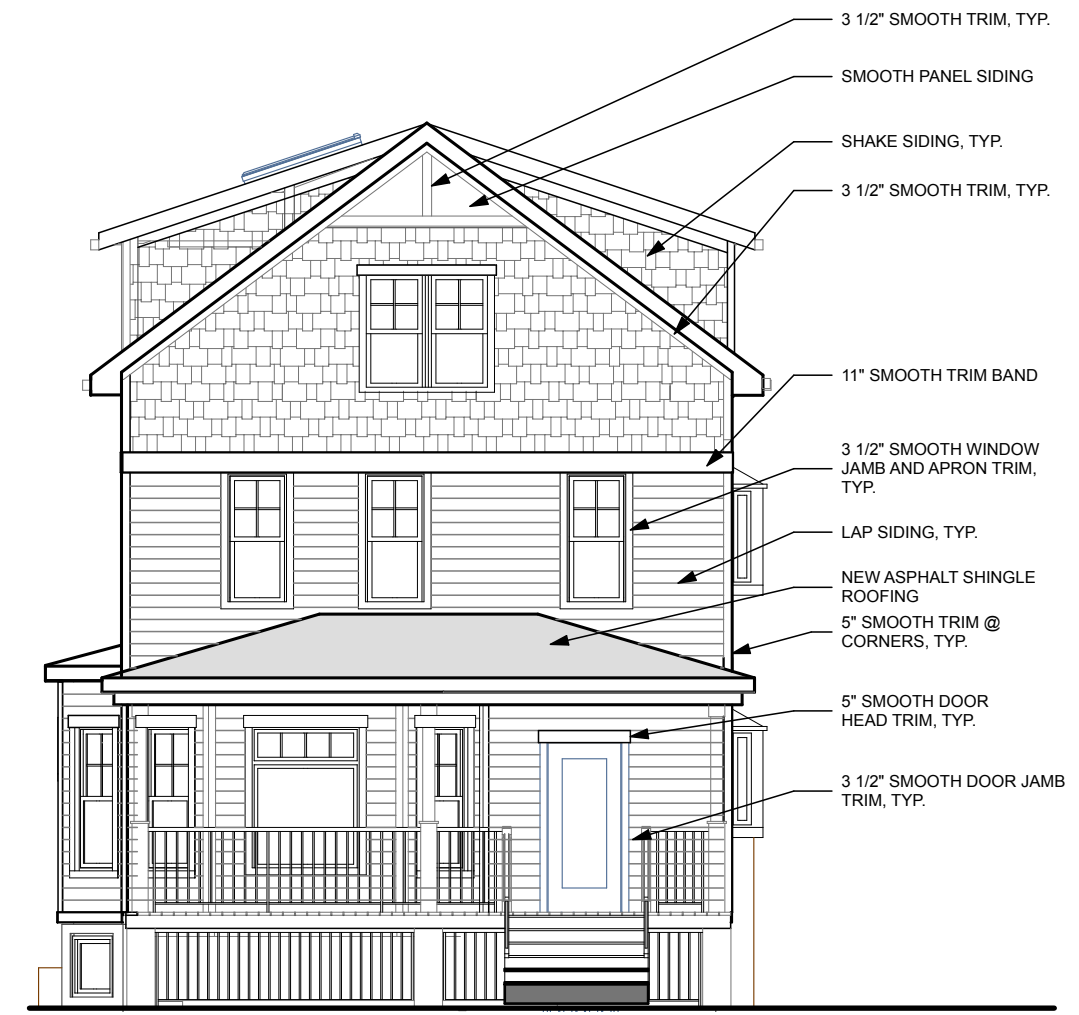
PROPOSED 2ND, 3RD, & ROOF PLANS

No.	Date:	Issue:
1	03/31/21	Zoning Application
2	04/10/21	Revisions

EXHIBIT:
A2.2



2 North Elevation
SCALE: 1/8" = 1'-0"



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



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OAK PARK, IL 60304

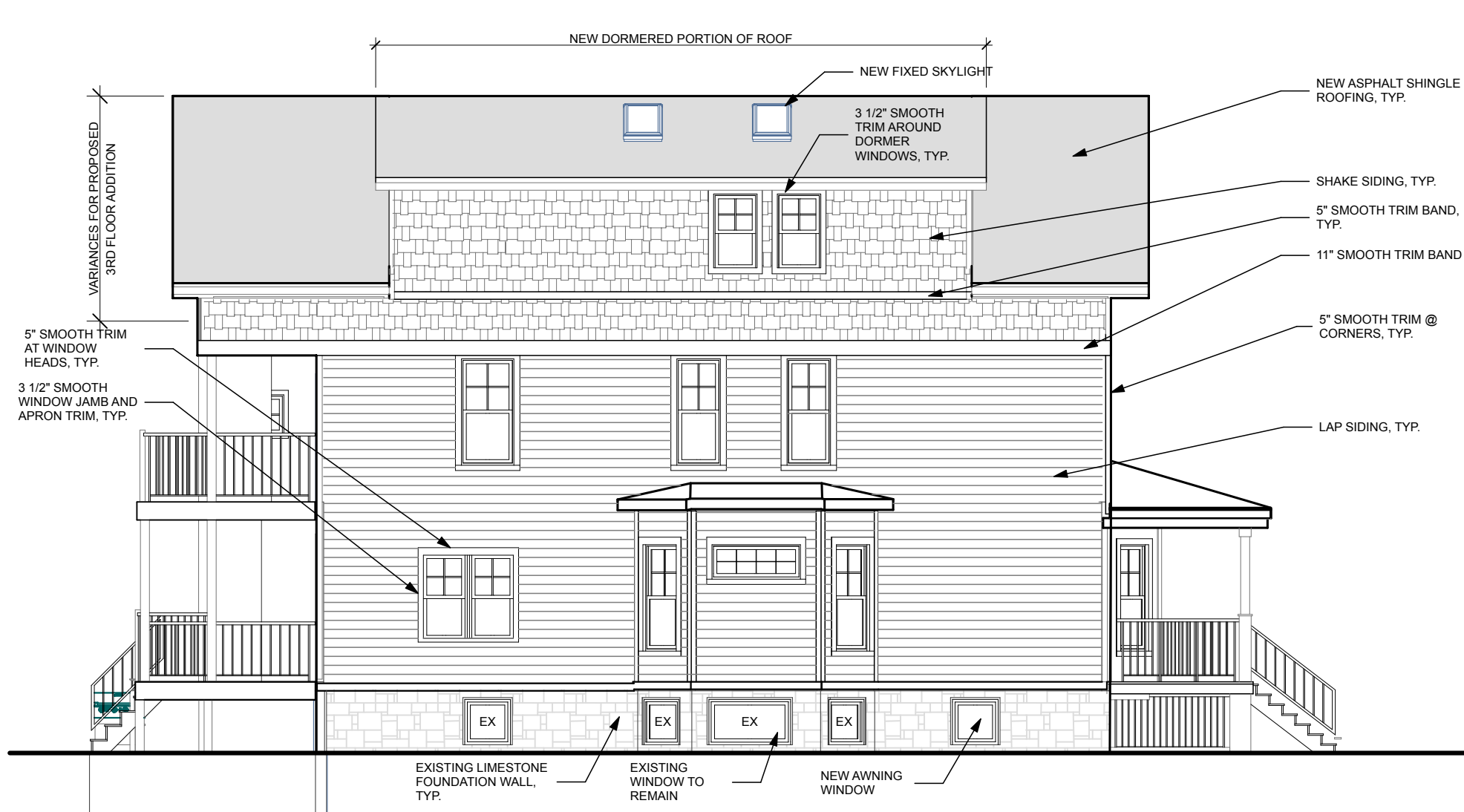
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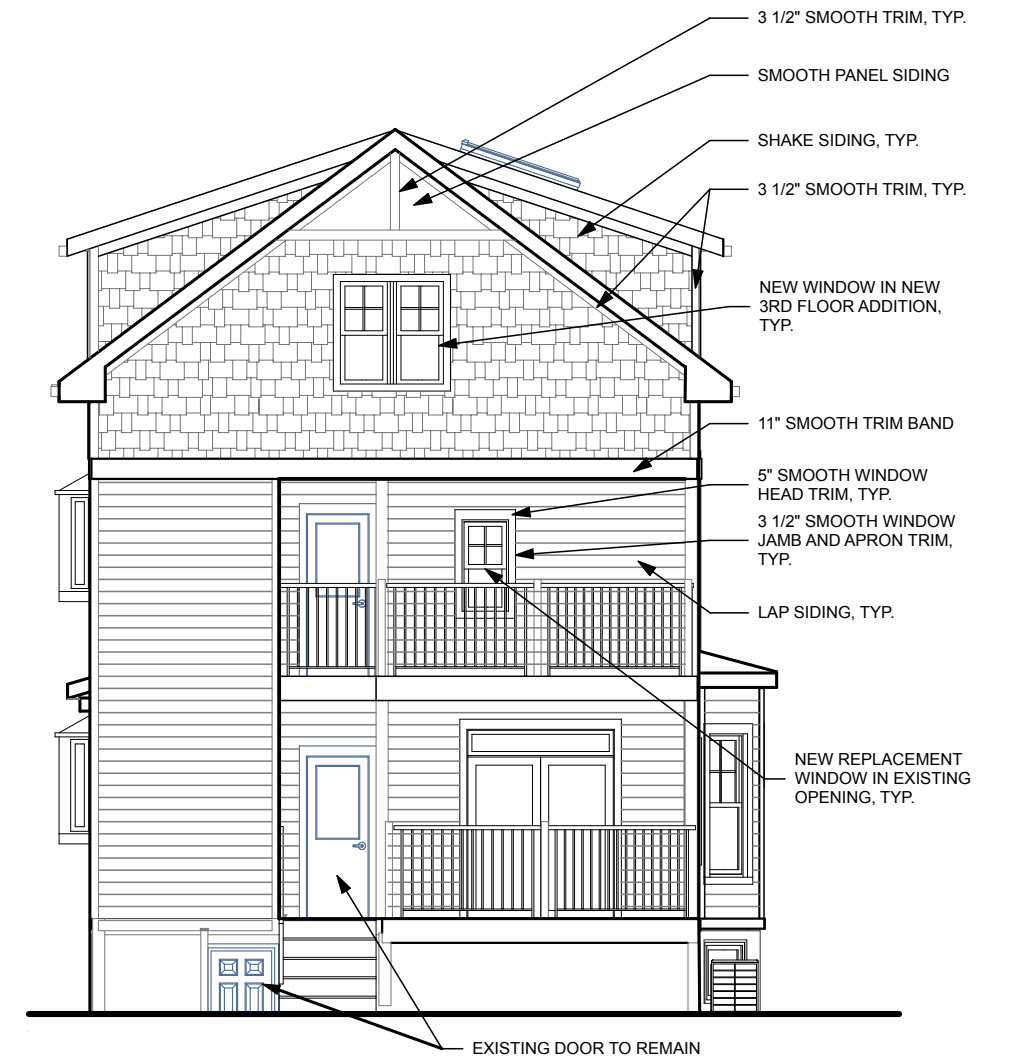
PROPOSED EAST & NORTH ELEVATIONS

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EXHIBIT:
A4.1



2 South Elevation
SCALE: 1/8" = 1'-0"



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



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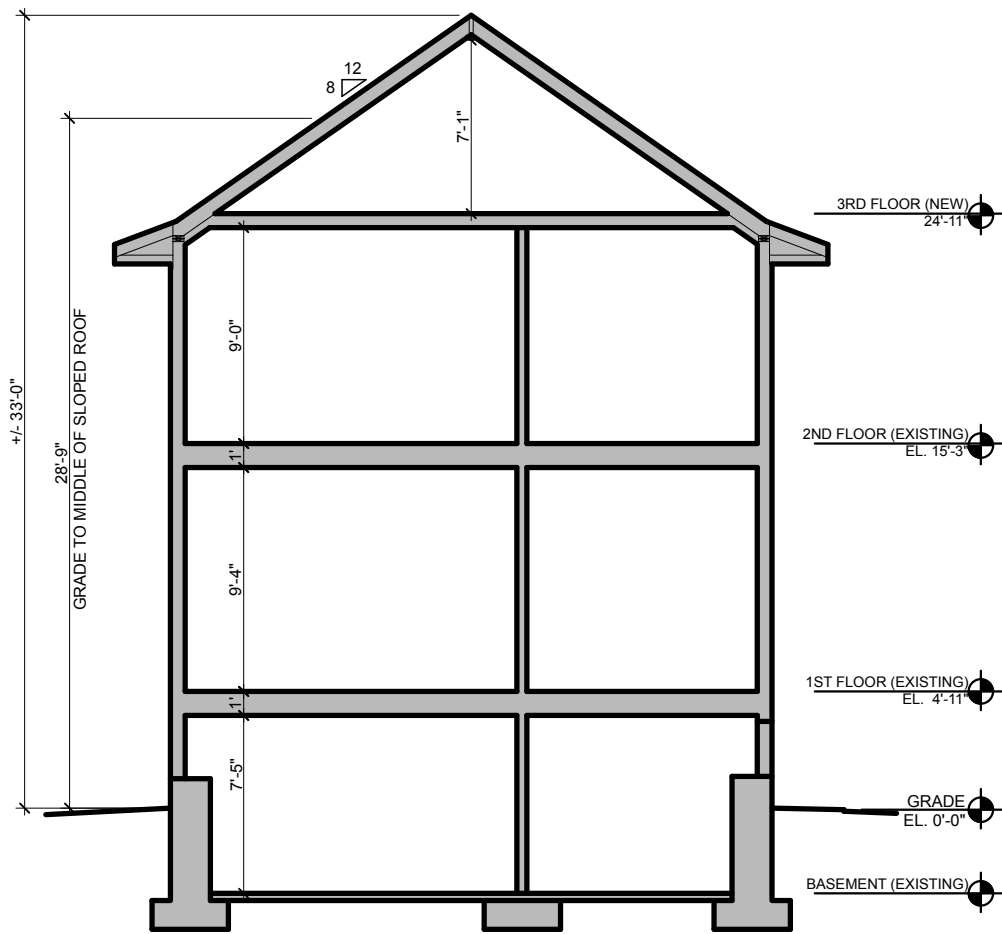
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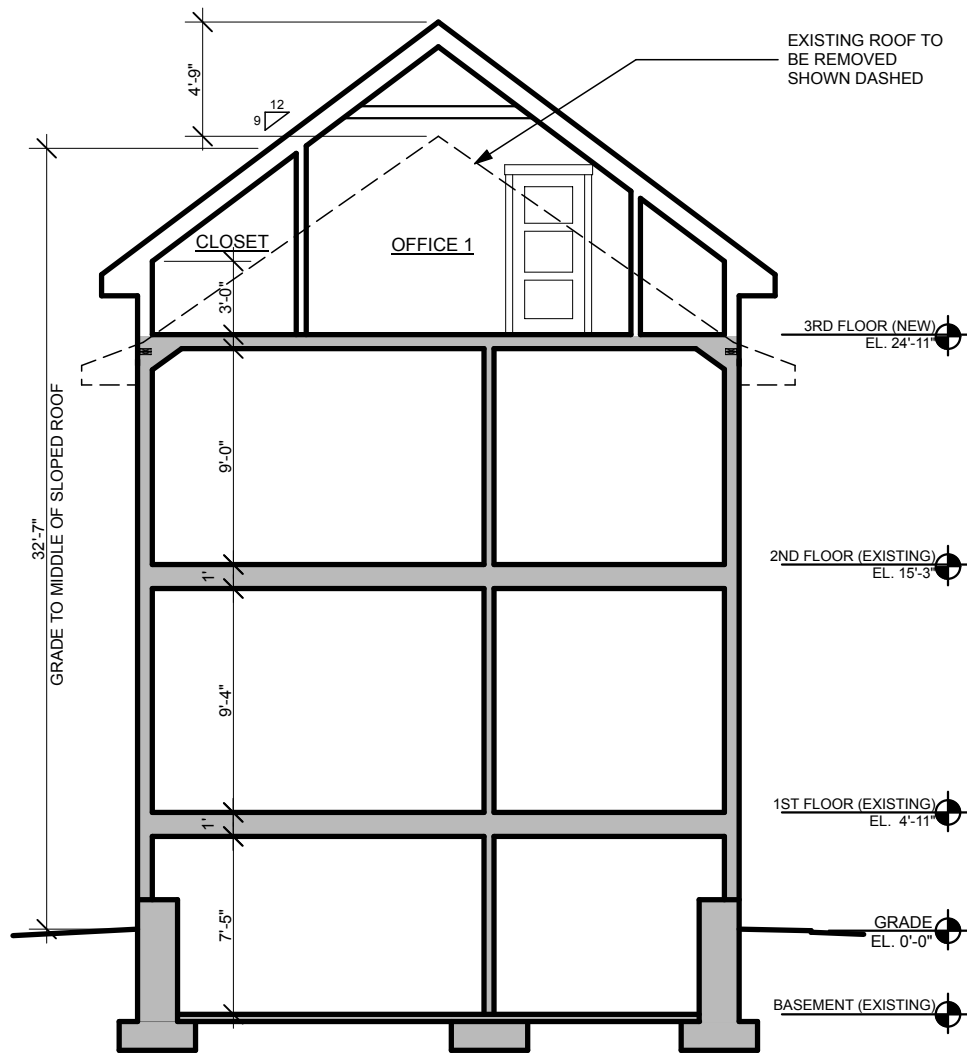
PROPOSED WEST & SOUTH ELEVATIONS

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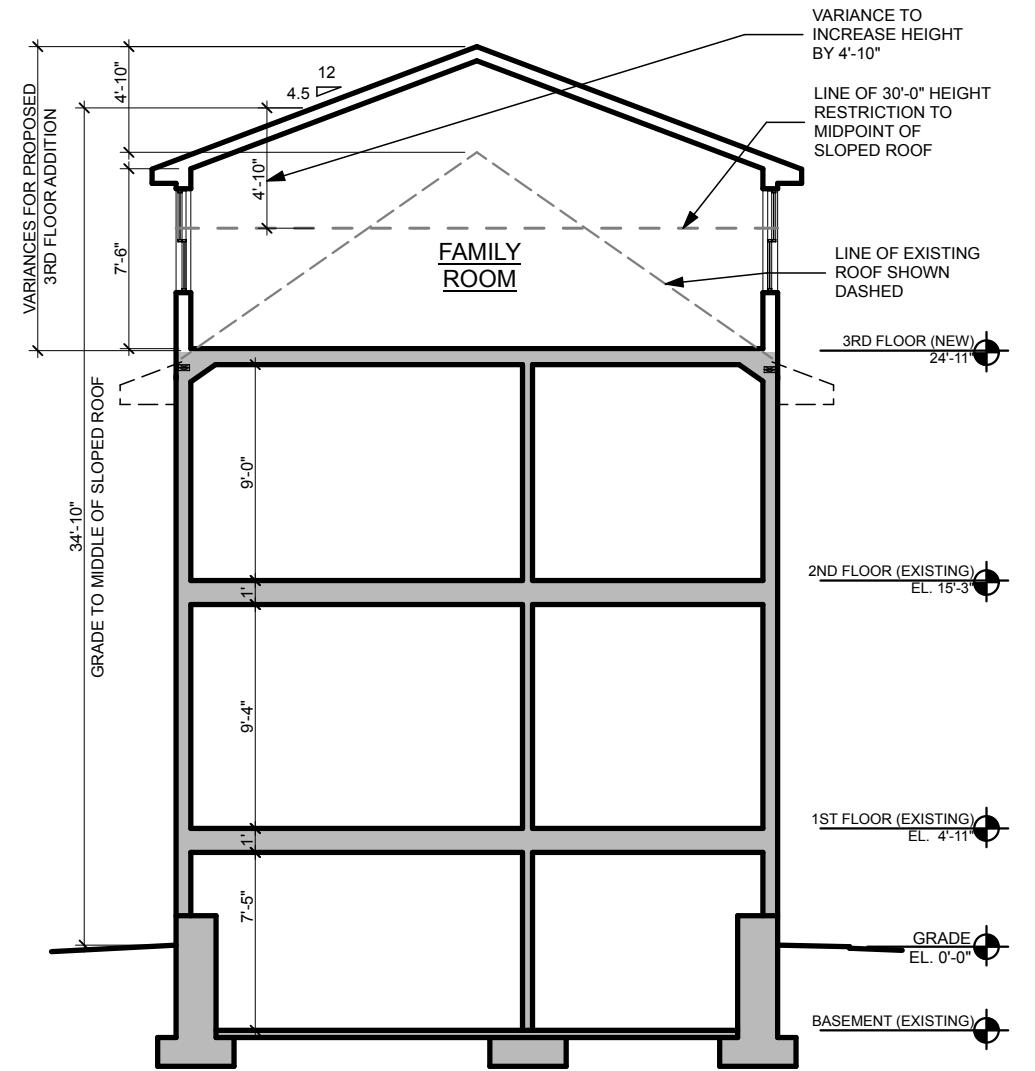
EXHIBIT:
A4.2



1 EXISTING BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 PROPOSED SECTION @ NEW GABLE
SCALE: 1/8" = 1'-0"



3 PROPOSED SECTION @ NEW DORMER
SCALE: 1/8" = 1'-0"



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
1021 S. Wesley Ave.,
Oak Park, IL 60304
Phone: 312-961-1471
IL License No. 30161993



EXISTING & PROPOSED BUILDING SECTIONS

No.	Date:	Issue:
1	03/31/21	Zoning Application
2	04/10/21	Revisions

EXHIBIT:
A5.1



① Front Facade (Wesley Ave.)



② North Side



⑤ Rear Yard



⑥ House to North



④ West Side



③ South Side



⑦ House to South

1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
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 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



EXISTING HOUSE PHOTOS

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
EXT-1

SUBJECT PROPERTY:
1021 WESLEY AVE.



1

WEST SIDE OF S WESLEY AVE



2

EAST SIDE OF S WESLEY AVE

SCALE: 1:19.65

1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:

Keith Criminger

1021 S. Wesley Ave.,
Oak Park, IL 60304
Phone: 312-961-1471

IL License No. 30161993



1000 BLOCK OF S WESLEY

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:

EXT-2



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



EXISTING FRONT ELEVATION VIEW

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
EXT-3



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



**PROPOSED FRONT ELEVATION
 VIEW (RENDERING)**

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
EXT-4



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



EXISTING STREET VIEW

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
EXT-5



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



PROPOSED STREET VIEW
(RENDERING)

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
EXT-6



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



**EXISTING HOMES ACROSS FROM
 SUBJECT PROPERTY**

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:

EXT-7



EXISTING - MAR & SEP 21 - 12:00 PM



PROPOSED - MAR & SEP 21 - 12:00 PM



EXISTING - JUN 21 - 12:00 PM



PROPOSED - JUN 21 - 12:00 PM



EXISTING - DEC 21 - 12:00 PM



PROPOSED - DEC 21 - 12:00 PM

1021 S WESLEY ADDITION
OAK PARK, IL 60304

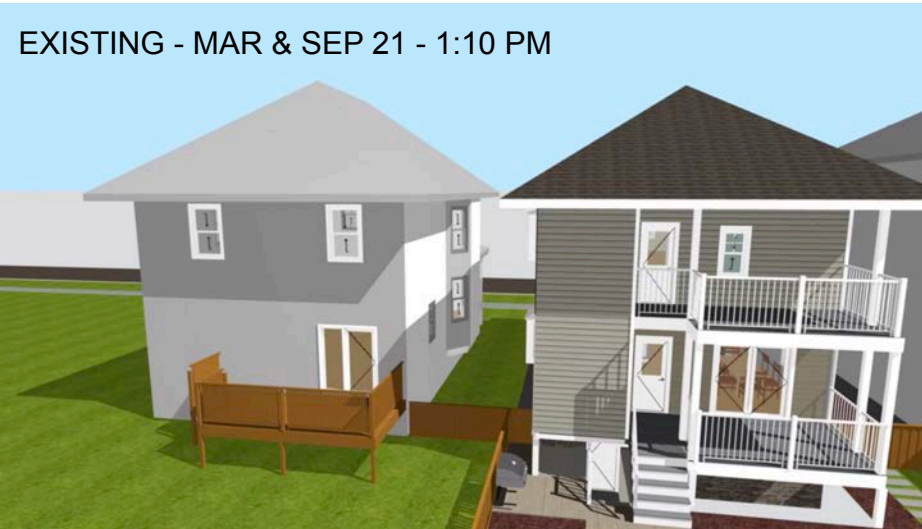
Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



SUN STUDIES - EAST

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
EXT-8



1021 S WESLEY ADDITION
OAK PARK, IL 60304

Architect:
Keith Criminger
 1021 S. Wesley Ave.,
 Oak Park, IL 60304
 Phone: 312-961-1471
 IL License No. 30161993



SUN STUDIES - WEST

No.	Date:	Issue:
1	03/31/21	Zoning Application

EXHIBIT:
EXT-9



Delisi

1016 Wesley
Oak Park, IL. 60304
212-555-0199

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

March 29th, 2021


Dear Zoning Board,

We are writing to you regarding the proposed 3rd floor addition on the house at 1021 S Wesley Ave, which is located across the street to the west of our home. The homeowners have shared the proposal with us, and we have no objections. We think this will be a nice addition to the block and increase the property values of all the homes.

We support this project and hope the boards does as well

Sincerely,

Mark and Tari Delisi
Homeowners at 1016 Wesley



Ryan Mason

M: 773 991 6525

E: RYANMASON1@ME.COM

A: 1023 WESLEY AVENUE, OAK PARK, IL 60304

TO:

Zoning Board Members
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

As owners of 1023 Wesley Avenue, my wife, Melissa, and I would like to express our support of the proposed 3rd floor additions to 1021 Wesley Avenue.

We live directly south of the Crimingers' house (1021 Wesley Avenue). Keith Criminger has shared the proposed 3rd floor addition drawings for 1021 Wesley with us, and we have no objections to it. We find the design to be attractive and think it would be a positive renovation project for our block.

We support the proposed project.

Sincerely,

Ryan Mason

Travis and Sylvia Westmeyer
1010 S. Wesley Ave.
Oak Park, IL 60304

Zoning Board Members
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

March 29, 2021

Dear VOP Zoning Board Members,

We are writing to you regarding our support of a home addition of our neighbors, Val and Keith Criminger, whose house is located a few houses to the south of our home, and across the street.

The Crimingers have shared their home improvement drawings with us for their home and we absolutely support the addition. Not only are the plans beautiful and tastefully done, but as homeowners in Oak Park, the improvements on their home located at 1021 S. Wesley Ave. will not only benefit the Crimingers, but also those of us who live on the same block.

We hope you will join us and will also support and approve their addition.

Please reach out to us should you have any questions.

Kind Regards,

Travis and Sylvia Westmeyer
773-851-9656

Village of Oak Park

4/21/21

Attn: Zoning Board Members

My wife Cathie and I Robert Woodyard are long time residents of Oak Park and live at 1028 Wesley. We have seen the variance for the Criminger property at 1021 Wesley and feel it would fit in very nicely on our block.

We are definitely sure it will fit on our block nicely. We approve and have no objections.

Robert Woodyard (4/21/21)

Cathie Woodyard (4/21/21)