



# 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): NA - residential

Address/Location of Property in Question: 140 S. Austin Blvd, Oak Park, IL 60304

Property Identification Number(s)(PIN): 16171150220000

Name of Property Owner(s): Svitlana Kryzhanovska and Roman Stavniichuk

Address of Property Owner(s): 6650 Majestic Way - Carpentersville, IL 60110

E-Mail of Property Owner(s): stavroman@gmail.com Phone: (414) 530 6601

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) NA

Name of Applicant(s) (if different than Property Owner): Valentina Gaglio, ASTUDIO Architects

Applicant's Address: 5445 N. Sheridan Rd. - Chicago, IL 60640

Applicant's Contact Information: Phone 312.798.9227 E-Mail valentina@astudio.archi

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): Architect - See Permit Application # 20230303904

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: Interior work only - no changes to sq.ft. or building volume.

New dwelling unit in existing basement. (2) existing units+(1) proposed unit.

The required lot area would be 5,000 sq.ft. for (2) units+700 sq. ft. for a 3rd unit.

We propose waiving the 700 sq.ft. lot area requirement for the third unit.

The existing lot area is 5,000 sq.ft. and has (4) existing parking spaces to remain.

Size of Parcel (from Plat of Survey): 5,000 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-7</u>	<u>multi-family residential</u>
To the South:	<u>R-7</u>	<u>multi-family residential</u>
To the East:	<u>NA- City of Chicago</u>	
To the West:	<u>R-4</u>	<u>single family residential (across alley)</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 4.	Table 4-1:
Article: <u>RESIDENTIAL DISTRICTS</u>	Section: <u>Residential Districts Dimensional Standards</u>
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;

Aesthetically, the proposed basement dwelling unit wouldn't change the building and might positively impact the neighborhood by adding "eyes on the street".  
The surrounding area on Austin boulevard is zoned for multi-family, and the existing buildings vary between 3 and 4 finished levels, with a number of 6+ units buildings. Austin Blvd transitions to a commercial area at the intersection of Madison st .  
We believe a small density increase (with no impact to street parking) to be in harmony with the neighborhood and the intent and purpose of 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.

**Valentina Gaglio**

(Printed Name) Applicant

Valentina Gaglio  
(Signature) Applicant

11/05/2023

Date

**Roman Stavniichuk**

(Printed Name) Owner

Roman Stavniichuk  
(Signature) Owner

07 NOV 2023

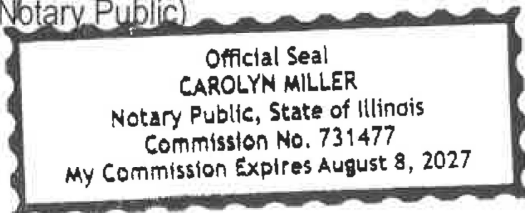
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

7<sup>th</sup> DAY OF November, 2023

Carolyn Miller  
(Notary Public)



## 140 S. Austin Blvd- Application for variation Cover Letter

Dear Michael Bruce,

I am writing regarding the existing two unit building at 140 S. Austin Blvd., located in a multi-unit residential district R-7.

We are proposing a conversion of the existing basement into a dwelling unit. No changes to the volume or footprint of the building would be necessary.

There are 2 existing dwelling units in the building, and there would be 3 after construction. 4 existing parking spaces will remain and be available to the 3 units on said lot.

The one condition that doesn't meet the Zoning Ordinance is the lot area. The existing lot area is 5,000 sq. ft. We would like to apply for a zoning variation to waive the additional 700 sq. ft. of lot area required for a third dwelling unit.

What could be built as of right, without applying for a variance, is a finished basement to be shared by the 2 tenants above as an activity room or remote-work area.

We are confident that a new dwelling unit close to public transportation and a commercial district would positively impact housing availability and variety, neighborhood vitality and safety, and would benefit the Village of Oak Park.

Please note that the following documents are part of the CD drawings-Issued for Variation

- Site Plan
- Location Plan
- Floor plans
- Photographs of surrounding properties

Thank you,



*Valentina Gaglio, NCARB – Principal, Astudio Architects*

*Date*



## Section 14.3 Variation Standards

A written response to each of the following standards that must be met in order for a variation to be granted (Section 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 variances.

### **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.**

RESPONSE: *Table 4-1: Residential Districts Dimensional Standards -MINIMUM LOT AREA: MF: 5,000 sq.ft. + 700 sq.ft. for each du after first 2 du*

The strict application of this ordinance allows (2) residential units. The rental income from both units covers regular expenses (Mortgage, Property Taxes, Utilities, Homeowners Insurance etc.) with a margin of about +\$100/month. Any unexpected expenses put the owner's balance at a loss. In the past year, the building operated at about -\$600/month. Recently, one of the units hasn't had any income, and the balance dropped to -\$2,600/month.

The owner is a scientist who works in the healthcare industry, and made a real estate investment in Oak Park from personal savings. This hardship, if sustained, would force the owner to sell the building.

Adding a third dwelling unit in a currently empty space would help balance the income and expenses and weather high expense periods. At a community level, a third compact and affordable unit would create socially valuable housing options for a diverse demographic, including single parents or young families.

#### **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.**

RESPONSE: This variation would only apply to a lot size requirement. The lot and building are existing and cannot be modified. The proposed dwelling unit would occupy part of the existing garden level. No exterior changes to the existing conditions.

#### **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.**

RESPONSE: All conditions are existing and not created by any person presently having a proprietary interest in the property in question.

### **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.**

RESPONSE: The granting of the variation would only allow for a residential unit in an existing garden level space. No changes to the building square footage, bulk, or exterior appearance would occur. The existing off-street parking exceeds the requirements of one parking space per unit and the unit is close to bus and "L train" stops.

**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.**

RESPONSE: The granting of the variation wouldn't impact light and air, or congestion. It might increase public safety and property value by occupying an otherwise empty basement and creating "eyes on the street".

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

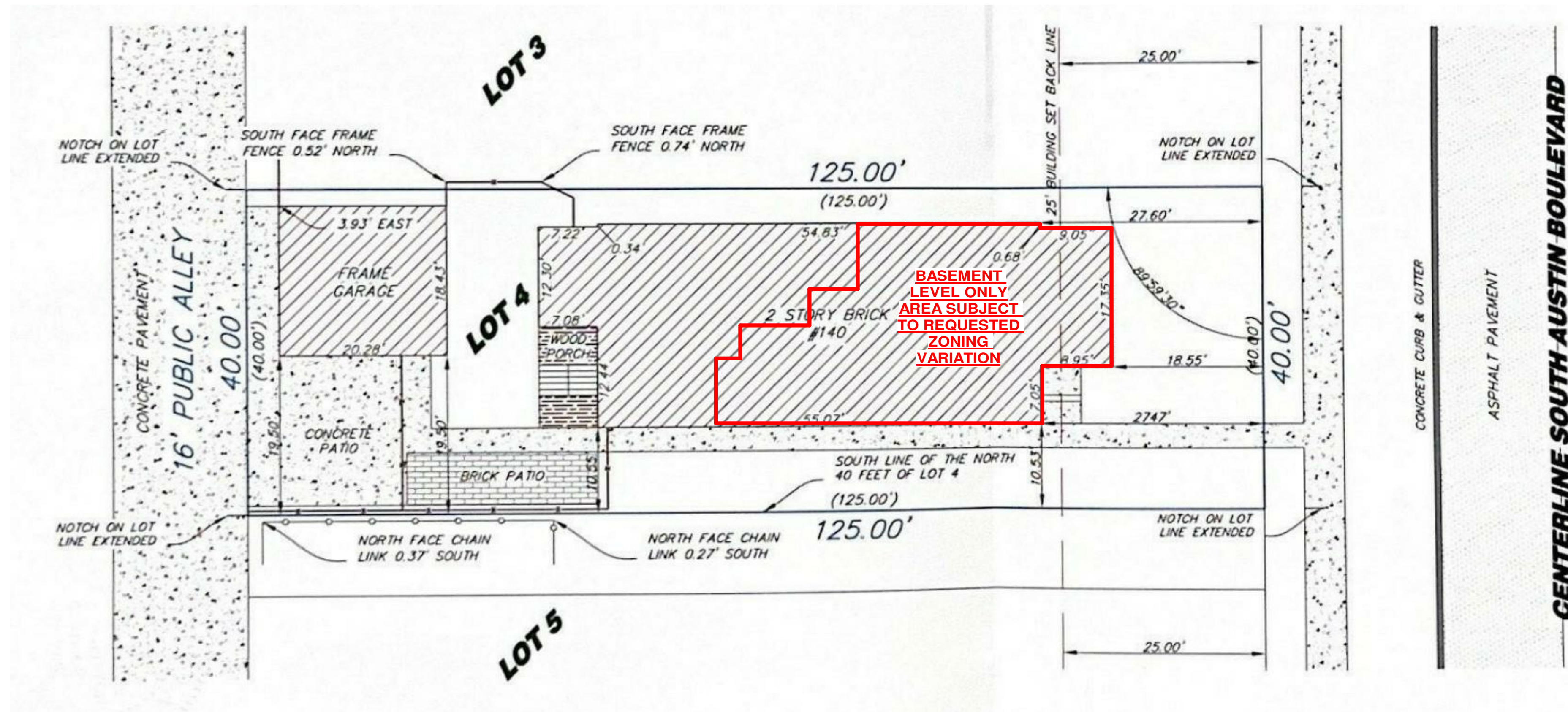
RESPONSE: The proposed variation is consistent with the spirit of an R7-multi unit zoning district. The property is also directly in front of bus stops and 0,2 miles from the Madison St. commercial area.

The surrounding buildings have a minimum of 2 units, with many having 3, 4, and some having 6+ units.



# NEW DWELLING UNIT IN EXISTING FINISHED BASEMENT

SURVEY EXTRACT - NOT TO SCALE



SURVEY EXTRACT  
scale 1" = 10'

SHEET INDEX

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3	A1	DEMOLITION AND CONSTRUCTION PLANS
4	E1	ELECTRICAL PLAN AND NOTES
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CHICAGO, IL 60202  
312.798.9227

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APPLICABLE CODES

2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE  
2018 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE  
2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE  
2017 EDITION OF THE NATIONAL ELECTRIC CODE  
  
2018 EDITION OF THE INTERNATIONAL FUEL GAS CODE  
2018 EDITION OF THE INTERNATIONAL FIRE CODE

PROJECT CONTACTS

<b>OWNER</b>	<b>ROMAN STAVNICHUK</b> 6650 MAJESTIC WAY CARPENTERSVILLE, IL 60110 (414) 530-6601 STAVROMAN@GMAIL.COM
<b>ARCHITECT</b>	<b>ASTUDIO ARCHITECTS</b> 5445 N SHERIDAN RD, SUITE 2404 CHICAGO, IL 60640 312.316.4719 VALENTINA@ASTUDIO.ARCHI
<b>GENERAL CONTRACTOR</b>	<b>SEE OWNER</b>

THESE DRAWINGS WERE PREPARED UNDER THE SUPERVISION OF A REGISTERED ARCHITECT AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF THE CITY OF CHICAGO

REGISTERED ILLINOIS ARCHITECT NO. 001.025066

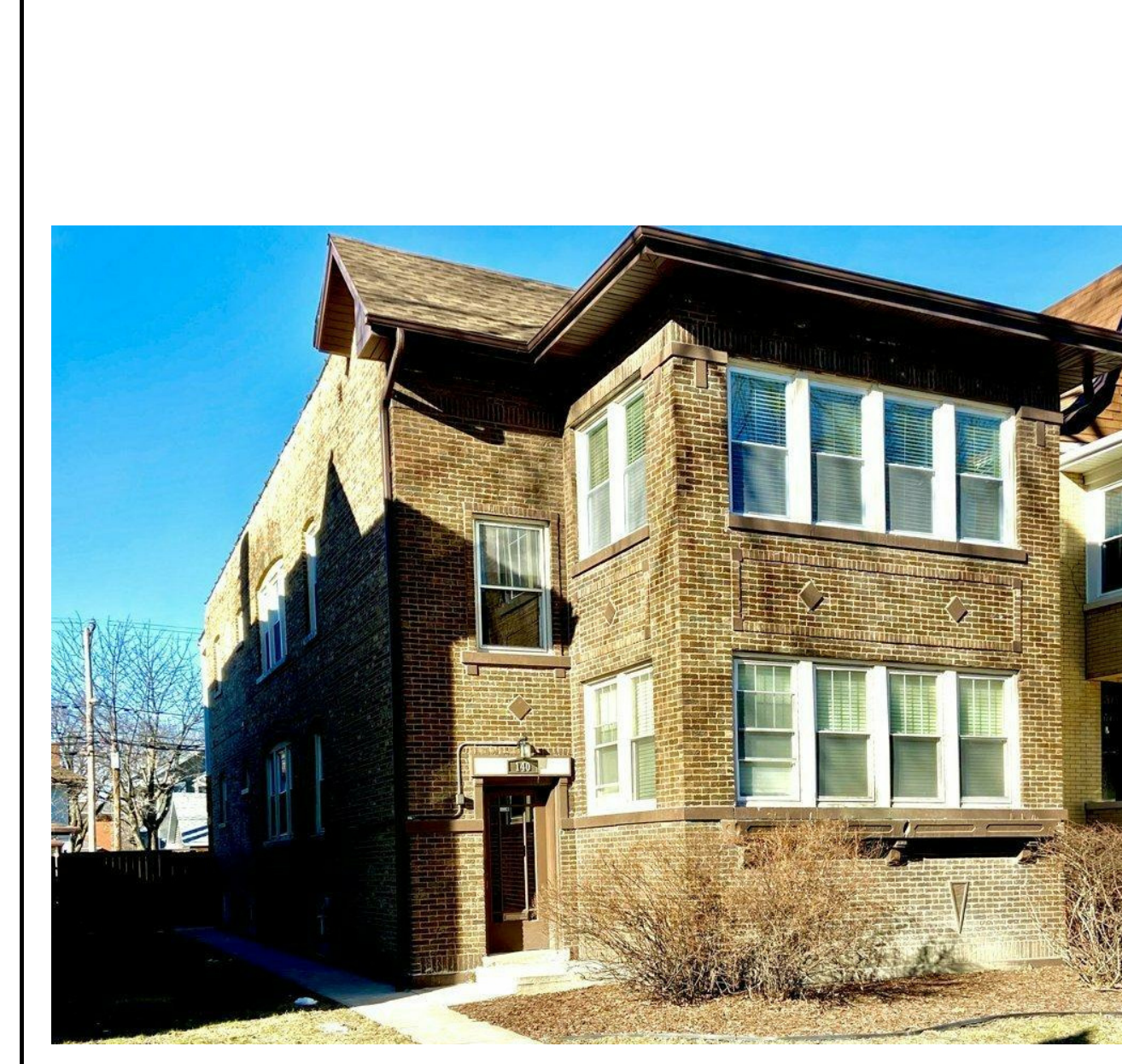


No.	Description	Date
1	ISSUED FOR PERMIT	10/20/2023
2	ISSUED FOR ZONING VARIATION	11/06/2023

SYMBOLS

OPEN DECK [215-S]	ROOM NAME & NUMBER
DOOR LOCATION	
PLAN DETAIL [2 A-3.1]	SHEET NUMBER
SECTION DETAIL [2 A-3.1]	SHEET NUMBER
INTERIOR ELEVATION [A-3.1]	SHEET NUMBER
EXTERIOR ELEVATION [A-3.1]	SHEET NUMBER
KEYNOTE [2]	
PARTITION TAG [1.1]	
WINDOW TAG [P]	
DOOR TAG [15]	
SPOT ELEVATIONS [0.00']	
REVISION BUBBLE AND TAG [cloud]	

FRONT ELEVATION



ABBREVIATIONS

(E)	EXISTING
(N)	NEW
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
SIM.	SIMILAR
O.H.	OPPOSITE HAND
E.J.	EXPANSION JOINT
ADJ.	ADJUSTABLE
GALV.	GALVANIZED
A.F.F.	ABOVE FINISHED FLOOR
T&G	TONGUE AND GROOVE
O/O	OWNER FURNISHED / OWNER INSTALLED
OFCl	OWNER FURNISHED / CONTRACTOR INSTALLED

DESCRIPTION OF WORK

ZONING: R7 MULTI-FAMILY  
EXISTING CONDITIONS: Existing 2 unit building. 2 stories + finished basement.  
PROPOSED SCOPE: New 735 sf dwelling unit in existing finished basement. New kitchen, updates to bathroom, egress, and electrical retrofit to meet code. Interior partitions layout is existing to remain.  
2 existing dwelling units + 1 proposed garden level dwelling unit.  
4 EXISTING PARKING SPACES TO REMAIN.

LOCATION MAP



**LEGEND**

[Yellow]	R-1 Single Family
[Light Green]	R-2 Single Family
[Green]	R-3-35 Single Family
[Dark Green]	R-3-50 Single Family
[Light Blue]	R-4 Single Family
[Blue]	R-5 Two-Family
[Dark Blue]	R-6 Multi-Family
[Purple]	R-7 Multi-Family
[Pink]	NC Neighborhood Commercial
[Light Purple]	GC General Commercial
[Light Blue]	HS Harrison Street
[Dark Blue]	MS Madison Street
[Purple]	NA North Avenue
[Red]	RR Roosevelt Road
[Dark Red]	DT Downtown
[Blue]	H Hospital
[Light Blue]	OS Open Space
[Light Blue]	I Institutional

ZONING MAP  
1" = 200'-0"

GARDEN LEVEL RENOVATION

140 S AUSTIN BLVD  
OAK PARK, IL 60304

COVER SHEET- AREA PLAN, SITE PLAN, SCOPE OF WORK, SYMBOLS AND ABBREVIATIONS

Project Number: 23-08

A0

ASTUDIO ARCHITECTS ©





**140 S AUSTIN**



**140 S AUSTIN/138 S AUSTIN**

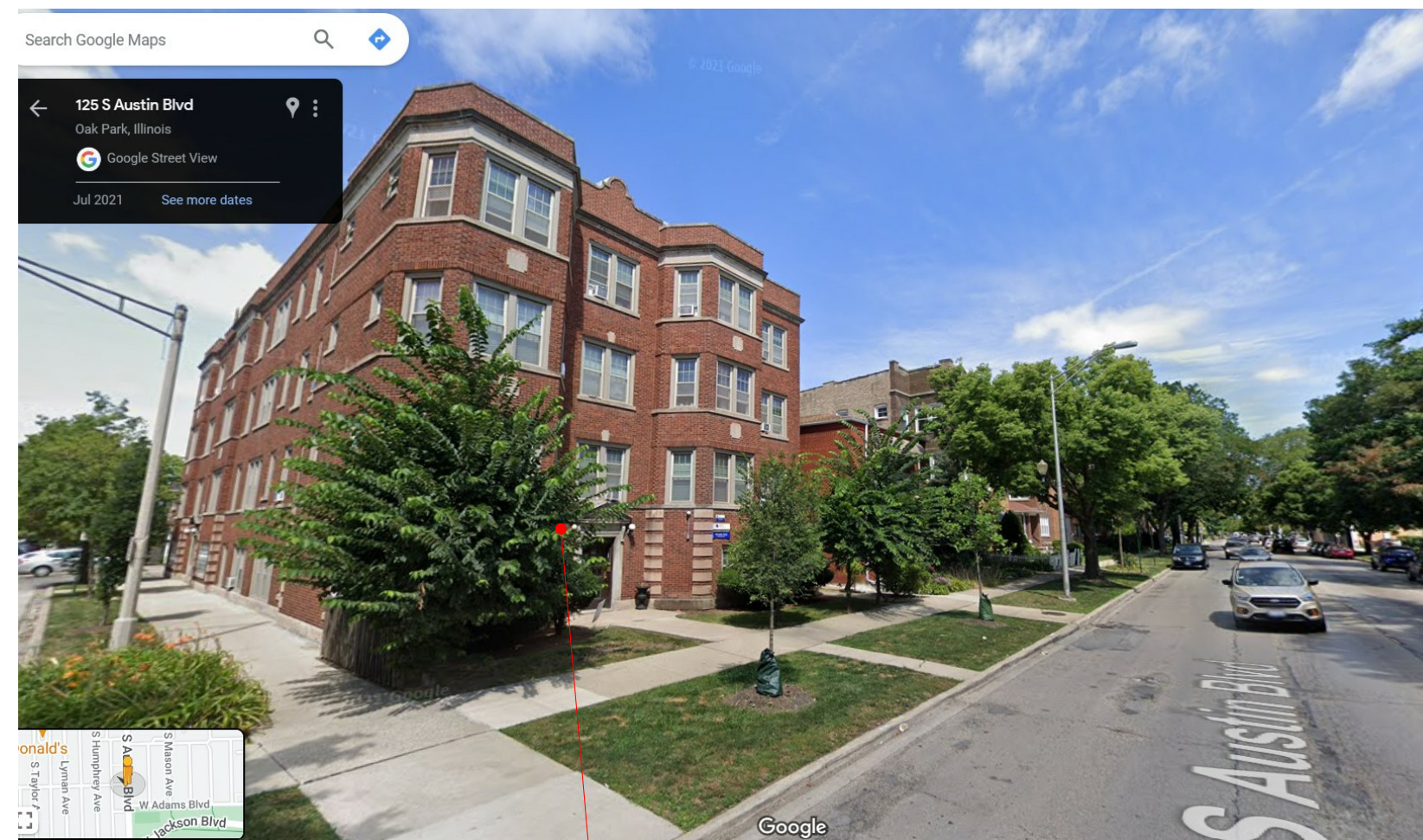


**140 S AUSTIN**

**138 S AUSTIN**



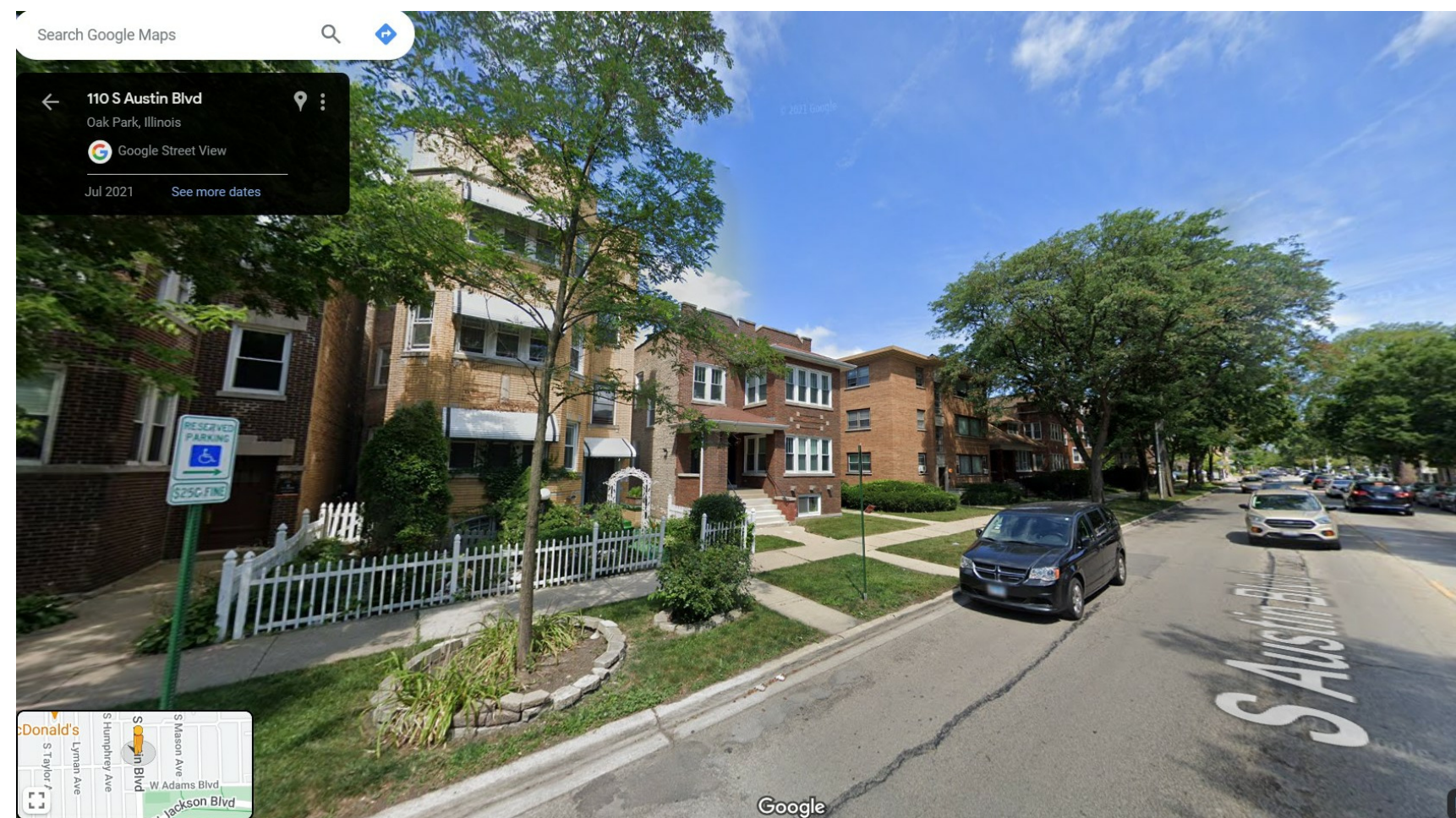
**138 S AUSTIN**



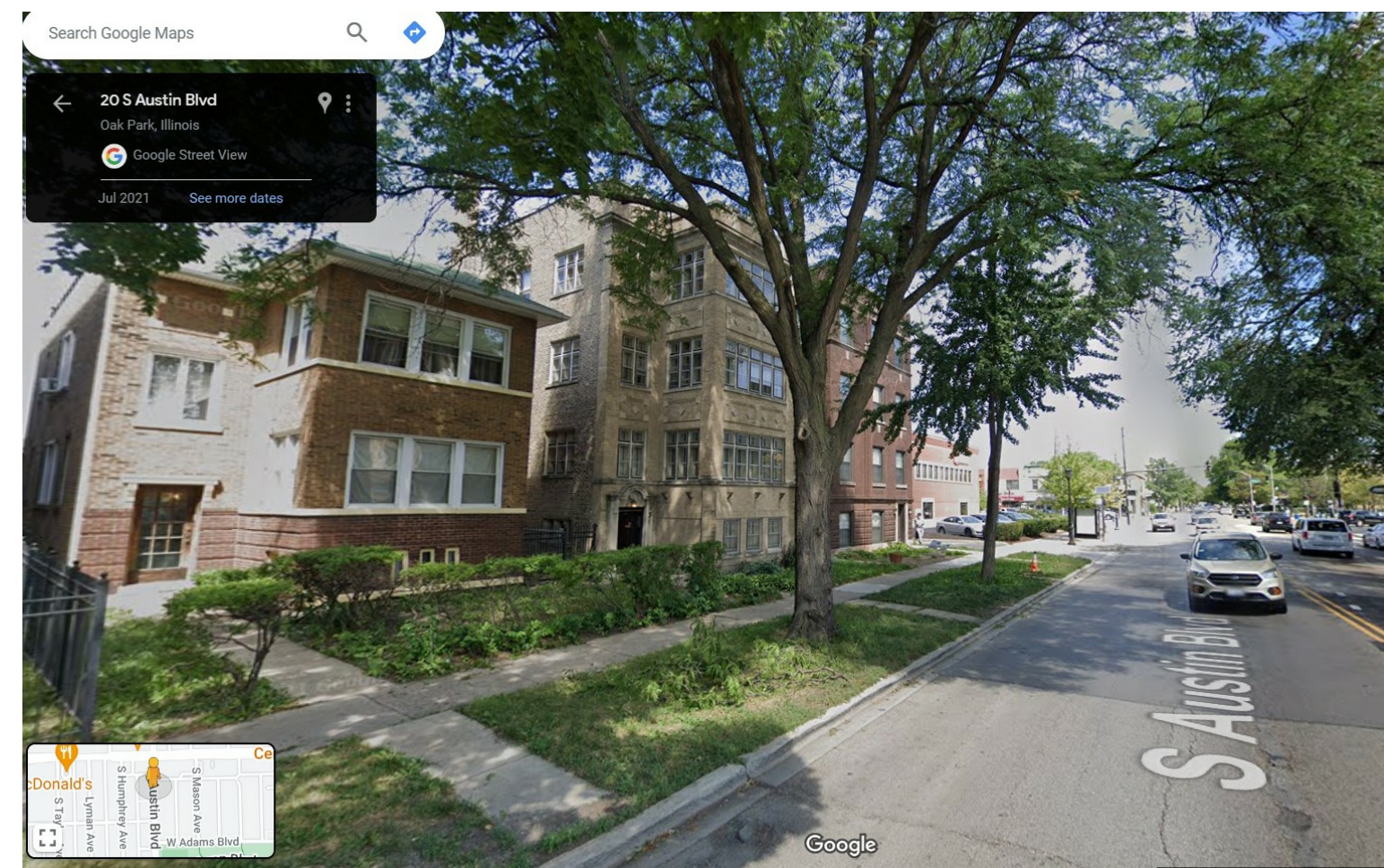
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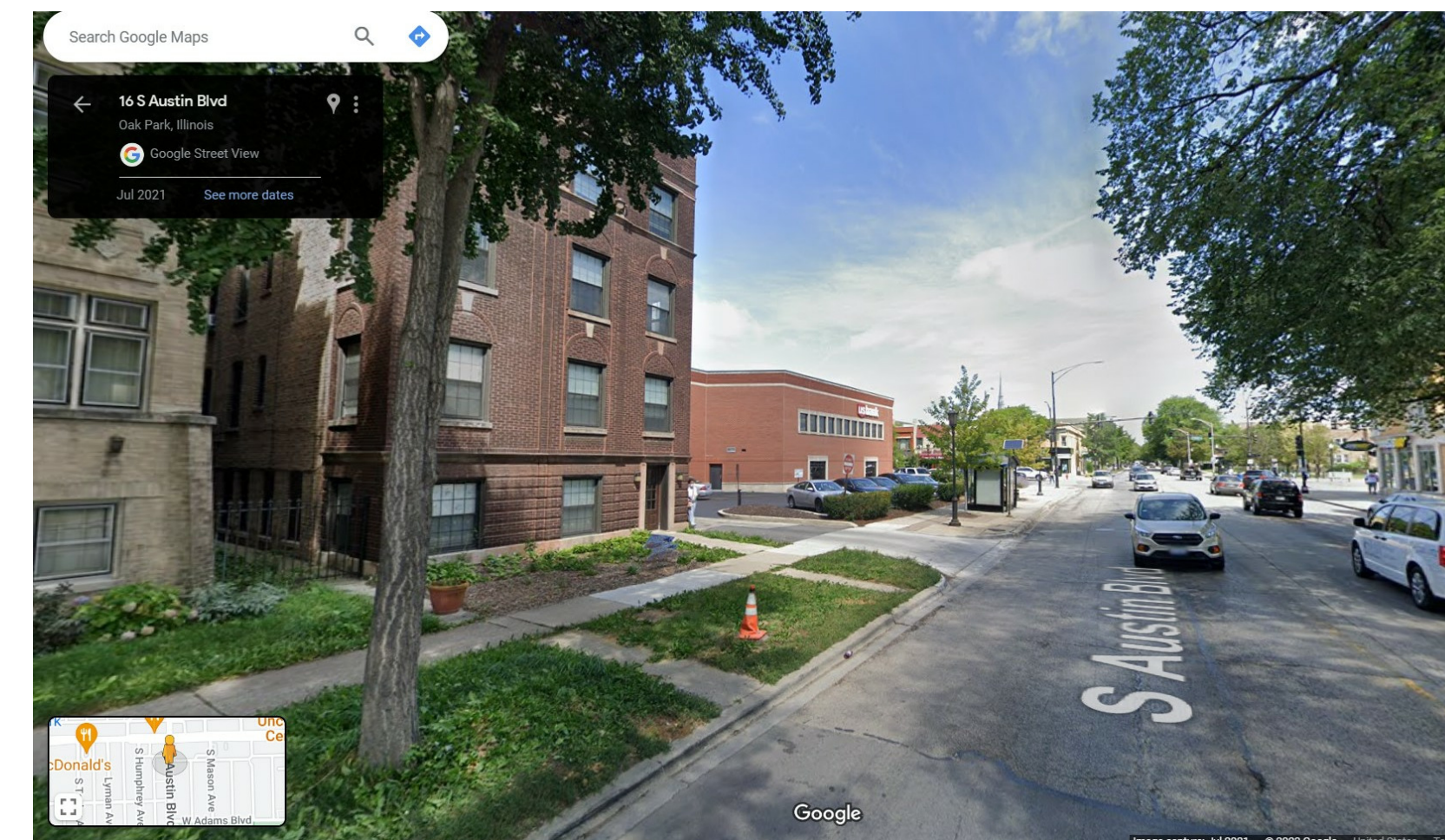
**120 S AUSTIN AND VICINITY**



**110 S AUSTIN AND VICINITY**



**20 S AUSTIN AND VICINITY**



**S AUSTIN @ MADISON STREET**

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No.	Description	Date
	ISSUED FOR ZONING VARIATION	11/06/2023

**GARDEN LEVEL RENOVATION**

140 S AUSTIN BLVD  
OAK PARK, IL 60304

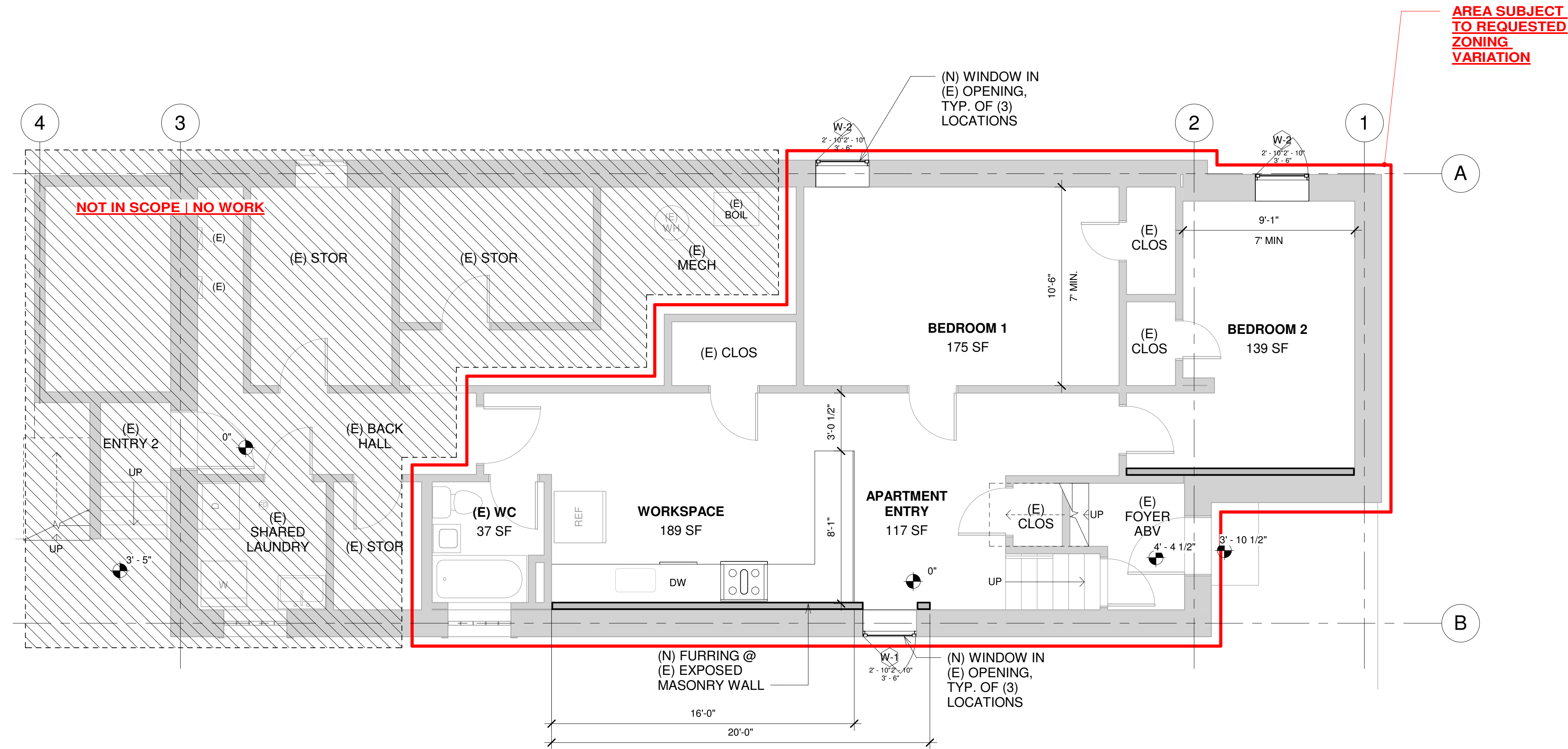
PHOTOGRAPHS OF SURROUNDING PROPERTIES AND BUILDINGS

Project Number 23.08

**A0.1**



- ALL MATERIALS, EQUIPMENT AND LABOR SHALL BE PROVIDED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
- WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND REVIEWED SUBMITTALS.
- INSTALL MATERIALS AND SYSTEMS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH UNIFORM APPEARANCE.
- THE GENERAL CONTRACTOR WILL BE REQUIRED TO COORDINATE WITH OWNER FOR OWNER FURNISHED ITEMS AND EQUIPMENT AS APPLICABLE.
- THE GENERAL CONTRACTOR WILL BE REQUIRED TO PROVIDE A FINAL PUNCHLIST TO THE OWNER FOR REVIEW AND COMMENTARY PRIOR TO SUBSTANTIAL COMPLETION.
- PROTECT THE EXISTING BUILDINGS AND SITE TO REMAIN. REPAIR/ REPLACE ANY SURFACES OR ITEMS THAT ARE DAMAGED DURING CONSTRUCTION.
- BROOM SWEEP AND REMOVE DEBRIS FROM THE SITE ON A DAILY BASIS.
- THE CONTRACTORS SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF THE EXISTING CONDITIONS. NO EXTRA WILL BE ALLOWED FOR WORK THAT COULD HAVE BEEN DETERMINED BY EXAMINING THE SITE AND DOCUMENTS.
- THE CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AT THE SITE. ALL EXISTING CONDITIONS SHALL BE VERIFIED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION, FABRICATION OR INSTALLATION.
- THE CONTRACTORS SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN FIELD OBSERVATION AND CONTRACT DOCUMENTS.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO SIMILAR SITUATIONS ON THE PROJECT UNLESS A DIFFERENT DETAIL OR SECTION IS SHOWN.
- THE CONTRACTOR AND THEIR SUB CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE WORK. EACH CONTRACTOR AND SUB CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF OTHER TRADES. NO EXTRA WILL BE ALLOWED DUE TO LACK OF PROJECT COORDINATION.

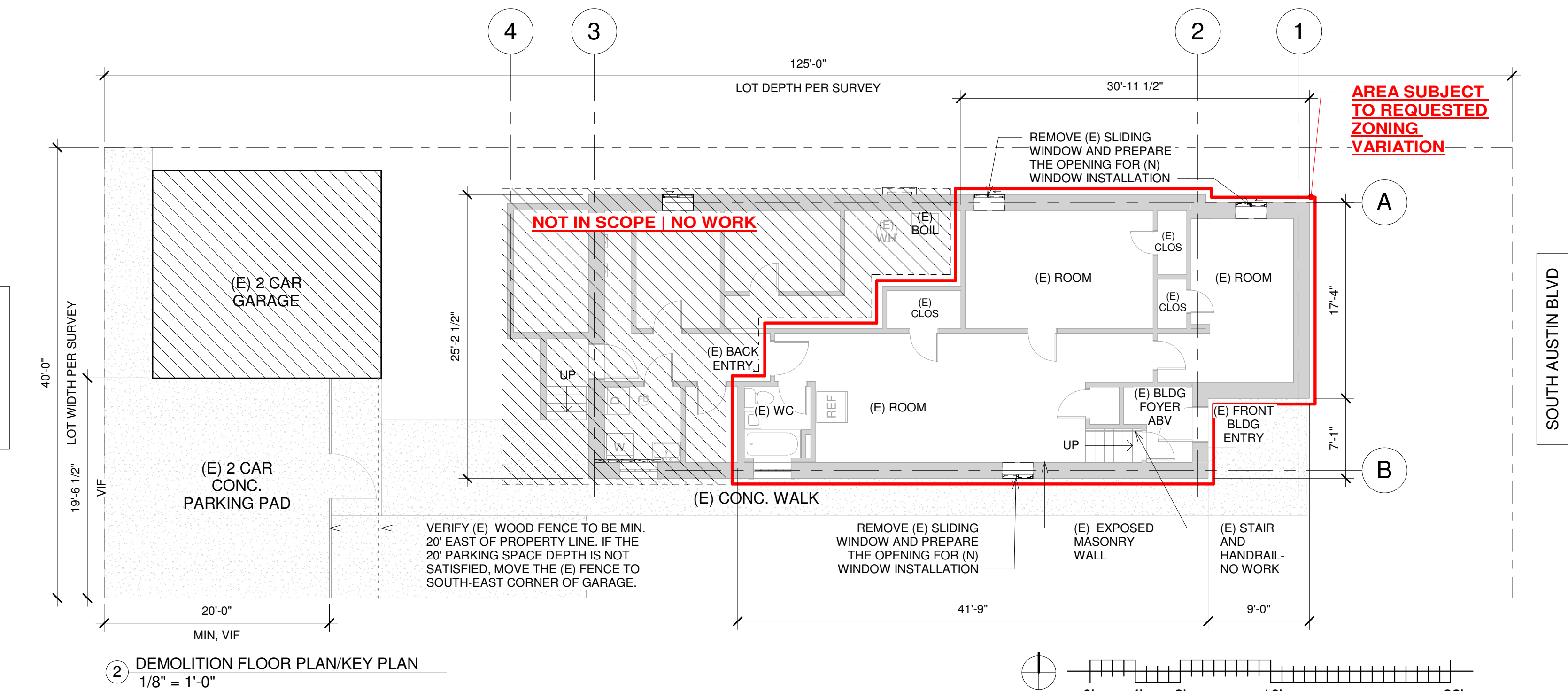


1 GARDEN LEVEL FLOOR PLAN  
1/4" = 1'-0"

Name	Area	Floor Finish	Base Finish	Wall Finish	Ceiling Finish
(E) WC	37 SF	LVT	WD	PTD GYPSUM	PTD GYPSUM
WORKSPACE	189 SF	LVT	WD	PTD GYPSUM	PTD GYPSUM
BEDROOM 1	175 SF	LVT	WD	PTD GYPSUM	PTD GYPSUM
BEDROOM 2	139 SF	LVT	WD	PTD GYPSUM	PTD GYPSUM
APARTMENT ENTRY	117 SF	LVT	WD	PTD GYPSUM	PTD GYPSUM

RM NAME	FLOOR AREA (SF)	ORDINANCE REQUIREMENTS				ACTUAL PROVIDED			
		NATURAL LT & VT	MECHANICAL VENTILATION (CFM)	NATURAL LT & VT	MECHANICAL VENTILATION (CFM)	NATURAL LT & VT	MECHANICAL VENTILATION (CFM)	NATURAL LT & VT	MECHANICAL VENTILATION (CFM)
WORKSPACE	189	15.1	7.6	7.5	8.02	7.5	8.02	NA	NA
BEDROOM 1	175	14.0	7.0	7.5	8.02	7.5	8.02	NA	NA
BEDROOM 2	139	11.1	5.6	7.5	8.02	7.5	8.02	NA	NA
(E) WC	37	3.0	1.5	9	1.56	NA	NA	50 CFM (E)	50 CFM (E)

Type Mark	Count	Width	Height	Comments	Type
W-1	1	2' - 10"	2' - 10"	≤ 0.3 cfm/ft² LEAKAGE	LH CASEMENT
W-2	2	2' - 10"	2' - 10"	≤ 0.3 cfm/ft² LEAKAGE	RH CASEMENT



2 DEMOLITION FLOOR PLAN/KEY PLAN  
1/8" = 1'-0"

AREA SUBJECT TO REQUESTED ZONING VARIATION

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**GARDEN LEVEL RENOVATION**

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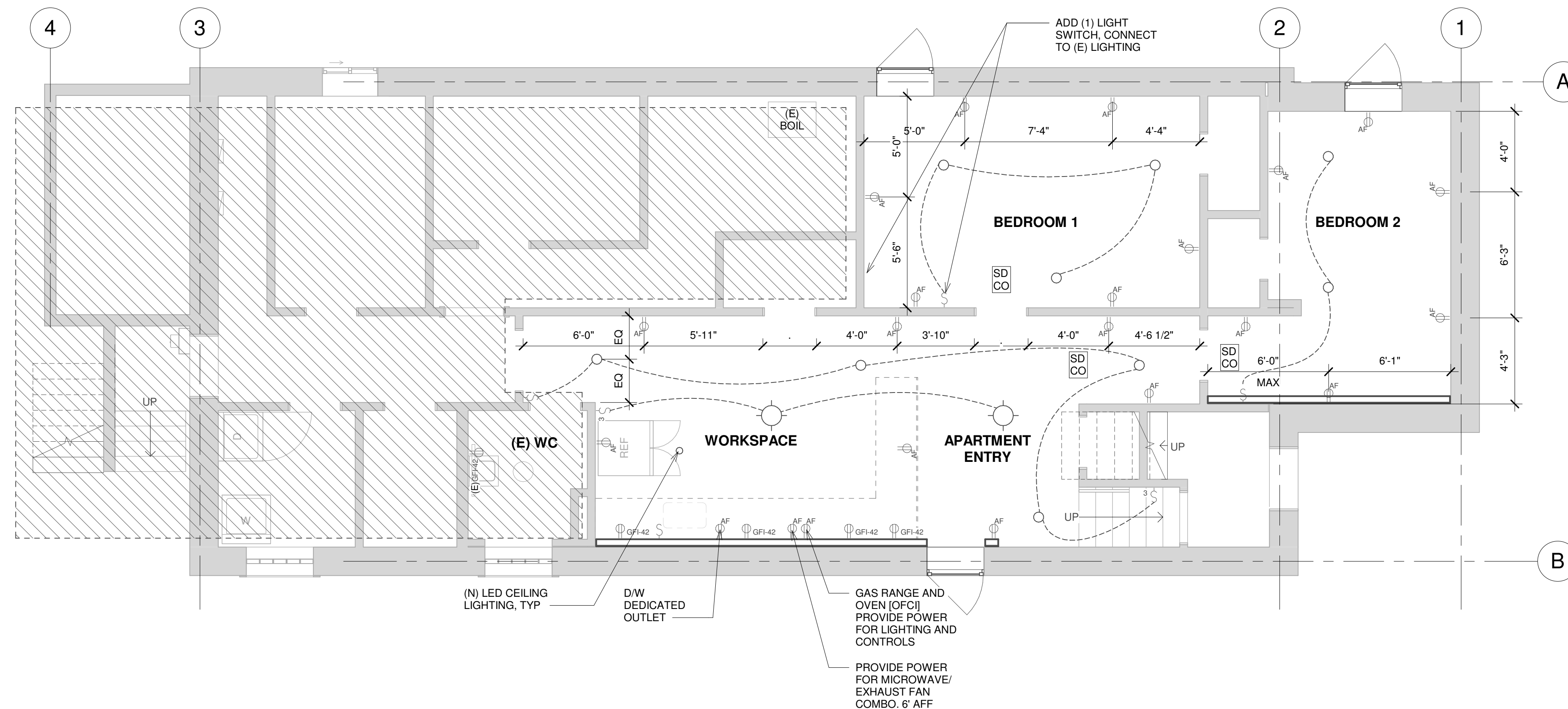
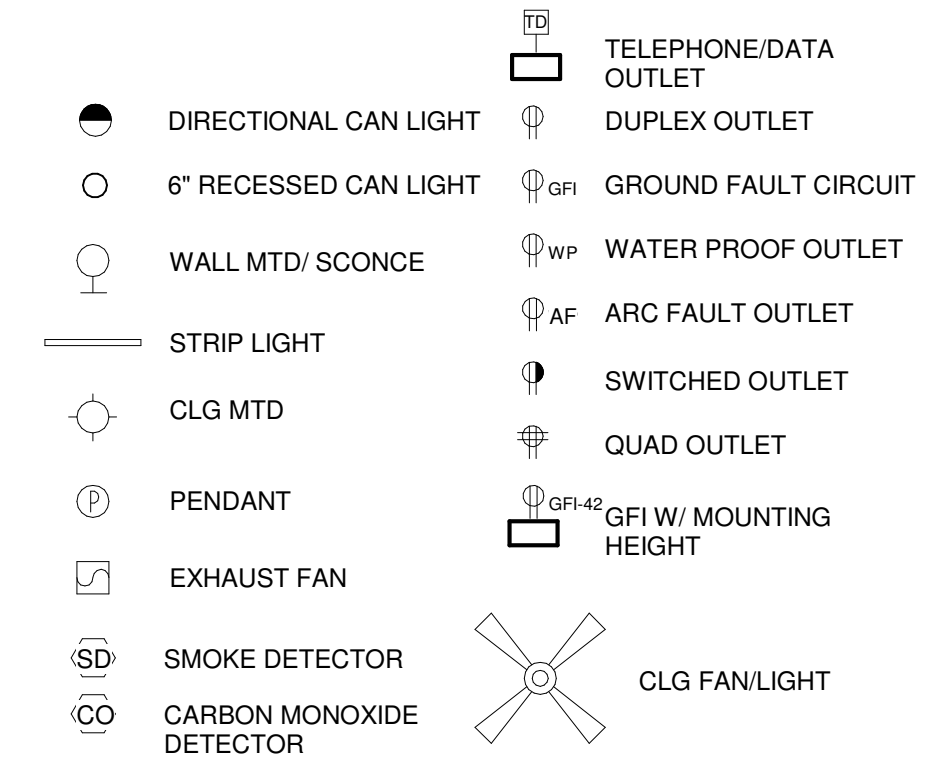
DEMOLITION AND CONSTRUCTION PLANS

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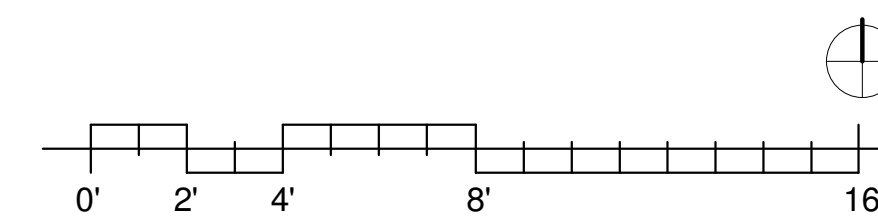
**A1**

**GENERAL ELECTRICAL NOTES**

- 1 THE CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY FOR A COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEM
- 2 MATERIALS AND INSTALLATION SHALL COMPLY WITH ALL CODES, LAWS AND ORDINANCES OF FEDERAL, STATE, AND LOCAL GOVERNING BODIES HAVING JURISDICTION.
- 3 MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY U.L., ETL, CSA, OR ANOTHER RECOGNIZED TESTING LAB.
- 4 THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE ELECTRICAL WORK.
- 5 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY MATERIALS OR APPARATUS BELIEVED TO BE INADEQUATE, UNSUITABLE, IN VIOLATION OF LAWS, ORDINANCES, RULES OR REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- 6 THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, VISIT THE SITE, AND BECOME FAMILIAR WITH THE BUILDING STANDARDS AND LOCAL CONDITIONS RELATING TO THE WORK. FAILURE TO DO SO WILL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATIONS OF THE CONTRACT.
- 7 ALL MATERIALS AND EQUIPMENT SHALL BE ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, CONDITIONED, AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- 8 REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT. VERIFY LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- 9 ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW AND PER SPECIFICATION.
- 10 REFER TO THE MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF MOTORS. FINAL CONNECTIONS TO MOTORS SHALL BE MADE WITH LIQUID TIGHT FLEXIBLE STEEL CONDUIT. PROVIDE LOCAL DISCONNECT SWITCHES FOR ALL MOTORS.
- 11 PROVIDE GFI PROTECTION FOR RECEPTACLES ACCORDING TO NEC 210.8
- 12 ALL RECESSED LIGHT FIXTURES IN CONTACT WITH INSULATION SHALL BE RATED FOR SUCH AN INSTALLATION. WHERE A SPECIFICATION OF A SPECIFIC LIGHT FIXTURE CALLS FOR INSULATION TO BE HELD AWAY A SPECIFIC DISTANCE, ADHERE TO MANUFACTURE'S INSTALLATION REQUIREMENTS FOR SAID FIXTURE.
- 13 THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHTING FIXTURES. EQUIP ALL LIGHTING FIXTURES WITH NEW LAMPS AT THE COMPLETION OF CONSTRUCTION PER MANUFACTURER'S RECOMMENDATIONS
- 14 PROVIDE AFCI RECEPTACLES ACCORDING TO NEC 210.12
- 15 ALL RECEPTACLES IN BATHROOMS SHALL BE WIRED TO A SEPARATE 20 AMP CIRCUIT.
- 16 HARD WIRE ALL LIFE SAFETY DEVICES AS REQUIRED BY LOCAL BUILDING CODES. INSTALL MINIMUM (1) SMOKE DETECTOR AND (1) CO2 DETECTOR EACH HABITABLE FLOOR AND IN EACH BEDROOM
- 17 ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE LUTRON "DIVA" TYPE.



1 ELECTRICAL+LIGHTING PLAN  
1/4" = 1'-0"



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**GARDEN LEVEL RENOVATION**

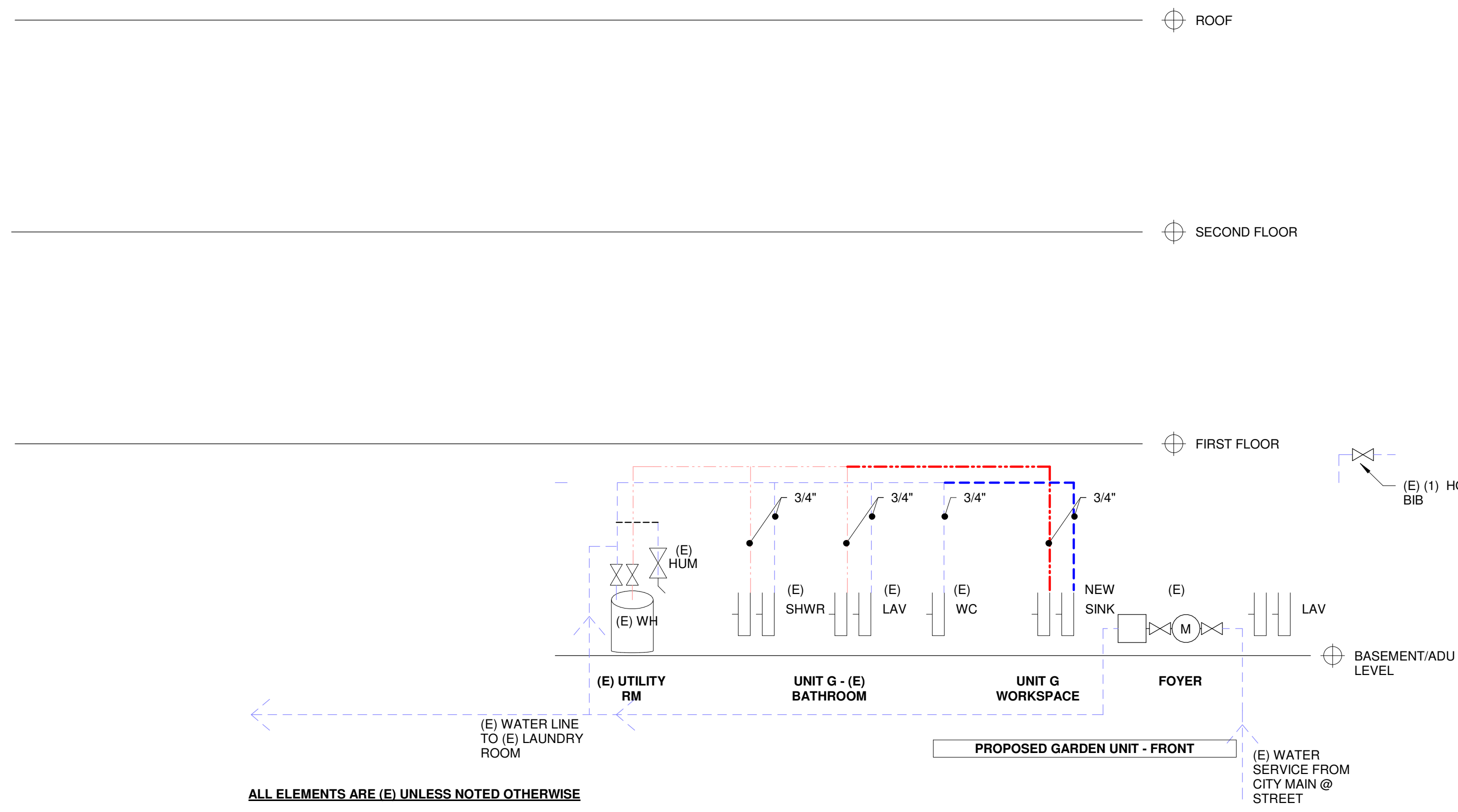
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**ELECTRICAL PLAN AND NOTES**

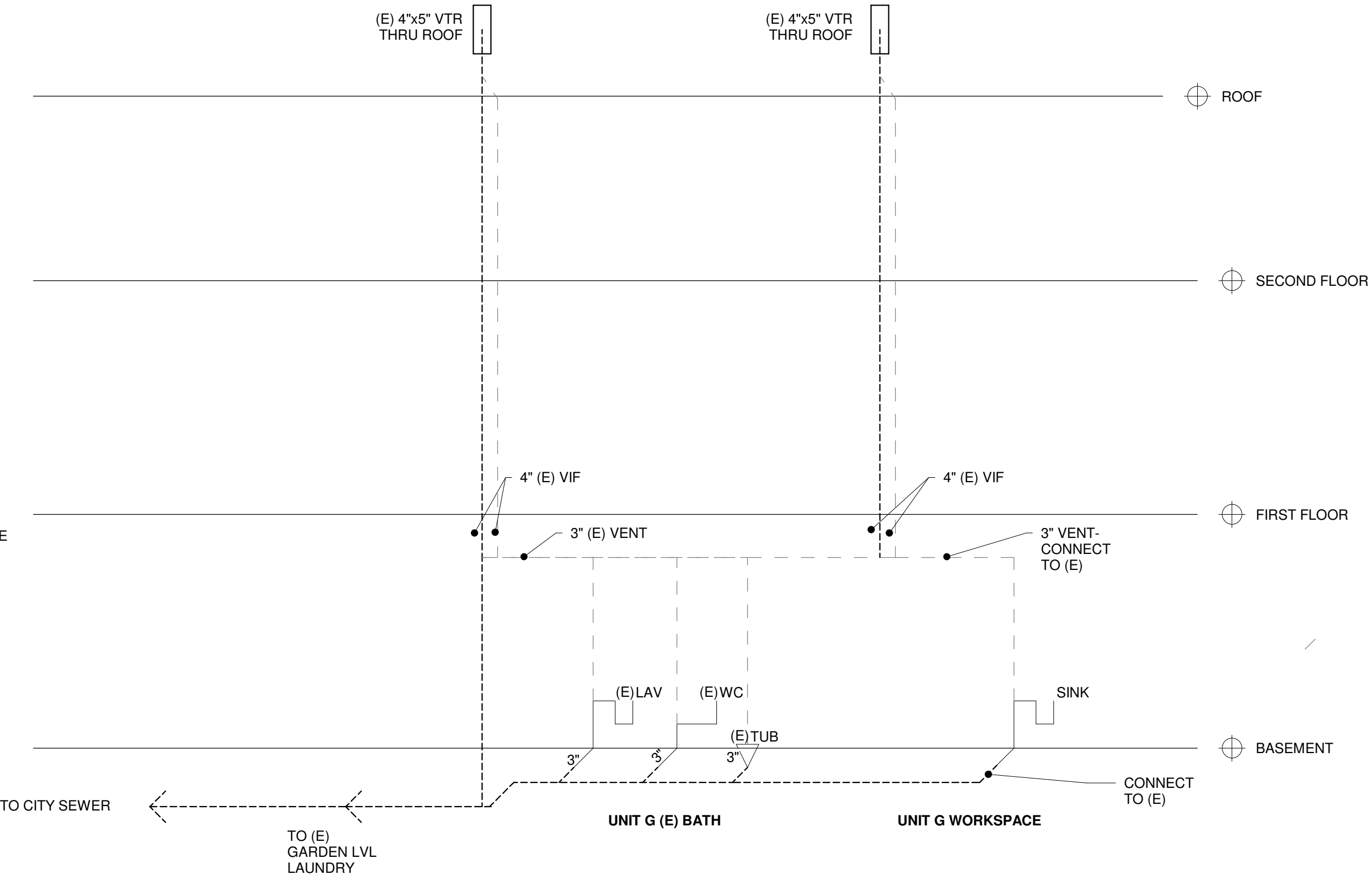
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**E1**





2 PLUMBING SUPPLY DIAGRAM  
1/2" = 1'-0"



3 WASTE AND VENT DIAGRAM  
1/2" = 1'-0"

**GENERAL PLUMBING NOTES**

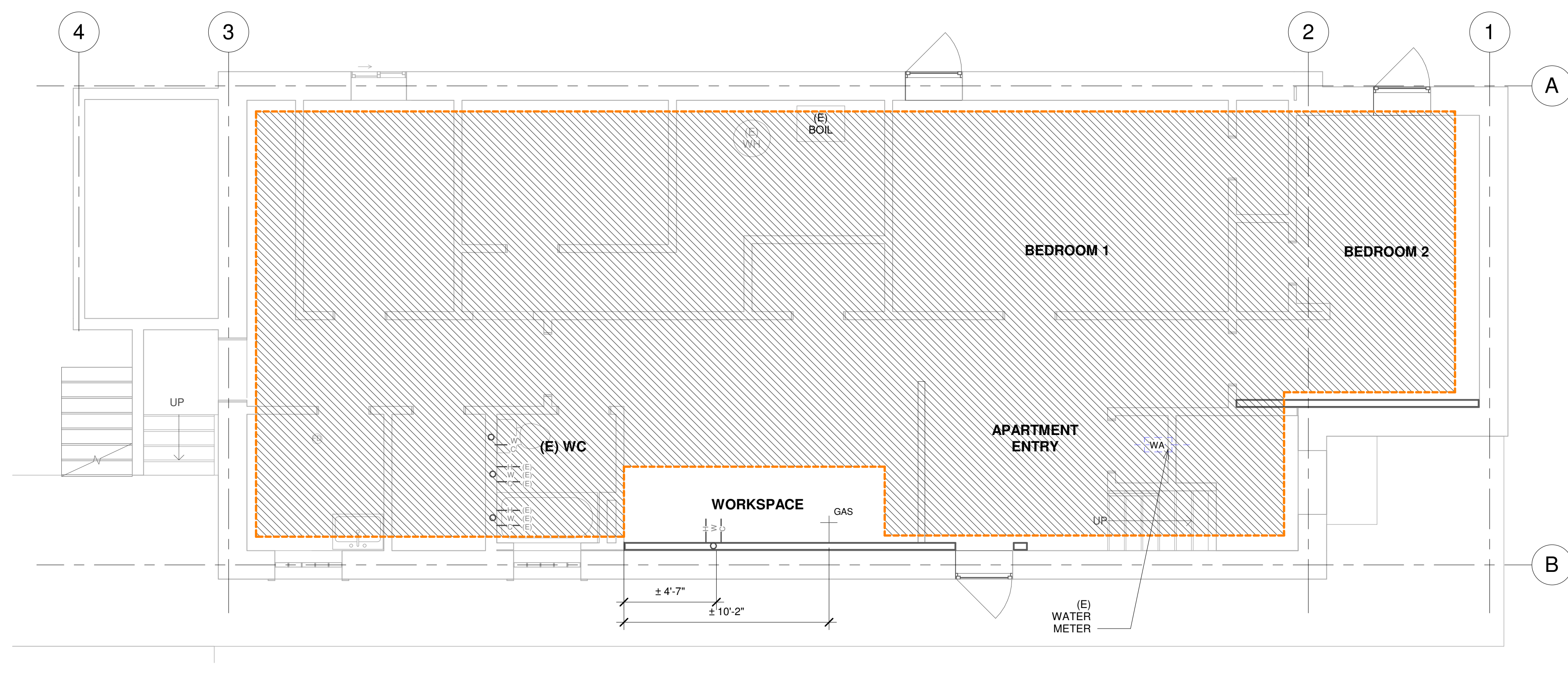
- 1 PURCHASE ALL PLUMBING PERMIT(S), FEES, CHARGES, REQUIRED TO COMPLETE THE WORK AND SCHEDULE REQUIRED INSPECTIONS.
- 2 ALL FIXTURES TO BE EQUIPPED WITH STOP VALVES IN ACCESSIBLE LOCATIONS. LAYOUT IS CONTRACTOR'S RESPONSIBILITY. COORDINATION SHALL BE REQUIRED BETWEEN ALL TRADES.
- 3 PLUMBING CONTRACTOR TO FINISH AND INSTALL ALL FIXTURES, FAUCETS AND ACCESSORIES AS NOTED ON THE DRAWINGS FOR COMPLETE OPERATION AT JOB COMPLETION.
- 4 ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.
- 5 CONTRACTOR SHALL GUARANTEE HIS/HER WORK AND ALL EQUIPMENT FURNISHED TO BE FREE OF DEFECTS FROM ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 6 PLUMBING CONTRACTOR TO PROVIDE DISTRIBUTION AS REQ'D.
- 7 INSULATION: DOMESTIC HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK 4 DENSITY, GLASS FIBER PRE-FORMED, ALL-PURPOSE FLAME RETARDANT JACKET WITH BUILT-IN VAPOR BARRIER.
- 8 FURNISH AND INSTALL PLUMBING FIXTURES INDICATED. FIXTURES TO BE FIRST QUALITY CONNECTED, CLEANED AND READY FOR USE. PROVIDE WOOD BACKING, PROPERLY SECURED TO WALLS AND FLOORS AS REQUIRED.
- 9 PROVIDE TRAPS AND SUPPLIES WITH STOPS. MAKE ALL FINAL CONNECTIONS TO EA. FIXTURE, FACET, TAILPIECE, SINK FRAMES, ETC. FOR ALL FIXTURES.
- 10 EXPOSED TO VIEW P-TRAPS SHALL BE CHROME.
- 11 PROVIDE 24" AIR CHAMBER @ TOP OF EA. HOT & COLD RISER PER CODE.
- 12 INSTALL DRAINAGE PIPING FOR CHANGES IN DIRECTION AND BACK-TO-BACK FIXTURES PER CODE. DO NOT INSTALL CROSSES ON THE DRAIN LINE.
- 13 REMOVE ANY UNUSED PIPING
- 14 SHOWER VALVES ARE TO BE TEMPERATURE CONTROLLED OR PRESSURE BALANCING TYPE

**PLUMBING MATERIALS & ACCESSORIES**

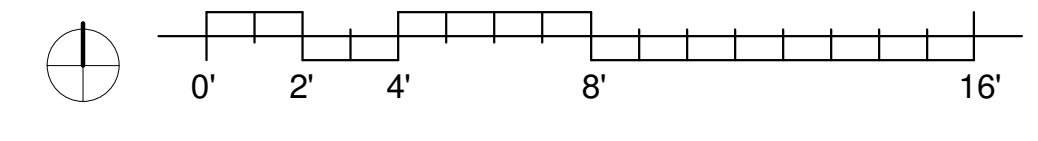
WASTE PIPING	3" AND LARGER - SERVICE WEIGHT HUB AND SPIGOT OR HUBLESS CAST IRON PIPE. 2 1/2" AND SMALLER - STANDARD WEIGHT GALVANIZED STEEL PIPE OR TYPE M COPPER
VENT PIPING	SCHEDULE 40 PVC
INTERIOR HOT & COLD WATER DISTRIBUTION	TYPE L HARD DRAWN COPPER TUBING 1 1/2" MAIN SERVICE AND MAIN DISTRIBUTION 3/4" TO EACH FIXTURE GROUP 1/2" BRANCH PIPES HOT WATER SHALL BE PROVIDED WITH RETURN CIRCULATION LOOP.
VALVES	ALL VALVES FOR SHUT OFFS SHALL BE "BALL" TYPE AS MANUFACTURED BY MILWAUKEE OR NIBCO. PROVIDE INDIVIDUAL COLD AND HOT WATER SHUTOFFS FOR EACH FIXTURE GROUP.
FLOOR DRAINS	FLOOR DRAINS SHALL BE ZURN 415-B ROUND OR EQUAL. PROVIDE DEEP SEAL TRAPS FOR FD'S IN MECH & LAUNDRY ROOMS

**PLUMBING LEGEND**

- WASTE PIPING
- - - - - VENT PIPING
- HOT WATER
- COLD WATER



1 PLUMBING PLAN  
1/4" = 1'-0"



5445 N SHERIDAN RD  
2404  
CHICAGO, IL 60202  
312.798.9227  
www.astudio.archi

THESE DRAWINGS WERE PREPARED UNDER THE SUPERVISION OF A REGISTERED ARCHITECT AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE CODES AND ORDINANCES OF THE CITY OF CHICAGO

REGISTERED ILLINOIS ARCHITECT NO. 001.025066



No.	Description	Date
1	ISSUED FOR PERMIT	10/20/2023
2	ISSUED FOR ZONING VARIATION	11/06/2023

**GARDEN LEVEL RENOVATION**

140 S AUSTIN BLVD  
OAK PARK, IL 60304

**PLUMBING PLAN AND NOTES**

Project Number 23.08

**P1**



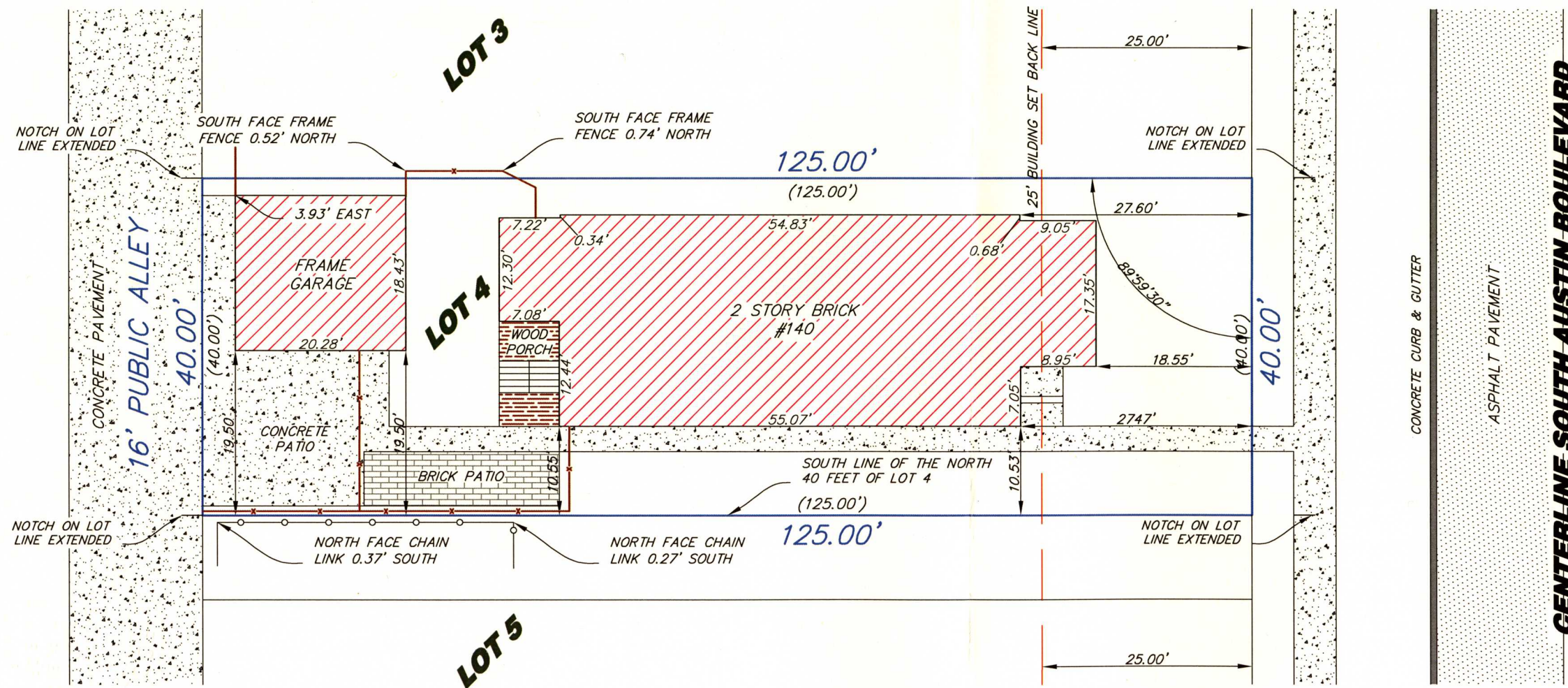


# BOUNDARY SURVEY

of

THE NORTH 40 FEET OF LOT 4 IN HENRY C. WILSON'S SECOND SUBDIVISION BEING A SUBDIVISION OF THE SOUTH 655.63 FEET OF THE EAST 337 FEET OF THE NORTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

±5,000 SQUARE FEET



GRAPHIC SCALE



( IN FEET )  
1 inch = 16 ft.

DESIGN FIRM: #184-002898

LEGAL DESCRIPTION PROVIDED BY CLIENT

STATE OF ILLINOIS }  
COUNTY OF COOK } C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL Saturday, April 30, 2022

*Gene Scola*

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2022

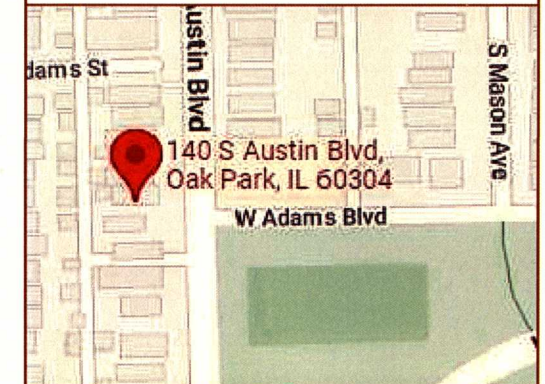
MEASURED DISTANCE

(RECORDED DISTANCE)

ORDERED BY

*Amy E. Ketchum*  
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Oak Park, Illinois 60304-1128  
708 524-5096  
Fax 708 406-1557  
AEKetchum@ketchumlaw.net

VICINITY MAP



140 SOUTH AUSTIN BOULEVARD



PIN# 16-17-115-022-0000



**PYRAMID LAND SURVEYORS**  
Land Surveyors Illinois and Wisconsin

16 SOUTH LIBERTY DRIVE  
SOUTH BARRINGTON ILLINOIS, 60010  
PHONE 630-497-1832 FAX 847-428-6417

FIELD WORK COMPLETED: APRIL 29, 2022

DRAWN BY: G.V.S. SCALE: 1"=16'

BOOK NUMBER: 2205-78

DRAWING NUMBER: 117-220519

pyramidpls@yahoo.com