



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: 645 N. GROVE AVENUE

Property Identification Number(s)(PIN): 16-06-322-011-0000

Name of Property Owner(s): MATTHEW J. SOUKUP & ANNA I. LOVIS-SOUKUP

Address of Property Owner(s): 645 N. GROVE AVENUE

E-Mail of Property Owner(s): msoukup03@gmail.com annalovis@yahoo.com Phone: 773-844-9818

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:

ALIGN NEW FRONT PORCH WITH EXISTING: According to code and confirmed by the Zoning Department, the front yard is located along N. Grove Ave. The adjacent neighbors to the south are set back 12'-0" (643 N. Grove) and 26'-2" (645 N. Grove). This averages to 19'-1" required set back at our property. Code states that an open front porch can encroach this setback by 5'-0". Therefore, the front of the new porch is allowed to be 14'-1" from the N. Grove property line. The current front of the home is setback 12'-3" from the N. Grove property line. We are requesting that the new porch addition be allowed to align with the existing front of the home. This new porch would end up 1'-10" past the allowed 14'-1" stated above.

Size of Parcel (from Plat of Survey): 6,399.6 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-2</u>	Single Family
To the South:	<u>R-2</u>	Single Family
To the East:	<u>R-2</u>	Single Family
To the West:	<u>R-2</u>	Single Family

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

If Yes, how? Existing North side of the lot requires a 9'-0" corner lot side setback. Current home is setback 6'-2 1/2"
Existing East side of the lot requires a 19'-1" front yard setback. current setback is 12'-3".

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 Section: 4.3 = Table 4.1
R2, Min. Frontyard Setback
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 granting of this request would be in harmony with the existing home's current 12'-3" setback along N. Grove Avenue. The adjacent neighbor directly south is also setback 12'-0". Therefore, it will not change the aesthetic or site lines at this corner. This new addition will also provide an open front porch along Grove Avenue, which is very much in keeping with the street and the surrounding neighborhood.

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.

MATTHEW J. Soukup

(Printed Name) Applicant

Matth J. Soukup

(Signature) Applicant

3/17/23

Date

MATTHEW J. Soukup

(Printed Name) Owner

Matth J. Soukup

(Signature) Owner

3/17/23

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

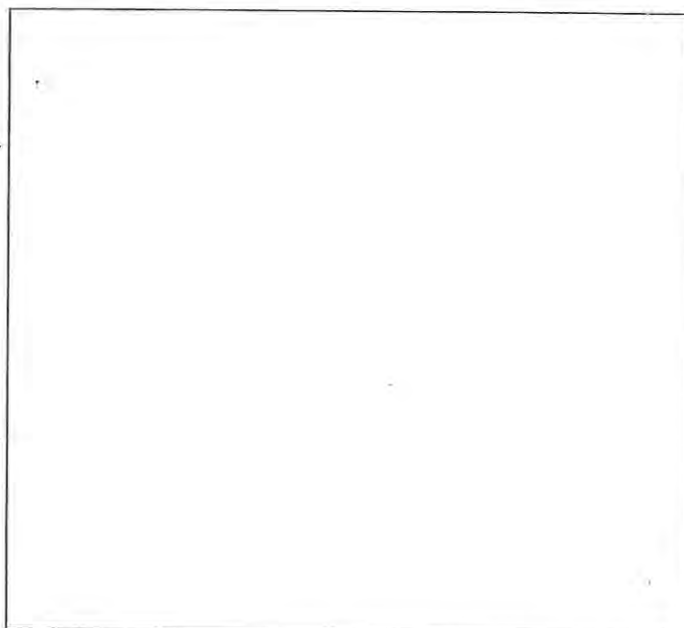
17th DAY OF March, 2023

Kehinde Akingboju

(Notary Public)



WARRANTY DEED
ILLINOIS STATUTORY
Tenants by the Entirety



THE GRANTOR(S) EDMUND M. GIBBS and MEGHAN M. HURLEY, husband and wife, 800 Fair Oaks, Oak Park, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Matthew J. Soukup and Anna J. Lewis-Soukup, husband and wife as TENANTS BY THE ENTIRETY, 1036 N. Wood, Chicago, IL 60622, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

THE NORTH 40 FEET OF LOT 1 (N BLOCK 2 OF AUSTIN MOREY AND SLENTZ'S SUBDIVISION OF THE SOUTHEAST '4 OF THE SOUTHWEST OF SECTION 6. TOWNSHIP 39 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY.

SUBJECT TO: General taxes for the 2016; covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyers; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

Permanent Real Estate Index Number (s): 16-06-322-011-0000
Property Address(es) of Real Estate: 645 N. Grove, Oak Park, IL 60302

Dated this 28th day of November, 20 16.

Edmund M. Gibbs
EDMUND M. GIBBS

Meghan M. Hurley
MEGHAN M. HURLEY

State of Illinois } ss.
County of Cook

Marian B. Garrigan

I, the undersigned, a Notary Public in Cook County, Illinois CERTIFY THAT EDMUND M. GIBBS and MEGHAN M. HURLEY, husband and wife, personally known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the instrument for the purposes and consideration expressed in the instrument, including the release and waiver of the right of homestead.

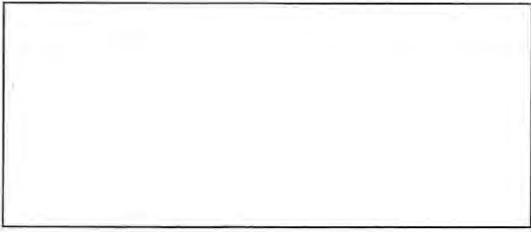
Marian B. Garrigan

Given under my hand and seal of office on this 28 day of Nov, 2016.



Notary Public

My Commission Expires:



COOK COUNTY- ILLINOIS TRANSFER STAMP

State of Illinois }ss.
County of Cook

Date of Acknowledgement _____

Prepared by:
Thomas E. Gibbs
53 W. Jackson Blvd., Suite 618
Chicago, IL 60604

Mail To:
Joseph Frank Milito
Attorney At Law
732 W. Fullerton Ave., Suite 2F
Chicago, IL 60614

Name and Address of Taxpayer:
Matt Soukup and Anna Lovis-Soukup
645 N. Grove
Oak Park, IL 60302

Real Estate Transfer Tax

\$3,480.00



www.oak-park.us

Bill of Sale

State of Illinois
County of Cook

Sellers, Edmund M. Gibbs and Meghan M. Hurley, 800 Fair Oaks, of the village of Oak Park, COOK County, IL, in consideration of the payment of the sum of Ten and 10/100 dollars and other good and valuable consideration, receipt of payment acknowledged, do hereby sell and transfer to buyers to Matt Soukup and Anna Lovis-Soukup, of Chicago, COOK County, IL, the following described personal property located in the County of COOK, State of Illinois: 645 N. Grove, Oak Park, IL 60302 to-wit:


ALL PERSONAL PROPERTY LISTED ON REAL ESTATE SALES CONTRACT DATED September 19, 2016.

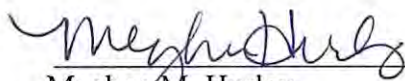
All heating, cooling, electrical and plumbing systems; refrigerator; oven/range; microwave; dishwasher; washer; dryer; smoke and carbon monoxide detectors; central air conditioner; lighting fixtures; electronic garage door with remote unit; all existing storms and screens; all window treatments; built-in or attached shelves or cabinets.

Seller warrants to Buyers that Sellers are the lawful owner in every respect of all of the described property and that it is free and clear of all liens, security agreements, encumbrances, claims, demands, and charges of every kind whatsoever.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, this Bill of Sale is executed on 11/28/16.


Edmund M. Gibbs


Meghan M. Hurley

ACKNOWLEDGMENT

State of Illinois
County of COOK

I, the undersigned, a Notary Public in Cook County, Illinois CERTIFY THAT Edmund M. Gibbs and Meghan M. Hurley, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the instrument for the purposes and consideration expressed in the instrument.
Given under my hand and seal of office on _____ [date].

[Notarial Seal:]


Notary's Signature

MARIAN B. GARRIGAN
Notary's Typed Name

NOTARY PUBLIC

My commission expires:

11/07/18



**AFFIDAVIT OF TITLE
COVENANT AND WARRANTY**

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

THE UNDERSIGNED AFFIANT (S).on oath, being first duly sworn, warrant (s) to the grantee (s) hereinafter named: **Matt Soukup and Anna Lovis-Soukup**

That the affiant (s) has/have an interest in the property described below, or in the proceeds thereof, or is/are the grantor (s) in the deed dated 11/28, 2016, to **Matt Soukup and Anna Lovis-Soukup**, grantee(s), conveying the following described premises: .

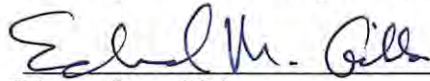
THE NORTH 40 FEET OF LOT 1 (N BLOCK 2 OF AUSTIN MOREY AND SLENTZ'S SUBDIVISION OF THE SOUTHEAST '4 OF THE SOUTHWEST OF SECTION 6. TOWNSHIP 39 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY.

That no labor or material has been furnished to or for the said premises within the last six months that is not fully paid for.

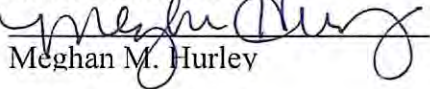
That since 11/28/2016, (the effective date of the title commitment) issued by CHICAGO TITLE and TRUST covering the property which is the subject of this affidavit) affiant has not done or caused to be done anything that could in any way affect the title to the premises; further, no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument outstanding that can result in a judgment or decree against affiant within five days from the date hereof.

That all water taxes, except the current bill, have been paid, and that any insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of the premises described above.



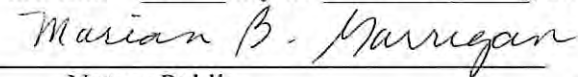
Edmund M. Gibbs



Meghan M. Hurley

Date: 11/28/2016

SUBSCRIBED AND SWORN to before me this 28th day of November, 2016.



Notary Public



March 15, 2023

Re: **645 N. Grove Ave.**
Single Family Residential Home Addition
Single Story Addition and Porch

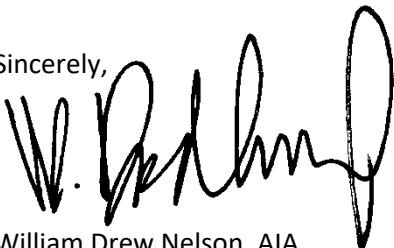
Project Summary:

The project consists of a one-story addition to a two-story home. The addition will be to the south of the home. It will provide a new mudroom, powder room, and kitchen. There will also be a new porch facing N. Grove Avenue. The owner desires an entry and porch on N. Grove Avenue in order to feel a greater connection to the neighborhood. The lot is located on the northwest corner of the block at the intersection of Augusta Street and N. Grove Avenue. The current main entry to the home is off Augusta Street and a secondary entrance is through the detached garage off Augusta Street. Therefore, the home feels detached from its neighbors on North Grove even though the Grove yard is considered the front yard per zoning code. The addition to the south as well as the porch addition will allow the home to embrace its neighbors on Grove and create a deeper connection with the community.

ALIGN NEW FRONT PORCH WITH EXISTING: According to code and confirmed by the Zoning Department, the front yard is located along N. Grove Ave. The adjacent neighbors to the south are set back 12'-0" (643 N. Grove) and 26'-2" (645 N. Grove). This averages to 19'-1" required set back at the property. Code states that an open front porch can encroach this setback by 5'-0". Therefore, the front of the new porch is allowed to be 14'-1" from the N. Grove property line. The current front of the home is setback 12'-3" from the N. Grove property line. We are requesting that the new porch addition be allowed to align with the existing front of the home. This new porch would end up 1'-10" past the allowed 14'-1" stated above.

Aligning the new front porch with the existing home makes it easier to create an aesthetic that is in harmony with the existing home and does not look like a poorly designed addition. More importantly, aligning the addition allows the new porch to be aligned with the neighbor's home to the south which is set back 12'-0". This allows sight lines down the street which are not blocked by the south neighbor. This creates a better connection to the activities of the neighborhood and allows the owner's to more easily monitor/see their children as they play in the neighborhood.

Sincerely,



William Drew Nelson, AIA
Owner, WDN Architecture, LLC

Variation Standards:

Our family has resided in this home since late 2016. The home is located at the southwest corner of Grove & Augusta. Our primary entrance and garage are both off Augusta, with a rear entrance from the backyard off the west side of the home. Because of this set-up, we have always felt somewhat disconnected from our block/neighbors and thought an east facing entrance/porch onto Grove would help in this regard, as well as allow us to watch our daughter and other children while they play.

When our daughter goes out to play with children down our block (to the south), we currently are not able to see her/them while they are playing only 3-4 houses to the south. Due to setback requirements, as of right setbacks disallow our porch to extend east to make it flush with our current eastern wall. This difference is 1'10". If we are to accept this as of right setback, while on our porch we will have even less visibility of our street and of our daughter and other children while they are playing in the neighborhood due to the 12'-0" setback of our adjacent neighbor at 643 N. Grove. This is the primary reason we are requesting approval – for better visibility and connectivity with our block.

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

Strict application of the ordinance setback calculation does not allow us to align with the existing house at the N. Grove Avenue side. It places our new porch addition 1'-10" behind the house directly to the south and cuts off our visibility down the street from the new porch. Also, the new addition would create a more seamless design if aligned with the front of the existing home and would be more in keeping with other front porches in the neighborhood.

- 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.*

The current East Elevation (N. Grove Ave.) is aligned with the home directly to the south (643 N. Grove Ave.) If the porch is required to be built as of right, this neighboring home creates an obstruction to sight lines down the street.

- c. *The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.*

This request is due to the unique circumstance that our existing home and the home at 641 N. Grove are non-conforming to the current code and are set back 12'-3" and 12'-0" respectively. Because of this we are requesting the variance described above.

PLAT OF SURVEY

of

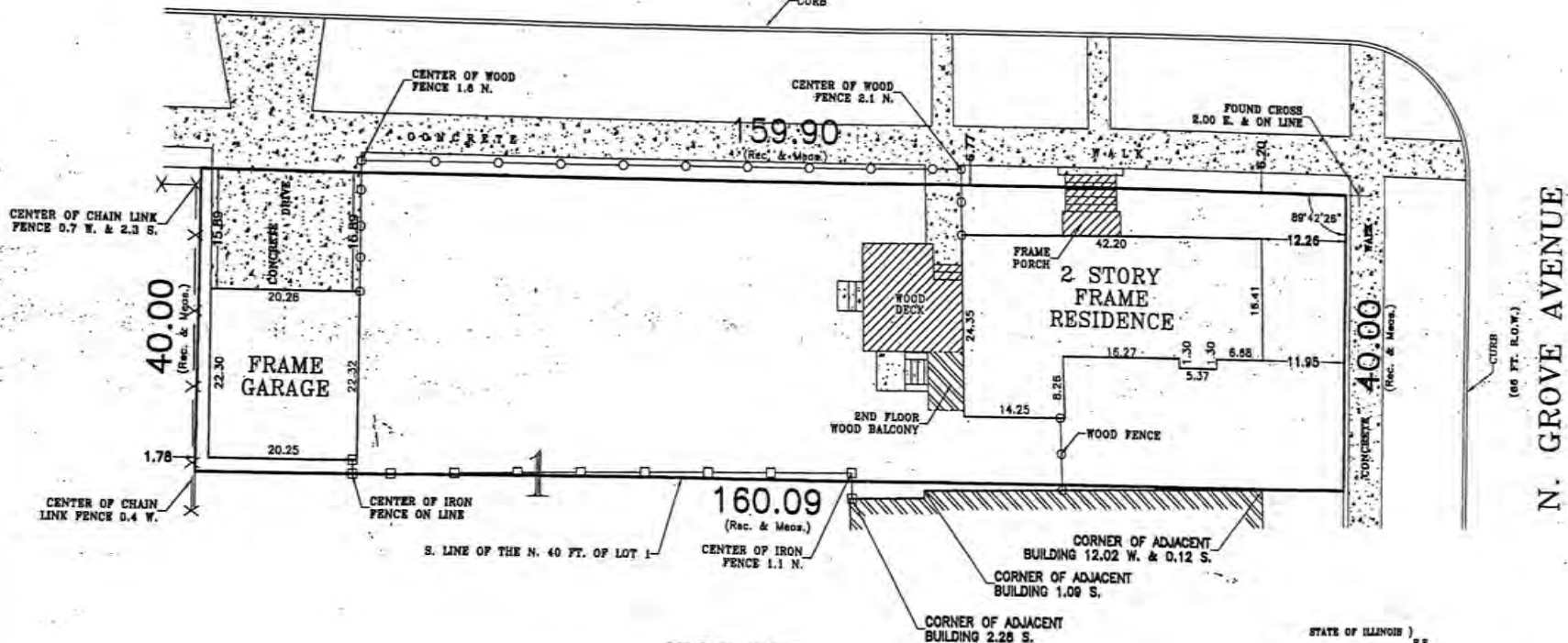
THE NORTH 40 FEET OF LOT 1 IN BLOCK 2 OF AUSTIN MOREY AND SLENTZ'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
ADDRESS: 646 N. GROVE AVENUE, OAK PARK, ILLINOIS



SCALE: 1"=15'

AUGUSTA STREET

(80 FT. R.O.W.)



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: SPINA, MCCUIRE & OKAL

I, JOSEPH P. WALKIRCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC. DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 69 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
26TH DAY OF SEPTEMBER

JOSEPH P.
WALKIRCH
M.D. 3/2007
BRIDGEVIEW
ILLINOIS

MY LICENSE EXPIRES ON 11/28/14
STATE OF ILLINOIS
P.S.I. NO. 1297907

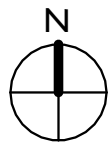


Professional Design Registration #184-002795

PREFERRED SURVEY, INC.

7846 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7846 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	09/25/12	FLD CREW:	CD/GZ
Land Area Surveyed	6,399.6 Sq. Ft.	CAD:	EH
Drawing Revised			



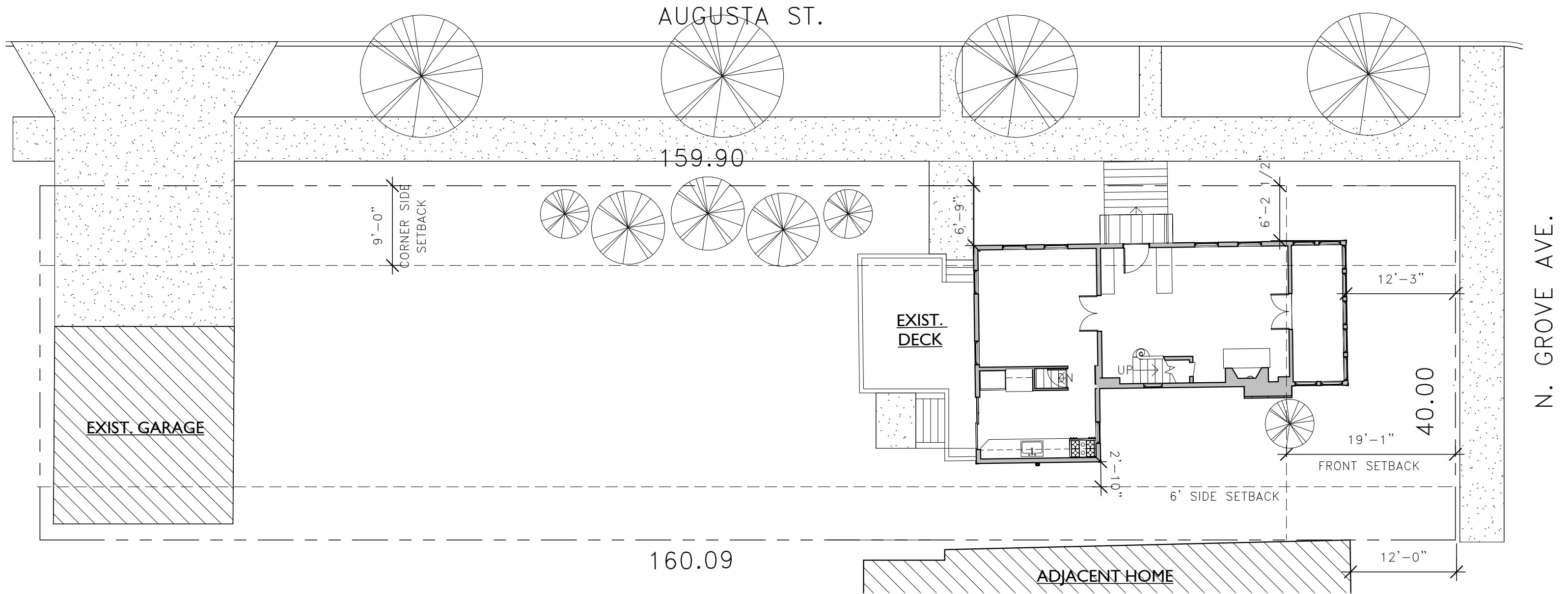
WDN ARCHITECTURE, llc

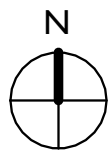
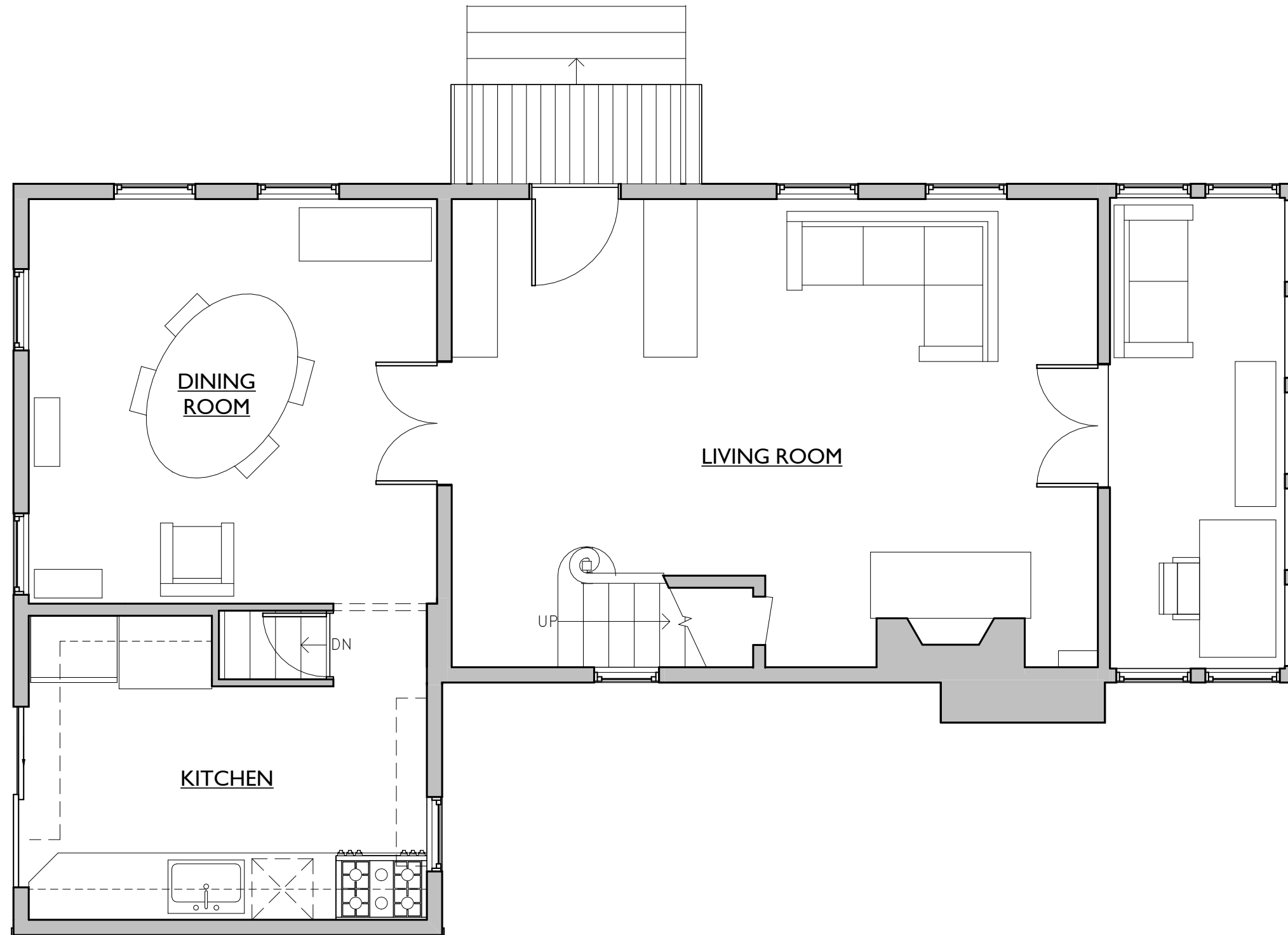
432 NORTH CLARK ST. #201
CHICAGO, ILLINOIS 60654
PHONE: 312-285-2413

SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

LOCATION MAP

MARCH 14, 2023





WDN ARCHITECTURE, llc

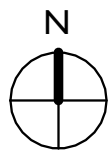
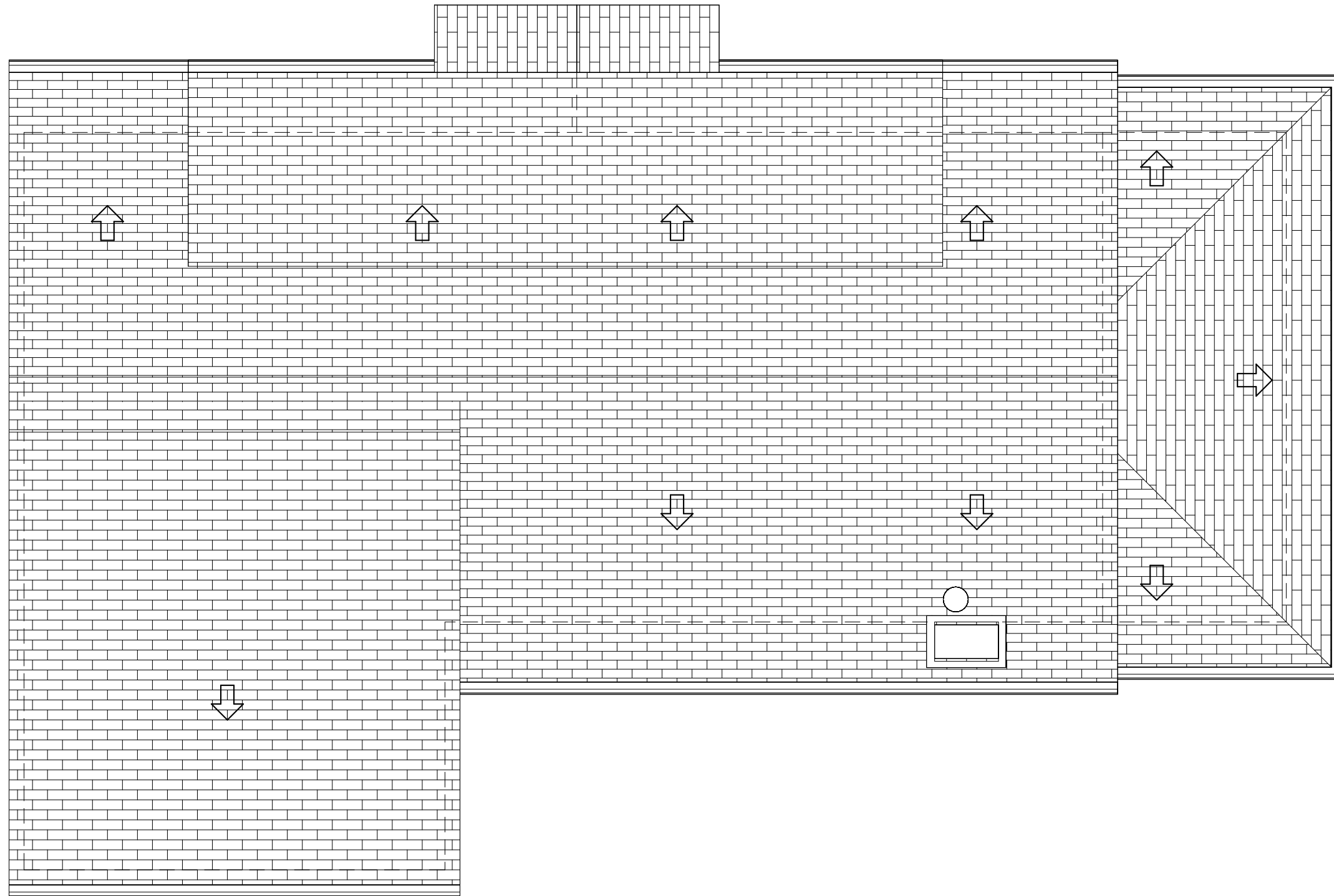
432 NORTH CLARK ST. #201
 CHICAGO, ILLINOIS 60654
 PHONE: 312-285-2413



SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"
 MARCH 16, 2023



WDN ARCHITECTURE, llc

432 NORTH CLARK ST. #201
 CHICAGO, ILLINOIS 60654
 PHONE: 312-285-2413



SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

EXISTING ROOF PLAN

1/4" = 1'-0"

MARCH 16, 2023

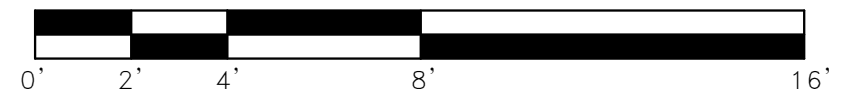


ROOF
20' - 0"

SECOND FLOOR
8' - 6"

FIRST FLOOR
0' - 0"

GROUND LEVEL
-4' - 10 3/4"



WDN ARCHITECTURE, llc

432 NORTH CLARK ST. #201
CHICAGO, ILLINOIS 60654
PHONE: 312-285-2413

SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

EXISTING EAST ELEVATION

1/4" = 1'-0"
MARCH 16, 2023



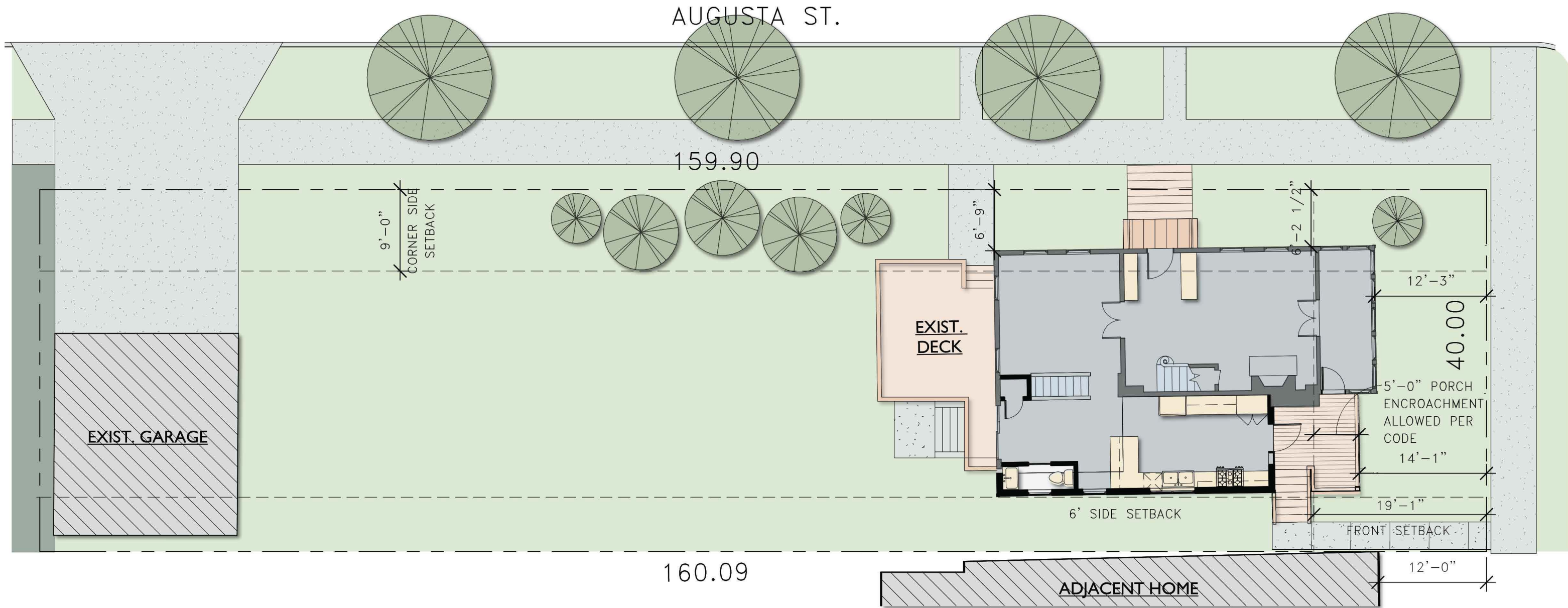
WDN ARCHITECTURE, llc

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 CHICAGO, ILLINOIS 60654
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SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

EXISTING SOUTH ELEVATION

1/4" = 1'-0"
 MARCH 16, 2023



WDN ARCHITECTURE, llc

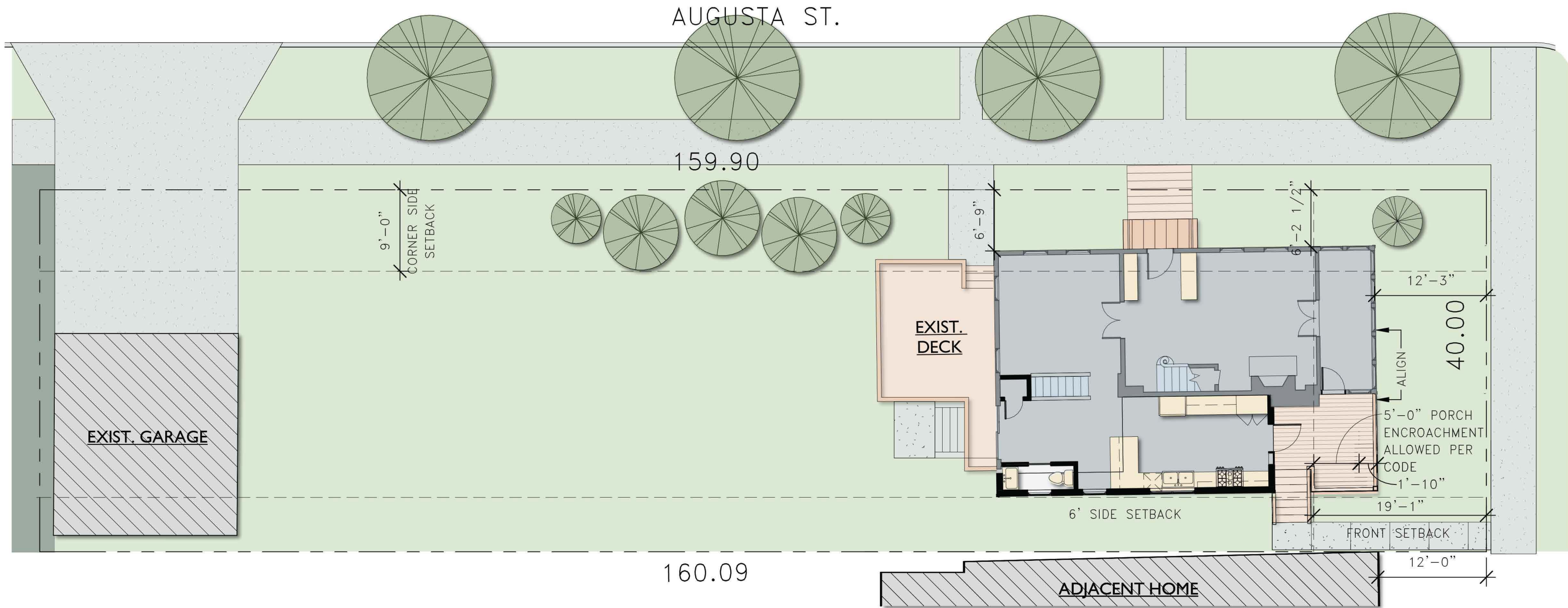
432 NORTH CLARK ST. #201
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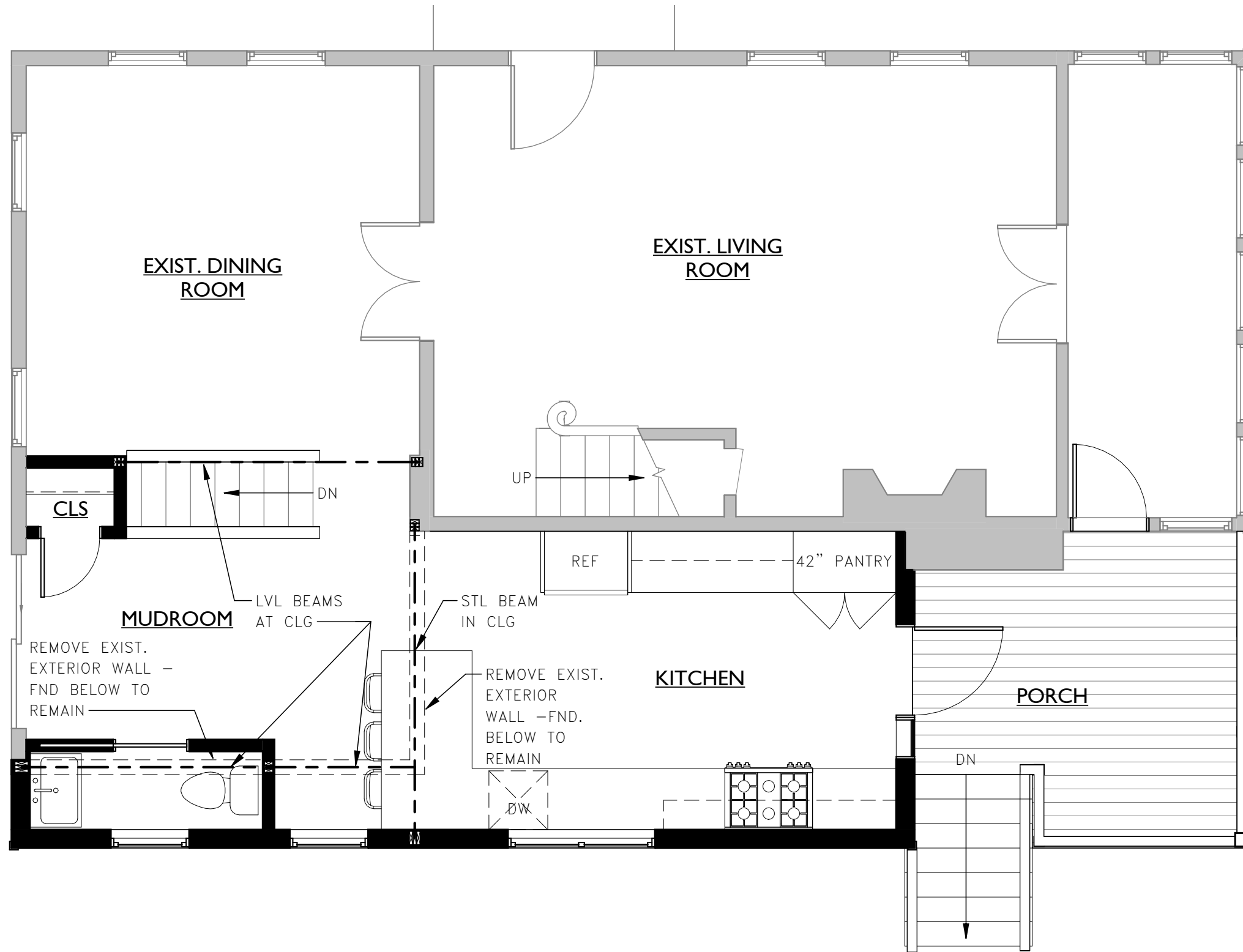


SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

PROPOSED SITE PLAN -AS OF RIGHT

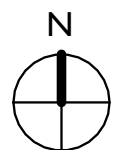
3/32" = 1'-0"
 MARCH 16, 2023





EXISTING 1ST FLOOR = 803.8 S.F.
 EXISTING 2ND FLOOR = 702.8 S.F.
 TOTAL EXISTING = 1,506.6 S.F.

PROPOSED 1ST FLOOR = 1,018.3 S.F.
 PROPOSED 2ND FLOOR = 702.8 S.F.
 TOTAL PROPOSED = 1,721.1 S.F.



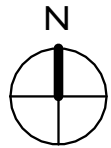
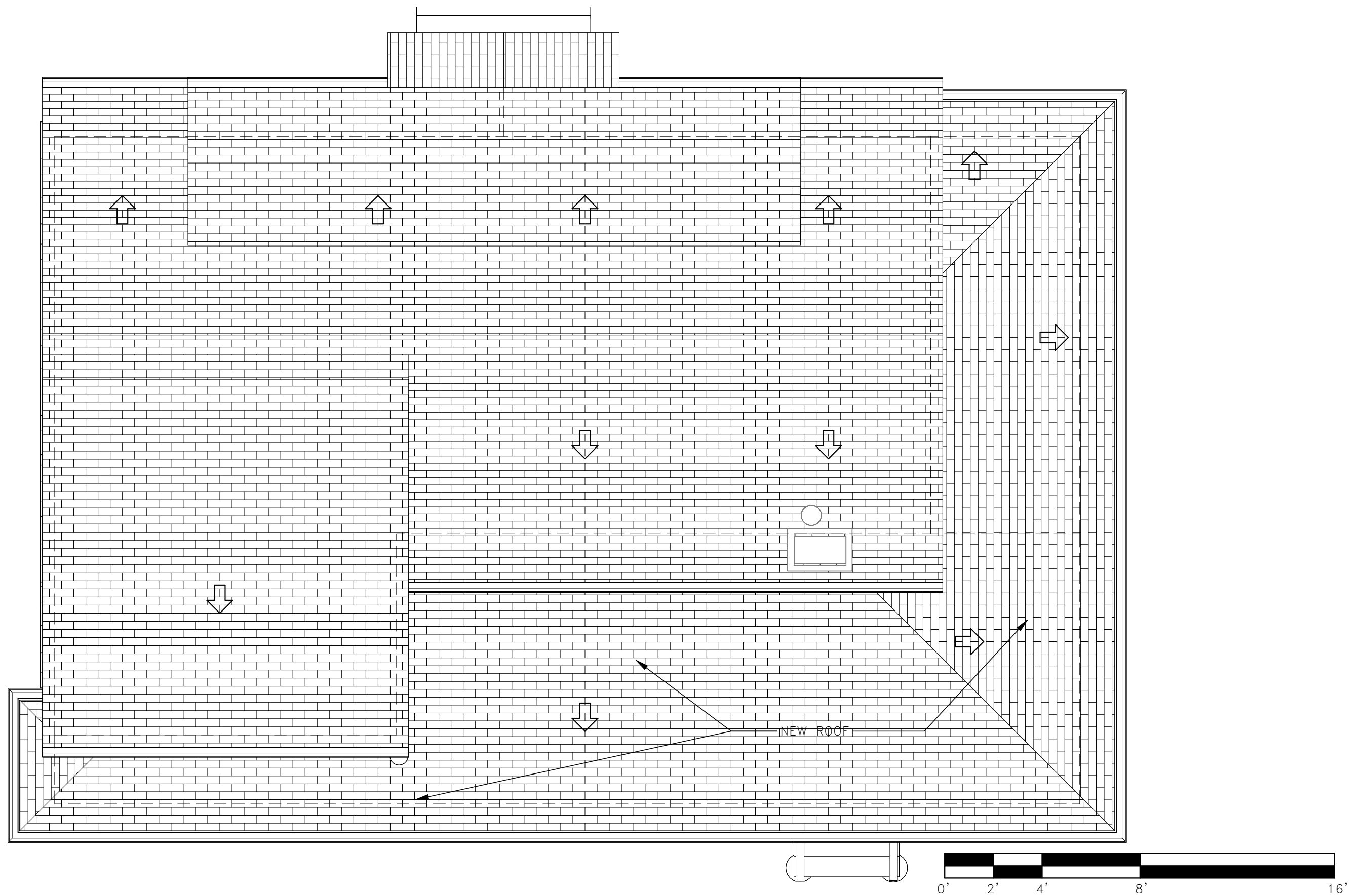
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SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"
 MARCH 16, 2023



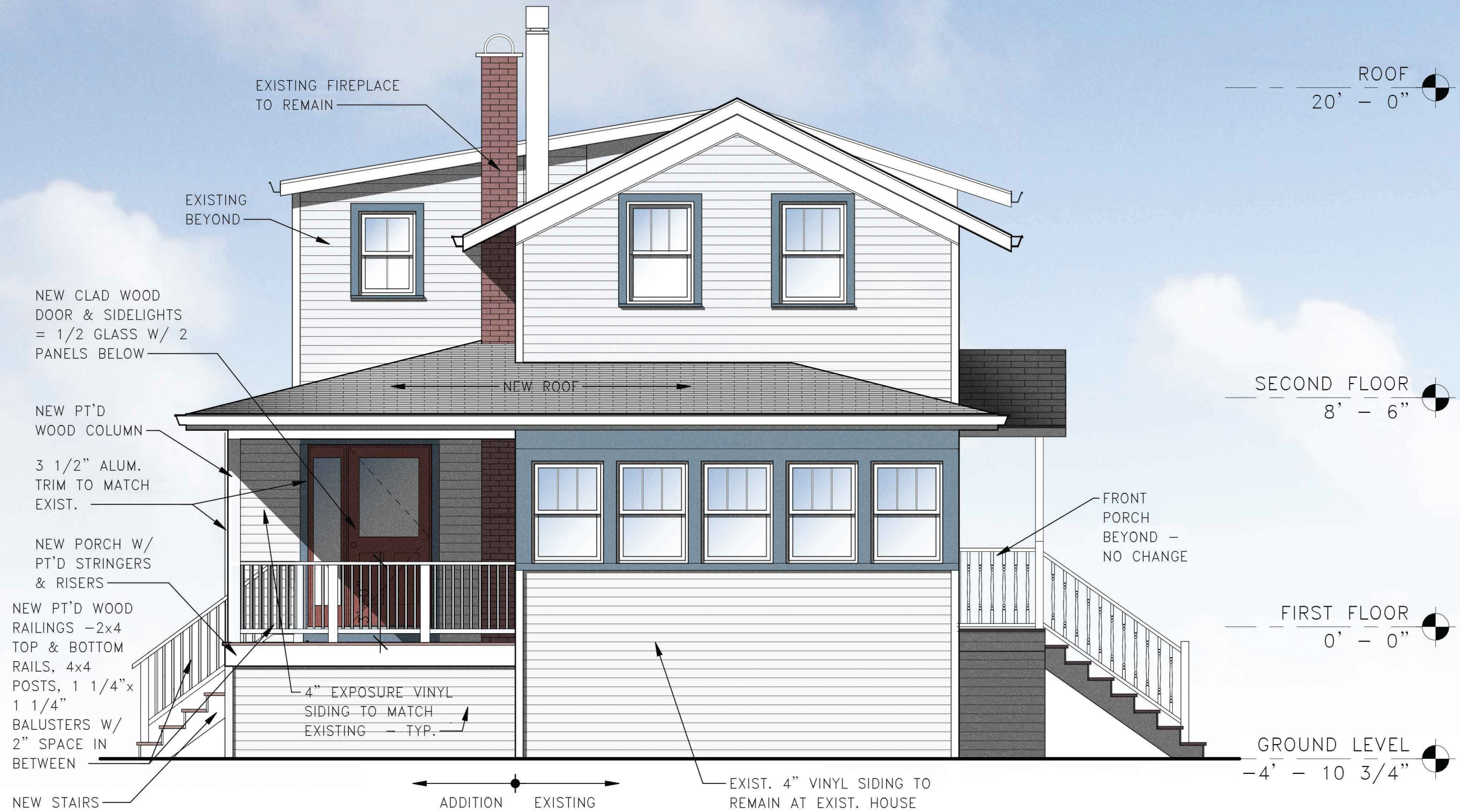
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SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

PROPOSED ROOF PLAN

1/4" = 1'-0"
 MARCH 16, 2023



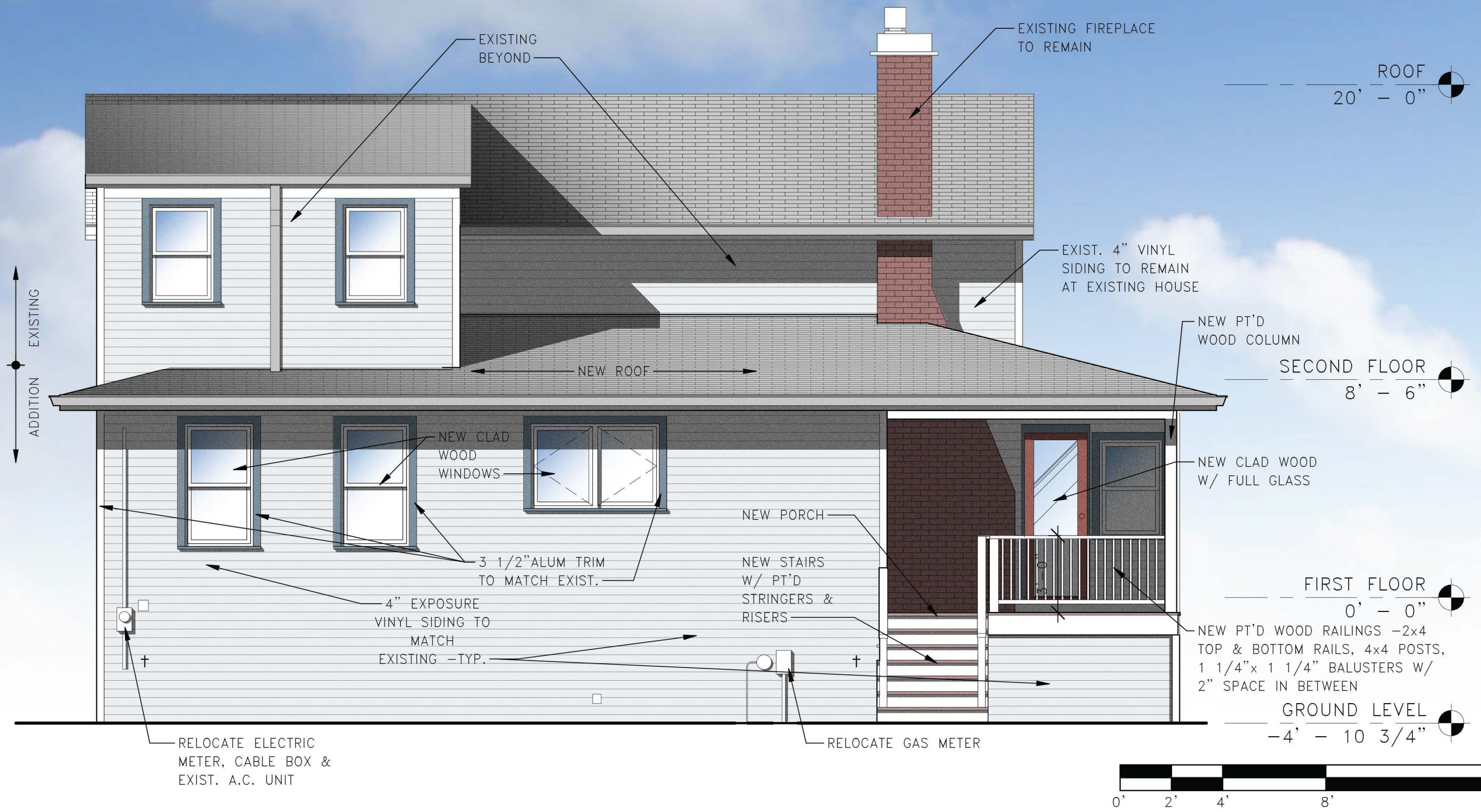
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SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

PROPOSED EAST ELEVATION

1/4" = 1'-0"
 MARCH 16, 2023



WDN ARCHITECTURE, llc

432 NORTH CLARK ST. #201
 CHICAGO, ILLINOIS 60654
 PHONE: 312-285-2413

SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

PROPOSED SOUTH ELEVATION

1/4" = 1'-0"
 MARCH 16, 2023



LOOKING SOUTH



LOOKING SOUTHWEST



LOOKING WEST



LOOKING NORTHWEST

WDN ARCHITECTURE, llc

432 NORTH CLARK ST. #201
CHICAGO, ILLINOIS 60654
PHONE: 312-285-2413

SOUKUP RESIDENCE, 645 N. GROVE AVE, OAK PARK, IL

PHOTOS

MARCH 16, 2023



LOOKING SOUTHEAST



NEIGHBORS TO THE SOUTH



LOOKING SOUTH DOWN THE STREET

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PHOTOS II

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