



Oak Park

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): N/A

Address/Location of Property in Question: 1150 S Cuyler Ave; Oak Park, IL 60304

Property Identification Number(s)(PIN): 16173250010000

Name of Property Owner(s): Adam Fotos and Allison Lowe-Fotos

Address of Property Owner(s): 1150 S Cuyler Ave; Oak Park, IL 60304

E-Mail of Property Owner(s): adamfotos@rocketmail.com Phone: 773-318-9485

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

Name of Applicant(s) (if different than Property Owner): N/A

Applicant's Address: N/A

Applicant's Contact Information: Phone N/A E-Mail N/A

Other: N/A

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: Requesting to keep the garage door on the North side of the garage rather than have it in the alley.

Size of Parcel (from Plat of Survey): approx 3468 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-4</u>	<u>Residential</u>
To the South:	<u>R-4</u>	<u>Residential</u>
To the East:	<u>R-4</u>	<u>Residential</u>
To the West:	<u>R-4</u>	<u>Residential</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: 9.3 Section: N-2-C

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;

We are trying to replace the dilapidated garage that currently exists on our property with a garage door that opens to Filmore rather than the alley. While it does abut the public alley, a garage door on the alley-side would make it incredibly difficult to park even a single vehicle and safely exit. The garage across the alley (1151 S. Highland) is very close to the property line and with their waste and recycling bins it would make this a greater hardship. Additionally since our lot is narrow, we would only- with great difficulty- be able to fit a single vehicle in the garage. However, we are being required to outfit the garage with an EV charger, and we do not have an electric vehicle. If we are to use the charging station, it would need to get a second vehicle. We can only make the garage wide enough to accommodate the two vehicles by having the door come off of Filmore Ave rather than the alley. Currently all 4 corner lots at the alley between Highland Ave. and Cuyler at Filmore have garage doors onto Filmore rather than the alley, so allowing us a variance would additionally harmonize much better with our neighbor's properties.

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.

Adam Fotos

(Printed Name) Applicant

[Signature]

(Signature) Applicant

6/20/2024

Date

Adam Fotos

(Printed Name) Owner

[Signature]

(Signature) Owner

6/20/2024

Date

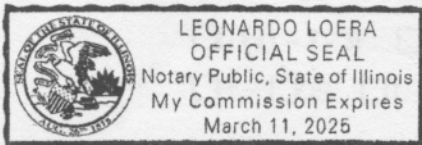
Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

26 DAY OF June, 2024

[Signature]

(Notary Public)



PROJECT SUMMARY

As can be seen with the Plat of Survey, the current garage has a garage door on the North side that opens onto Filmore Avenue. We are proposing to keep the garage door on the North side and open onto Filmore Avenue. Due to the poor state of the garage at time of purchase with leaks and a severely broken parking pad we need to tear down the entire garage. We need to increase the storage capacity of the garage, so we are including a higher roof and attic space for storage as well. While the main function of the ground level of the garage will be for our vehicles (of which we only have one now), I need usable workspace in the garage as I am a practicing artist.

Although the current standard (Article 9.3 N-2-C) states that we must have the garage door open onto the alley "if it provides adequate access to a street" we would argue that having the garage door open to the alley, we would not have adequate access to the street.

The garage across the alley (1151 S. Highland) is very close to the property line, and with their waste and recycling bins currently there, it would make it very difficult to park even a single vehicle and safely enter and exit.

Additionally since our lot is narrow, we would only- with great difficulty- be able to fit a single vehicle in the garage if it were on East, alley-facing side. We just purchased our 2020 Subaru as a non-electric vehicle in in 2023. While we do not have an electric vehicle, we are being required to outfit the garage with an EV charger as of Jan. 1, 2024. Though this was not in our initial plan and is additionally causing us financial hardship in the construction of the garage, we are not contesting this requirement. However, the only way for us to take advantage of an EV charger would be to purchase

another vehicle that was electric.

The narrowness of our lot would only permit the garage to accommodate a single vehicle if the garage door were on the East side, while if we were to have it where it is currently we could, at least accommodate a small E-vehicle, since we are proposing to widen the current structure 4 ft between the East and West walls.

In addition to storing our vehicle(s), the new garage will allow me to set up a functional workspace for my larger art projects in painting and sculpture. If the garage door were to be on the alley-facing side it would dramatically compromise the utility of the increased size of the garage and will likely force us to abandon the project which we are desperately trying to make happen.

Currently all 4 corner lots at the alley between Highland Ave. and Cuyler at Filmore have garage doors onto Filmore rather than the alley, so allowing us a variance would in no way compromise the harmony of our property with our neighbor's properties.

6. RESPONSE TO APPROVAL STANDARDS

1. *The Zoning Board of Appeals decision must make findings to support each of the following:*

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

As mentioned in the project statement, the only standard we are asking for a variance on is Article 9.3 N-2-C: *If a lot abuts a public alley that provides adequate access to a street, a detached garage must be constructed so that access is from the public alley.* We argue that our lot does not 'provide adequate access to the street' so that the garage can be accessed from the public alley. Strict adherence to the terms of Ordinance will present undue hardship as we will not be able to safely and without difficulty park one or two vehicles in the garage.

- 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.*

We believe it will cause undue hardship because the garage across the alley is very close to the edge of their property line, and this would make it too tight of a turn to get the vehicles in or out.

Additionally, our lot is very narrow, and we are more limited in how wide we can make the garage from the North to South walls. We can add more width between the East and West walls which would allow us to park an additional electric vehicle in the garage. These factors are not merely an inconvenience but strictly adhering to the Ordinance will make it too difficult to use the garage.

- 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.*

There is no personal situation nor is there anyone with proprietary interest. We simply want to be able to build a garage to make our home more livable here in Oak Park for the next 15 to 20 years- or longer if we're lucky.

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.*

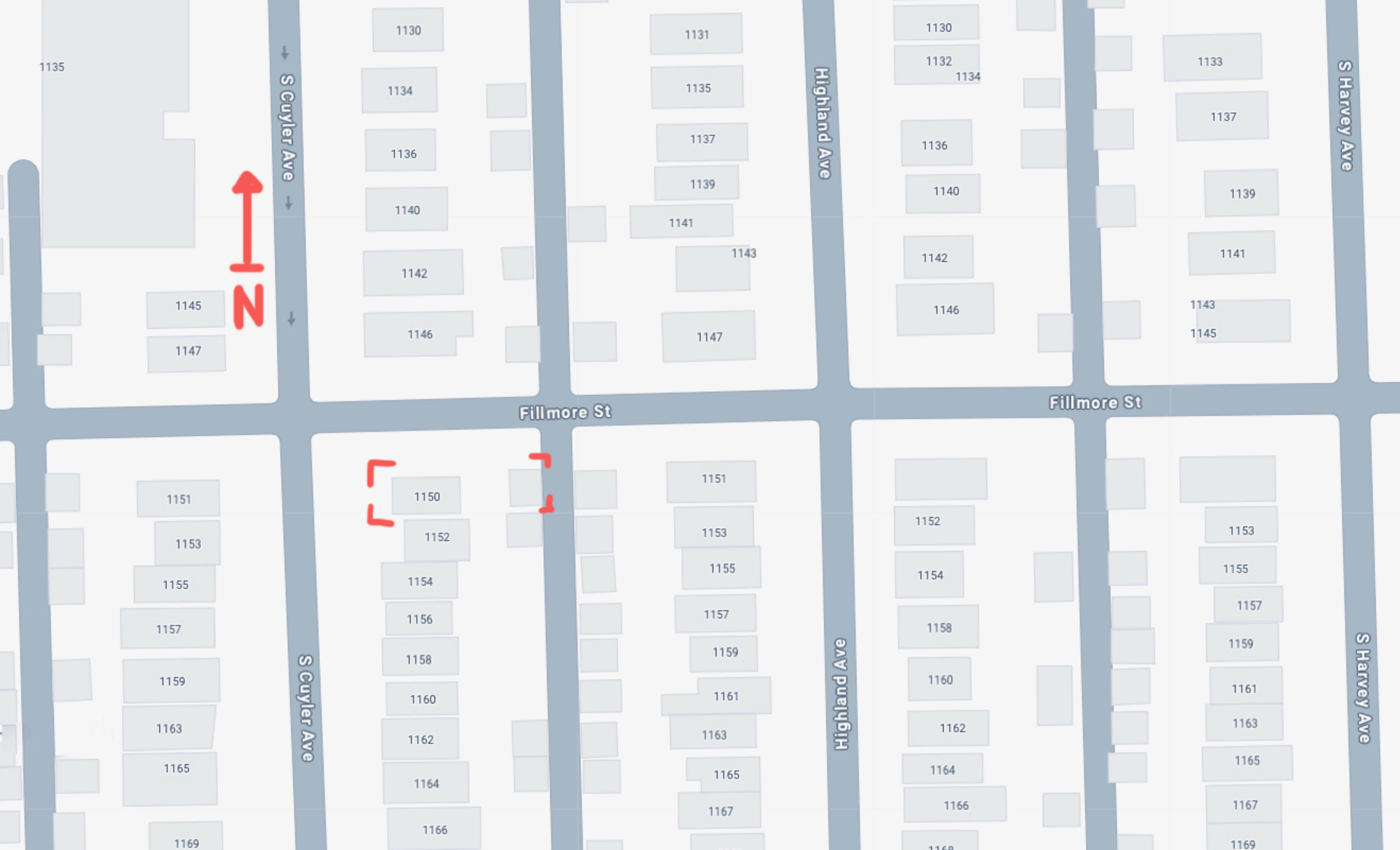
We do not believe the variation will be detrimental to public health, safety, now welfare in the neighborhood as it would be putting the garage in the same location as it is now or as it would be if we were not to redo the garage.

- 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.*

Having the garage door where it is now on the garage should not impact light or air for the neighboring property, nor increase congestion on public streets, increase the danger of fire, endanger the public safety, nor impair property values in the neighborhood. It should have the impact of improving property values as it will look nicer and be consistent with other 3 garages at the alleys' corners.

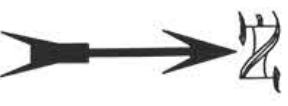
- c. *The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.*

We believe the proposed variation is consistent with the spirit and intent of the Ordinance and the adopted land use policies.



KABAL SURVEYING COMPANY
Land Surveying Services
PAI ST OF SURVEY

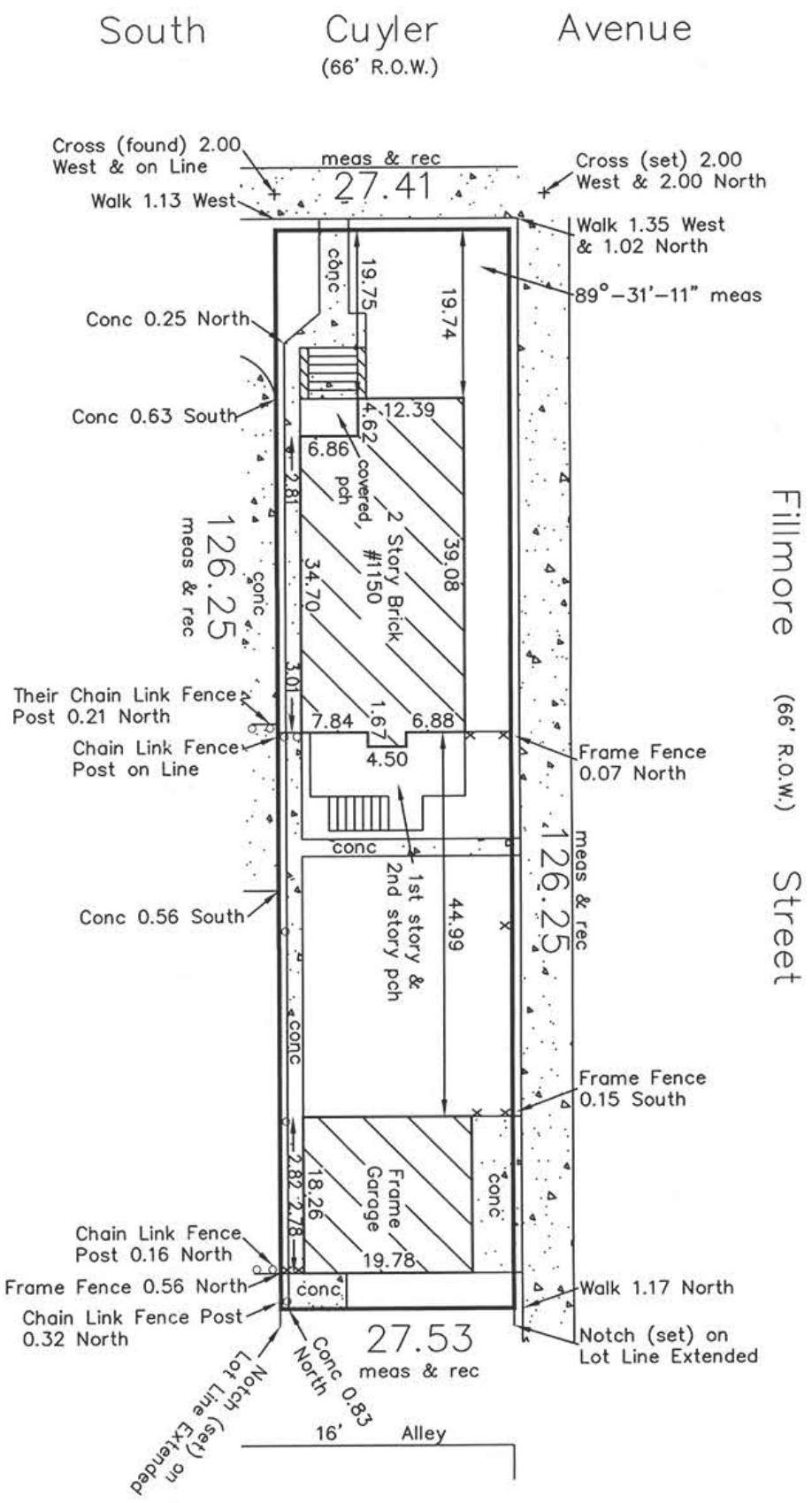
10407 West Cermak Road
 Westchester, Illinois 60154
 (708) 562-2652
 Fax (708) 562-7314
 email: kabal-surveying@comcast.net
 website: KabalSurveyingCompany.com
 Registration No. 184-003061



(assumed)

Lot 138 (except the South 6 feet thereof) in Beifeld's Addition to South Ridgeland in the Southwest quarter of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 1150 South Cuyler Avenue, Oak Park



EXISTING SITE PLAN

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

Area of property is approximately 3,468 square feet
 "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

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

Surveyed _____ May _____ 20__ 22

Scale: 1 inch = _____ 20 _____ ft.
 Order No. _____ 220743
 Ordered By: _____ Felton, Attorney at Law



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, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

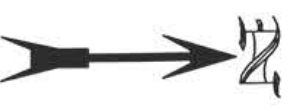
Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Bales

Illinois Professional Land Surveyor No. 035-003250
 My license expires on November 30, 2022

KABAL SURVEYING COMPANY
Land Surveying Services
PAULST OFF SURVEY

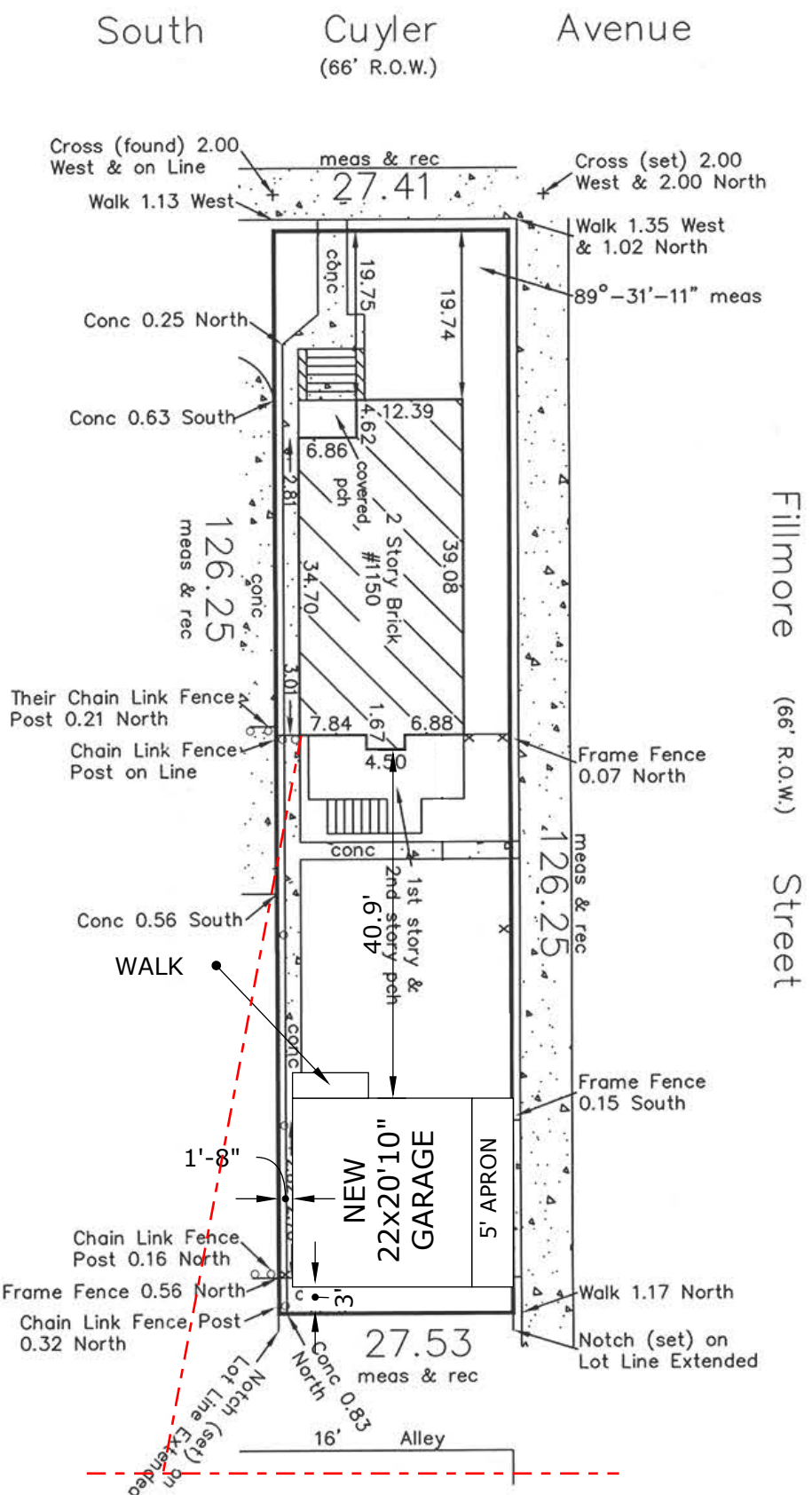
10407 West Cermak Road
 Westchester, Illinois 60154
 (708) 562-2652
 Fax (708) 562-7314
 email: kabal-surveying@comcast.net
 website: KabalSurveyingCompany.com
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(assumed)

Lot 138 (except the South 6 feet thereof) in Beifeld's Addition to South Ridgeland in the Southwest quarter of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 1150 South Cuyler Avenue, Oak Park



PROPOSED SITE PLAN

----- OVERHEAD POWER LINE
 POWER LINES TO MAINTAIN 10' CLEARANCE
 FROM PROPOSED CONSTRUCTION AND 3'
 CLEARANCE FROM ROOF RIDGE
 MAINTAIN EXISTING DRAINAGE PATTERNS

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

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 COUNTY OF COOK }

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Mitchell P. Balak

Illinois Professional Land Surveyor No. 035-003250
 My license expires on November 30, 2022



ORIGINAL SEAL IN RED

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

Area of property is approximately 3,468 square feet

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

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

Surveyed May 6, 2022

Scale: 1 inch = 20 ft.

Order No. 220743

Ordered By: Felton, Attorney at Law



Photo 1. East Side of Garage at 1150 S. Cuyler



Photo 2. West Side of Garage at 1150 S. Cuyler, facing East.



Photo 3. South Side of Garage at 1150 S. Cuyler between 1152 S. Cuyler's Garage. Facing East.



Photo 4. North Side of Garage (1150 S.Cuyler) with existing Garage Door opening onto Filmore Ave. Facing South



Photo 5. North Side of Garage (1150 S. Cuyler) with Proposed Garage Door opening onto Filmore Ave and new structure roughly indicated with red lines. Facing South



Photo 6. View of Existing Garage from alley at 1150 S. Cuyler



Photo 7. View of Neighboring Garage on 1151 S. Highland Ave.



Photo 8. View of Alley between existing Garage (1150 S.Cuyler) and neighboring garage (1151 S. Highland Ave).



Photo 9. View from Garage Looking North at other two garages with doors on Filmore. 1146 S. Cuyler on the left and 1147 S. Highland on the right.



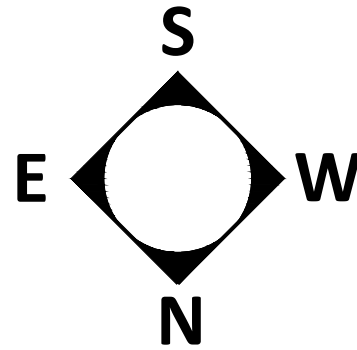
Photo 10. View of Garage of 1152 S. Cuyler Ave, the property South of the existing 1150 S. Cuyler garage



Photo 11. View of Existing 1150 S.Cuyler's garage East Side from alley facing North West.

4" EAVES N & S WALLS
8" EAVES E & W WALLS

FIRE RATED WALLS AND
EAVES - DETAILS PAGE 5

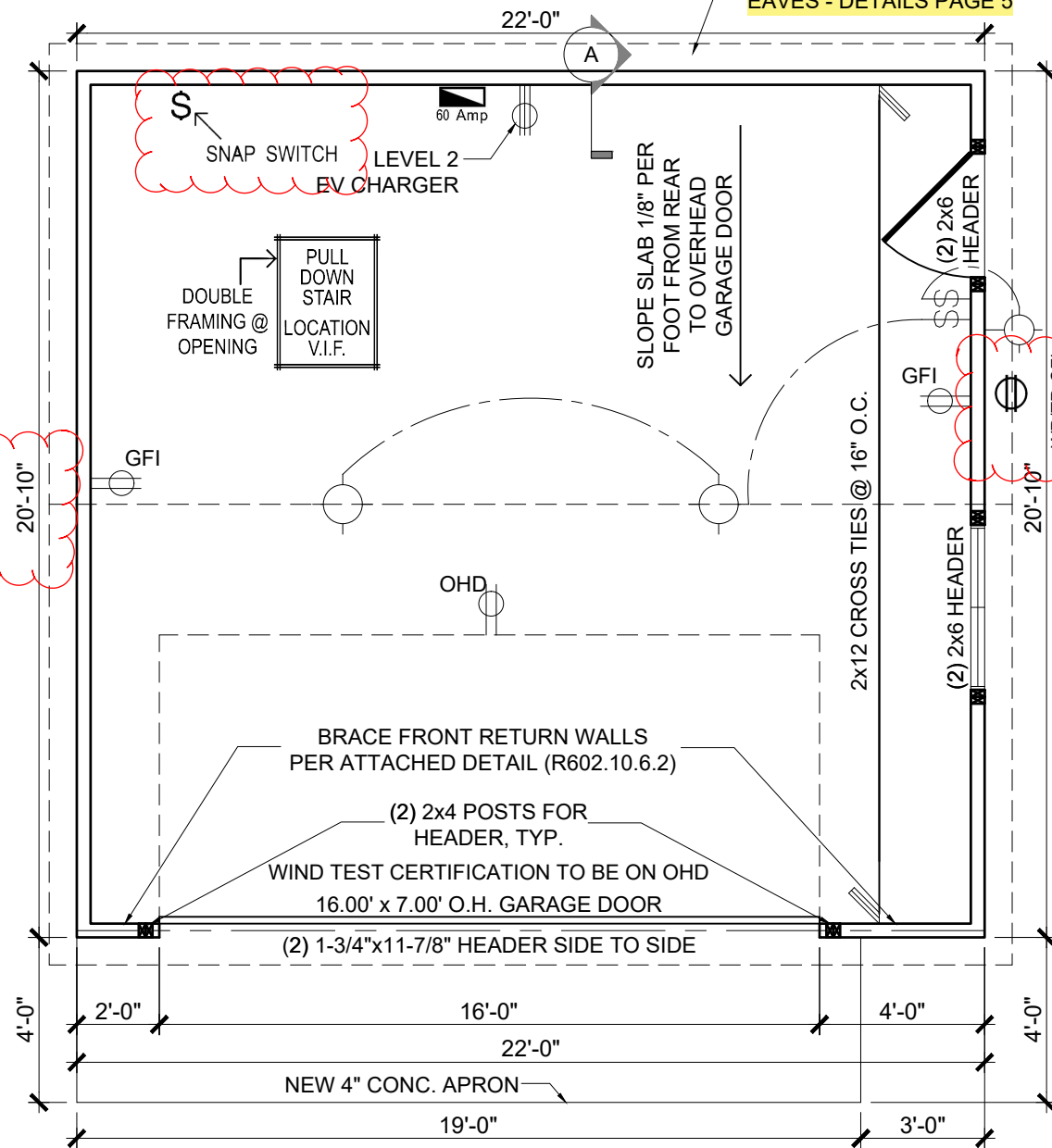


ELECTRICAL DETAILS:

- CIRCUITS: (1) 20 AMP. #12 GA. (1) 15 AMP. #14 GA.
- CONTAINED IN 1" RIGID STEEL CONDUIT
- BURIAL DEPTH: 18 INCHES
- WIRING: SEPARATE CIRCUITS TO ELECTRICAL PANEL

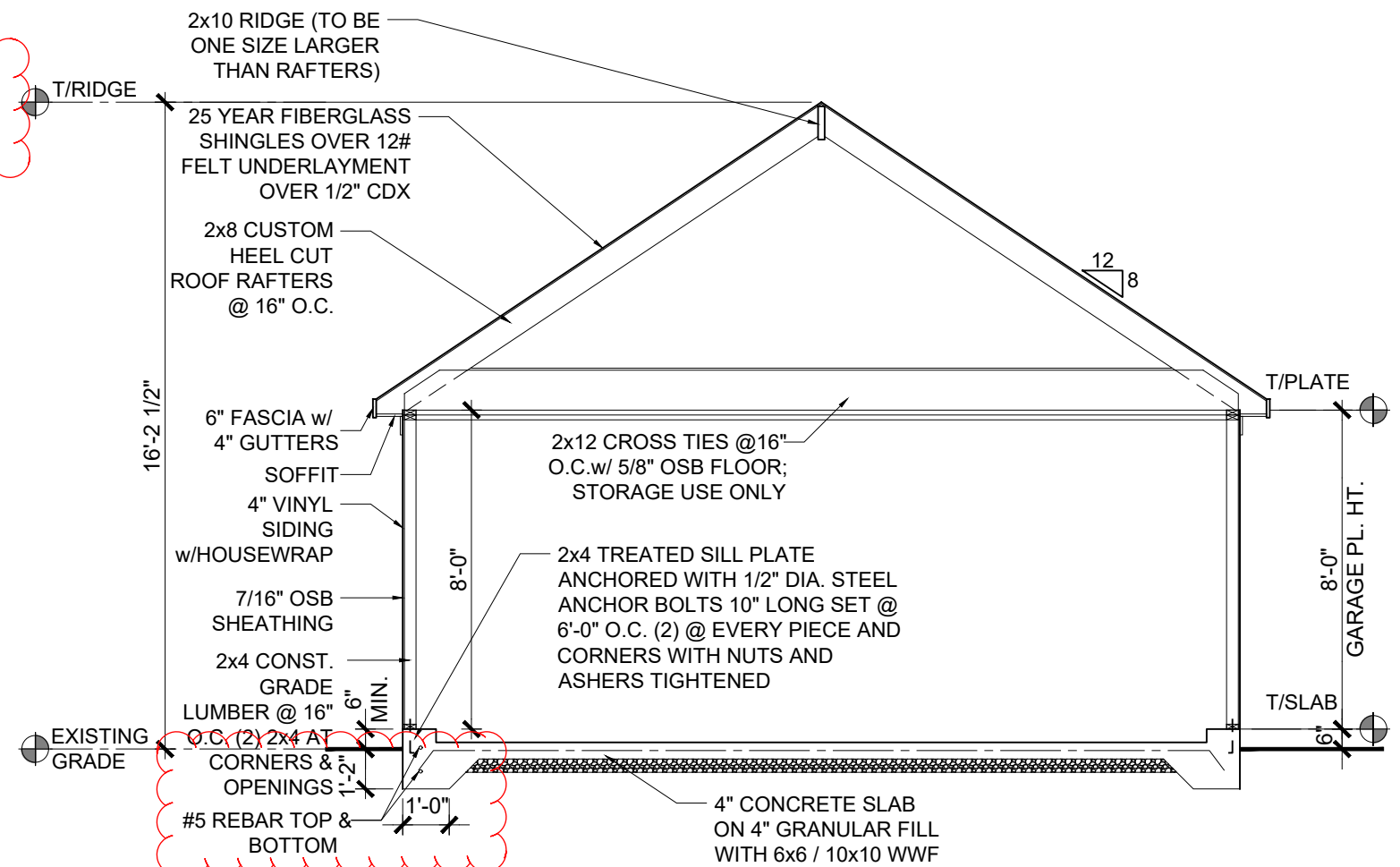
ALL CONSTRUCTION TO CONFORM TO:

- 2021 IRC w/ AMENDMENTS
- 2020 NEC w/ AMENDMENTS
- ILLINOIS PLUMBING CODE
- 2021 IL ENERGY CONSERVATION CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE



FLOOR PLAN

SCALE: 1/4" = 1'-0"



BUILDING SECTION

SCALE: 1/4" = 1'-0"



DETACHED GARAGE - REVERSE GABLE ROOF
1150 S. CUYLER AVE. - OAK PARK - FOTOS RESIDENCE

CONTRACTOR:

ABSOLUTE GARAGE BUILDERS

3050 W. IRVING PARK ROAD
CHICAGO, IL. 60618

PHONE: (773) 583-8800
(847) 769-8877

SHEET NAME:

**FLOOR PLAN &
BUILDING SECTION**

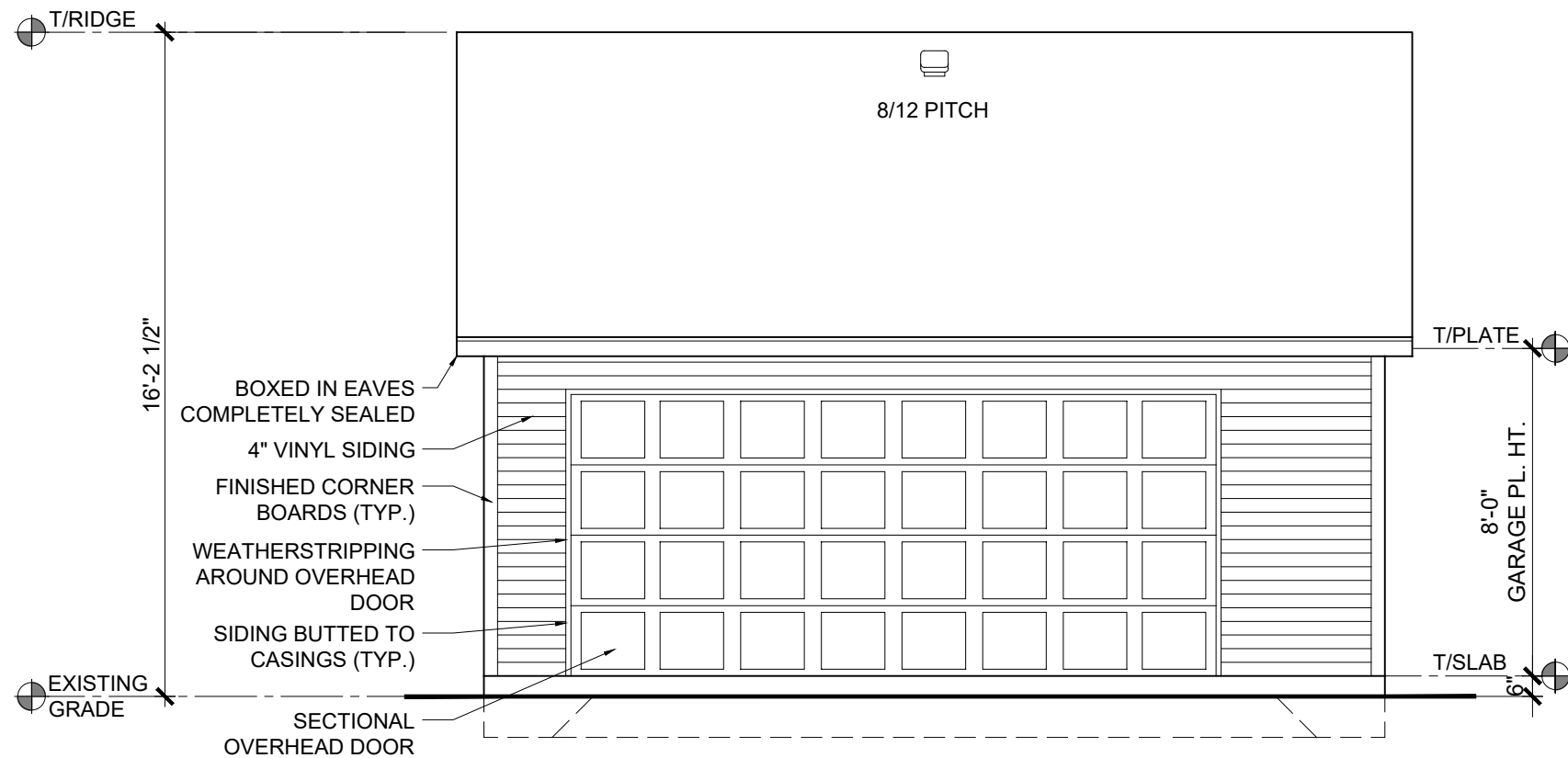
SHEET NUMBER:

1 OF 5



WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

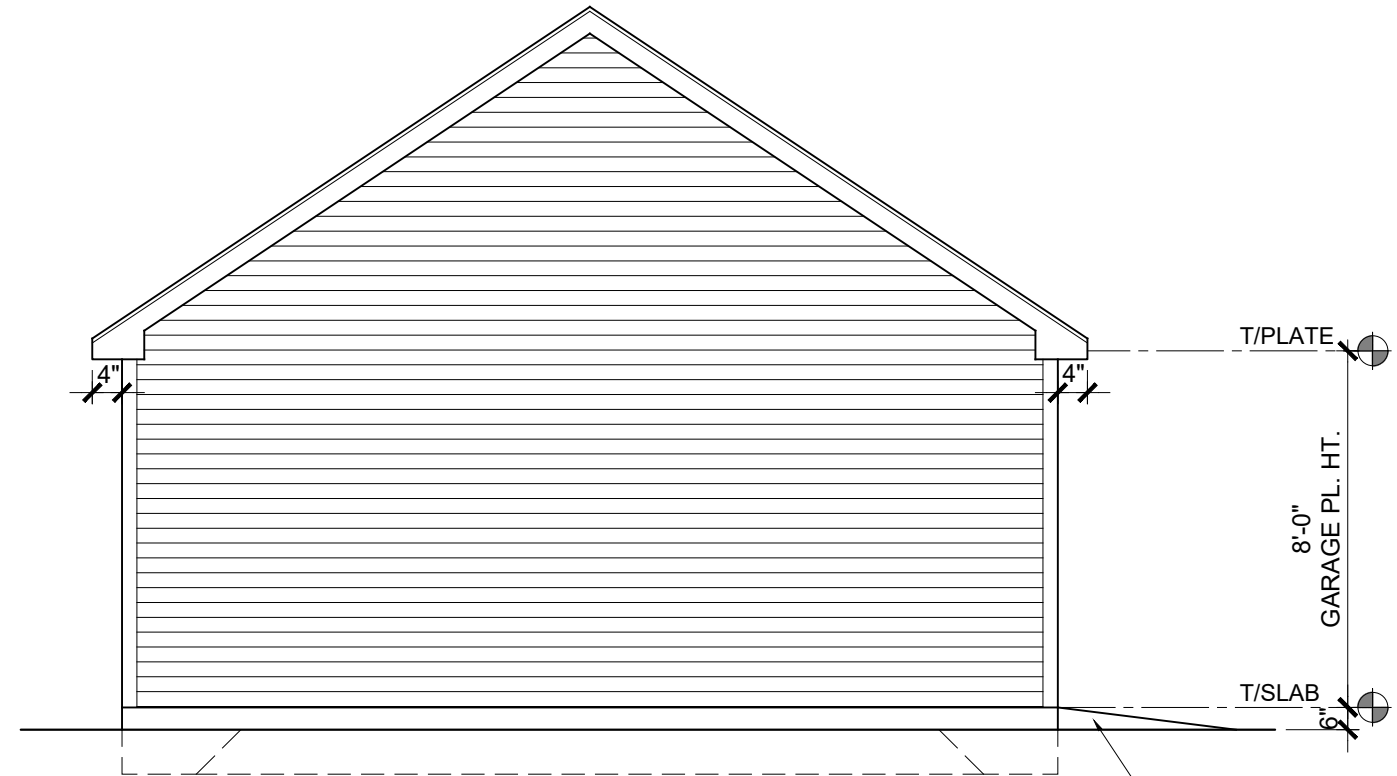
SCALE: 1/4" = 1'-0"



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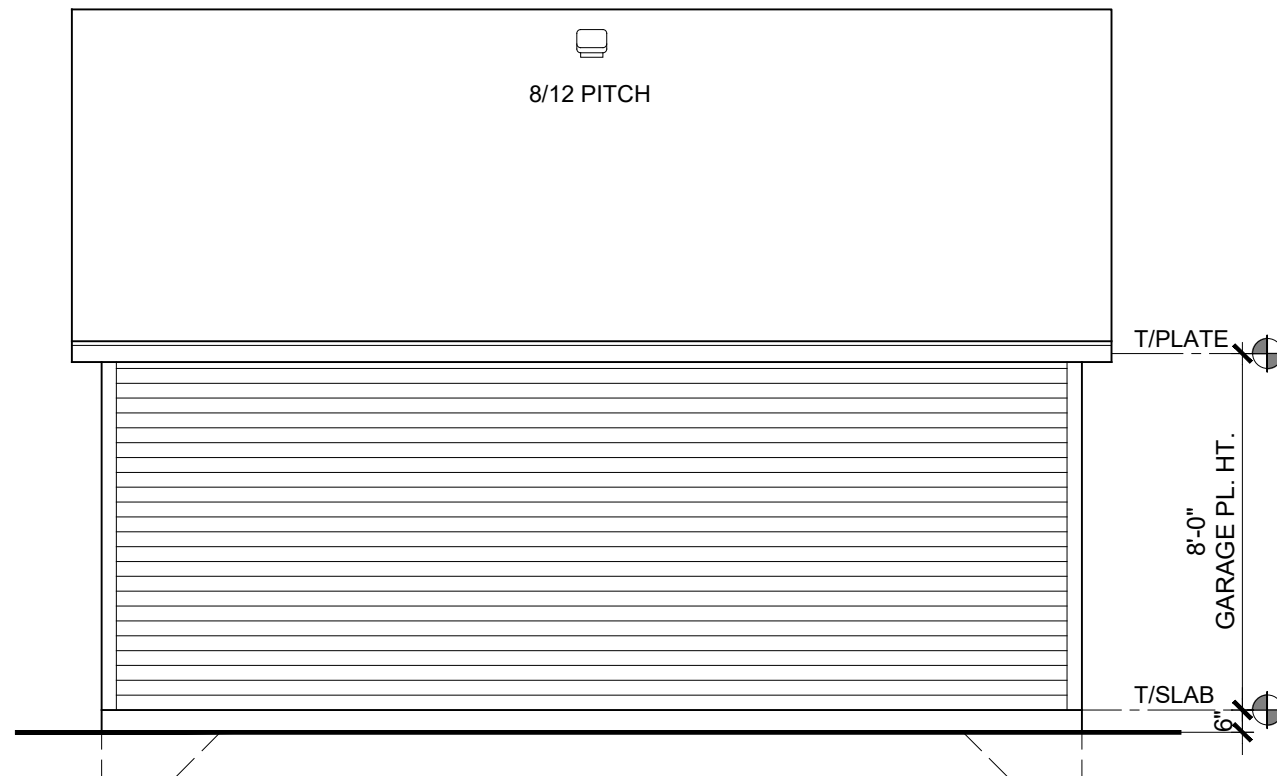
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 CHICAGO, IL. 60618
 PHONE: (773) 583-8800
 (847) 769-8877

SHEET NAME:
ELEVATIONS
 SHEET NUMBER:
2 OF 5



EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



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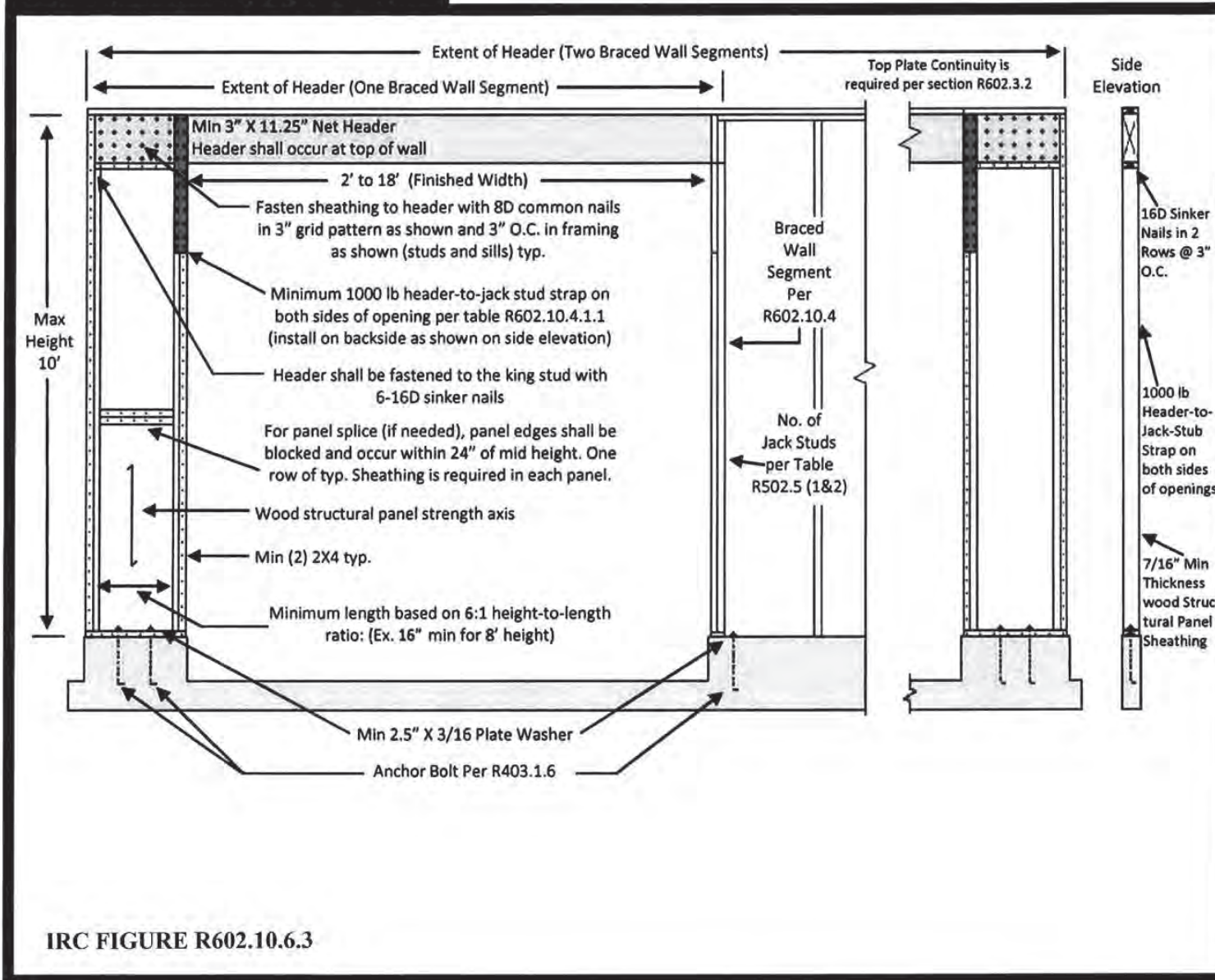
SHEET NAME:
ELEVATIONS
 SHEET NUMBER:
3 OF 5

GARAGE RETURN BRACE WALL

1-HOUR RATED FIRE WALL



Braced Wall Panel Detail



Design No. U344
BXUV.U344

Fire Resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

Design No. U344

February 02, 2018

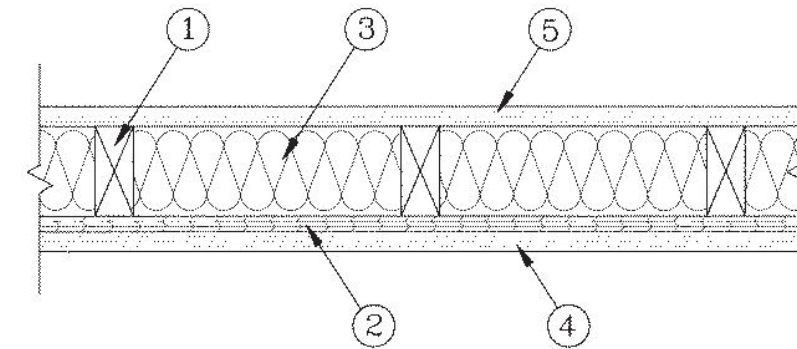
Bearing Wall Rating — 1 Hr.

Finish Rating — 26 Min.

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as

Canada), respectively.



1. **Wood Studs** — Nominal 2x4 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.

2. **Wood Structural Panel Sheathing** — Nominal 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nominal 2x4 in. wood backing. Attached to studs on exterior side of wall with 6d cement coated steel box nails spaced 12 in. OC along interior studs and 6 in. OC at perimeter of panels.

3. **Batts and Blankets*** — 3-1/2 in. thick foil-faced glass fiber batts. Supplied in rolls 23 in. wide. Density to be nominal 0.70 pcf. Friction-fitted to completely fill the stud cavity. **NOT REQUIRED FOR GARAGE CONSTRUCTION**

4. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.

5. **Gypsum Board*** — 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.

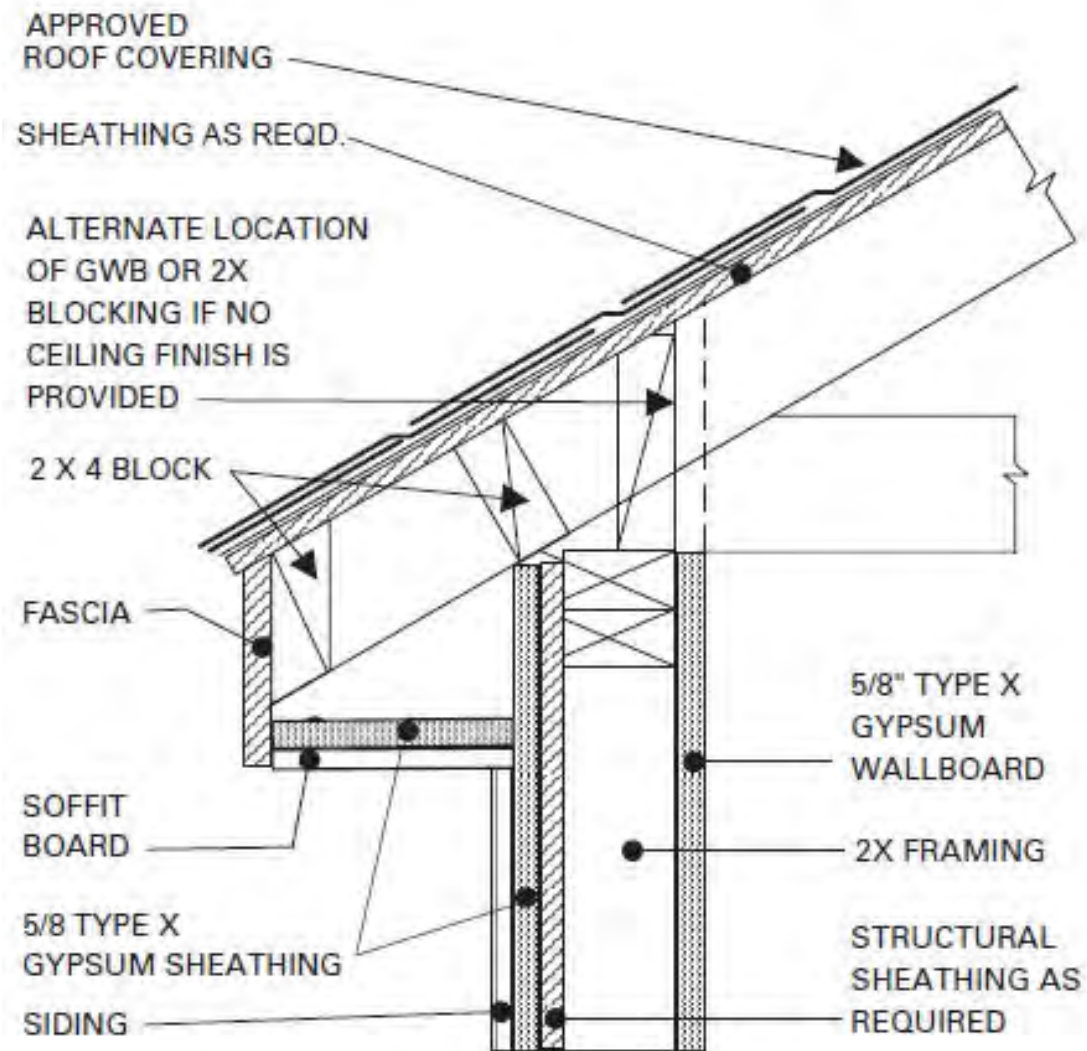


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SHEET NAME:
DETAILS
SHEET NUMBER:
4 OF 5

1-HOUR FIRE RATED CONSTRUCTION DETAILS FOR GARAGES



1-HOUR RATED WALL AND PROTECTED EAVE OVERHANG

FIRE RATED EAVE DETAIL

SCALE: NOT TO SCALE



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