



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

Address/Location of Property in Question: 140 S. AUSTIN BLVD.

Property Identification Number(s)(PIN): 16-17-115-022-0000

Name of Property Owner(s): ANTHONY EHIRI

Address of Property Owner(s): 16447 TIMBERVIEW DR. PLAINFIELD, IL 60486

E-Mail of Property Owner(s): TNERO21@YAHOO.COM Phone: 309-252-5634

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): CHRISTOPHER J. BREMER

Applicant's Address: 1033 SOUTH BLVD. OAK PARK, IL 60302

Applicant's Contact Information: Phone 773-612-9960 E-Mail CBREMER@COMPASS-ARCHITECTURE.COM

Other: _____

Property Interest of Applicant: _____ Owner _____ Legal Representative _____ Contract Purchaser X Other

(If Other - Describe): ARCHITECT OF RECORD

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: OWNER IS SEEKING A VARIANCE TO ALLOW FOR THE EXISTING THIRD DWELLING UNIT TO BE LEGAL AS IT WAS EXISTING WHEN THE BUILDING WAS PURCHASED.

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

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-7</u>	MULTI-FAMILY BLDG _____
To the South:	<u>R-7</u>	MULTI-FAMILY BLDG _____
To the East:	<u>NA</u>	_____
To the West:	<u>NA</u>	_____

Is the property in question currently in violation of the Zoning Ordinance? Yes No
If Yes, how? FOR A THIRD DWELLING UNIT, THE LOT SIZE IS REQUIRED TO BE 5,700SF
MINIMUM _____

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:** TABLE 4-1, MINIMUM LOT AREA
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 MAJORITY (75%) OF THE BUILDINGS ON THE BLOCK ARE MULTI-FAMILY BUILDINGS, MANY OF WHICH HAVE MORE THAN TWO DWELLING UNITS AND MANY OF WHICH ARE NON-CONFORMING. THE SUBJECT DWELLING UNIT IS EXISTING AND THE OWNER RECENTLY COMPLETED THE PURCHASE OF THE BUILDING. THE REQUEST, IF GRANTED, WOULD NOT EXPAND THE FOOTPRINT OF THE BUILDING AND WOULD MERELY MAKE LEGAL THAT WHICH IS ALREADY BUILT.

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.

CHRISTOPHER BREMER
(Printed Name) Applicant

Chris Bremer
(Signature) Applicant

9/18/24
Date

ANTHONY EHIRI
(Printed Name) Owner

Anthony Ehiri
(Signature) Owner

09/18/2024
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
18th DAY OF September, 2024

Araceli Tavison
(Notary Public)





compass ARCHITECTURE, LLC

1033 SOUTH BOULEVARD
OAK PARK, IL 60302
708-240-9822
www.compass-architecture.com

To: Village of Oak Park	Date: October 30 th , 2024
Address: 140 S. Austin Blvd.	Re: Variance Request Summary

To Whom It May Concern,

My client, Anthony Ehiri, recently purchased a multi-family building at the above-referenced address. While the property is zoned for a 2-DU building based on the lot size (5,000sf), the building had an illegal third unit in the basement. My client is applying for a Variance to the Zoning Ordinance to allow for the basement dwelling unit to be recognized as legal as the alternative, to abandon or demolish the dwelling unit, or to keep the building as a 2-DU building, would be an undue hardship in this case. The relief sought for the variance is from Article 4, Table 4-1 (Minimum Lot Area), which requires 5,000sf of lot area for the first two dwelling units and 700sf of additional lot area for each additional unit.

Please do not hesitate to contact me with any questions regarding any of the above-listed items.

Christopher J. Bremer
Christopher J Bremer
Compass Architecture, LLC



140 S Austin Blvd Oak Park

Financial Year Beginning August 1, 2024

Profit & Loss	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Full Year
Rental Income													
Rental Income Unit 1	2,300	2,300	2,300										6,900
Rental Income Unit 2	0.00	1,250	2,500										3,750
Basement Unit													
Service Charge Income													
Other													
<i>Gross Rental Income</i>	<u>2,300</u>	<u>3,550</u>	<u>4,800</u>										<u>10,650</u>
Rental Costs													
Mortgage	4,624	4,624	4,624										13,873
Repairs & Maintenance	6,400	3,760	2,650										12,810
Utilities		130	260										390
Bad Debts													
Other													
<i>Total Rental Costs</i>	<u>11,024</u>	<u>8,514</u>	<u>7,534</u>										<u>27,073</u>
Net Rental Income	(8,724)	(4,964)	(2,734)										(16,423)
Property Sales & Interest													
Income from Property Sales													
Cost of Properties Sold													
Interest Receivable													
Other													
Less:													
Sales Taxes													
Other													
Other													
Net Property Sales & Interest Income													
Gross Profit / (Loss)	(8,724)	(4,964)	(2,734)	0	0	0	0	0	0	0	0	0	(16,423)
Gross Profit / (Loss) %	-379%	-140%	-57%										-154%
Operating Expenses													
Salaries & Payroll Costs (including commission payments)													
Utilities													
Rent / Rates													
Insurance													
Office Supplies													
Advertising Costs													
Telecomms - Phone, Internet etc.													
Equipment Leases & Purchases													
Repairs & Maintenance													
Professional Fees													
Bank Charges & Interest Costs													
Depreciation													
Other 1													
Other 2													
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compass ARCHITECTURE, LLC

1033 SOUTH BOULEVARD
OAK PARK, IL 60302
708-240-9822
www.compass-architecture.com

To: Village of Oak Park	Date: October 30 th , 2024
Address: 140 S. Austin Blvd.	Re: Response to Standards

To Whom It May Concern,

My client is seeking relief from the Oak Park Zoning Ordinance, Article 4, Table 4-1 (Minimum Lot Area), which requires 5,000sf of lot area for the first two dwelling units and 700sf of additional lot area for each additional unit, in order to have a third dwelling unit on the property. The lot is currently 5,000sf and is currently a three-unit building with the third, basement, unit being illegal. The response to the approval Standards is as follows:

- The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted because the building is not financially feasible as a two dwelling unit building as per the attached Pro Forma.
- 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 because the basement unit is existing and would need to be demolished.
- 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 because the owner has purchased the building in this condition.

Please do not hesitate to contact me with any questions regarding any of the above-listed items.

Christopher J. Bremer

Compass Architecture, LLC



140 S Austin Blvd Oak Park

Financial Year Beginning **August 1, 2024**

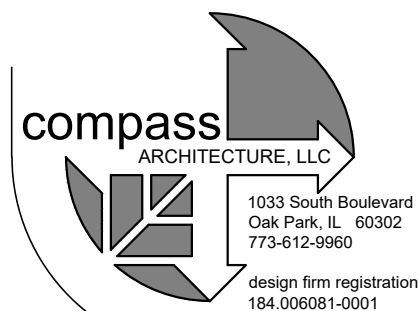
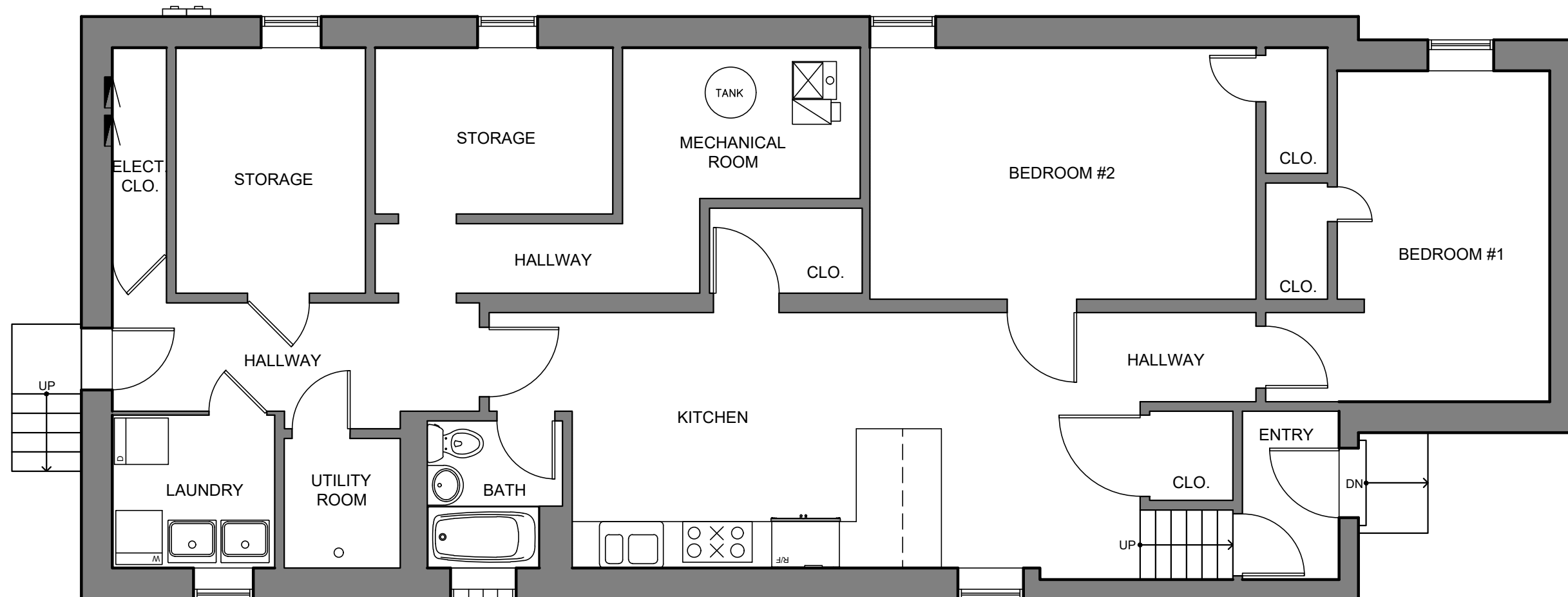
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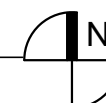


PROJECT
140 S AUSTIN BLVD., OAK PARK, IL

DATE
SEPTEMBER 10th, 2024

NAME
BASEMENT UNIT FLOOR PLAN - SCALE: 3/16" = 1'-0"

DESCRIPTION



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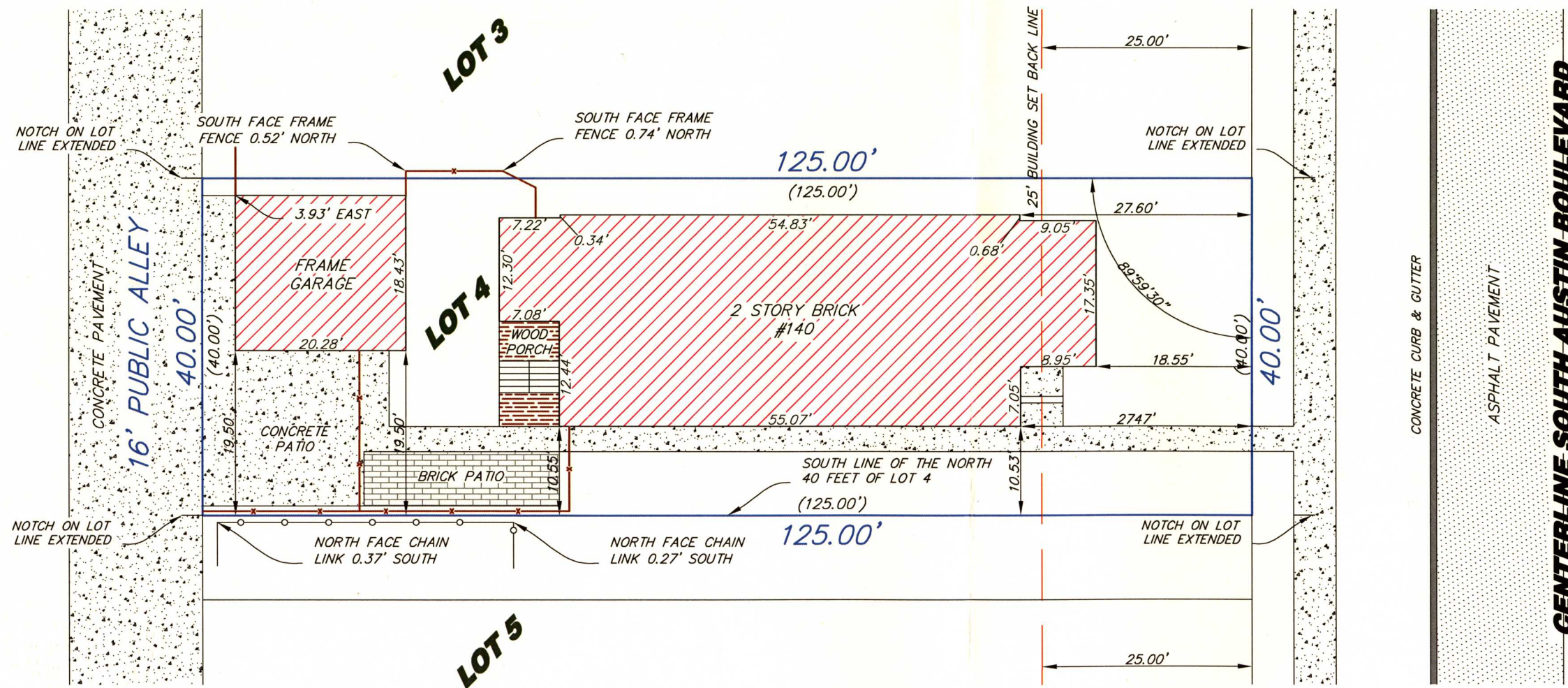


BOUNDARY SURVEY

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

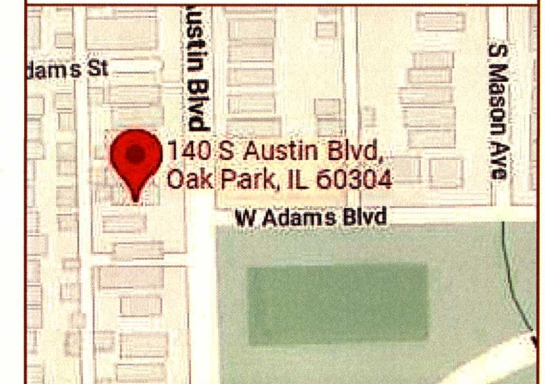
MEASURED DISTANCE

(RECORDED DISTANCE)

ORDERED BY

Amy E. Ketchum
Attorney at Law
524 S. Kenilworth Ave.
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