



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: 246 Iowa St.

Property Identification Number(s)(PIN): 16-05-316-028

Name of Property Owner(s): Mirth Hoyt and Andres Padua

Address of Property Owner(s): 246 Iowa St.

E-Mail of Property Owner(s): Mirth.Hoyt@gmail.com Phone: (217)840-8573

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: 212 S. Marion St. Suite #3 Oak Park, IL 60304

Applicant's Contact Information: Phone (773)612-9960 E-Mail cbremer@compass-architecture.com

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: Allow the area of impervious surface on the site to be 62% rather than 50% as defined by Article 4. Residential Districts Table 4-1 from the Oak Park Zoning Ordinance, in order to permit the proposed 2-story addition.

Size of Parcel (from Plat of Survey): 4,140 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-3-50</u>	<u>single-family residence</u>
To the South:	<u>R-3-50</u>	<u>single-family residence</u>
To the East:	<u>R3-50</u>	<u>single-family residence</u>
To the West:	<u>R-3-50</u>	<u>single-family residence</u>

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

If Yes, how? _____

Is the property in question currently subject to any zoning relief? ___ Yes X No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ___ Yes X 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. Residential Districts Section: Table 4-1 Dimensional Standards

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 area of the proposed addition falls within the allowable building coverage, suggesting that the increased bulk would be harmonious. The fact that there is no alley access to the detached garage is what's requiring the disproportionate area of impervious paving.

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 J. Bremer

(Printed Name) Applicant

Christopher J. Bremer
(Signature) Applicant

APRIL 8th, 2024

Date

Mirth Hoyt

(Printed Name) Owner

Mirth Hoyt
(Signature) Owner

4/11/2024

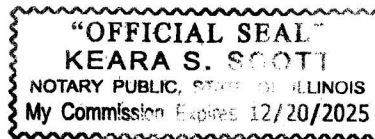
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

11 DAY OF April, 2024

Keara S. Scott
(Notary Public)





compass ARCHITECTURE, LLC

212 S. Marion St. Suite #3
Oak Park, IL 60302
773-612-9960
www.compass-architecture.com

To: The Project Review Team and Zoning Board of Appeals	Date: April 12, 2024
Project Address: 246 Iowa St.	Re: Application for Variance

Dear Zoning Team,

We are proposing a 2-story addition to the existing single-family residence at 246 Iowa Street. The First Floor Plan of the addition will create space for a family room, powder room, and mudroom, and the Second Floor Plan allows the addition of a primary suite. The Roof Plan of the new addition includes gutters with downspouts that lead to the rear yard where storm water can be absorbed, so the neighboring properties will not be adversely affected.

As calculated on the Site Plan, the area of the addition is within the allowable limits on Building Coverage prescribed in Table 4-1 of the Ordinance; consequently, the Ordinance supports that the additional bulk would be harmonious with that of the district. However, the lack of alley access to this property requires a long driveway leading from the street to the existing detached garage as shown on the Site Plan. As a result, the driveway contributes to a disproportionately large area of Impervious Surface.

The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted. The maximum allowable Impervious Surface prescribed in Table 4-1 applied to this property doesn't leave enough area for both the driveway and the proposed new addition, so we are applying for zoning relief to allow 62% of the lot area be permitted for Impervious Surface.

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 lack of alley access to this property imposes this hardship.

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 lack of alley access is inherent to the property.

Given the above, we believe that the request for zoning relief to allow 62% of the lot area as impervious surface should be granted. Thank you for considering this!

Sincerely,

Christopher J. Bremer, AIA, LEED AP

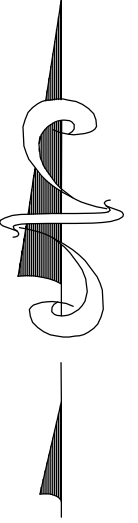
PHONE (773) 736-1349
 WEB ADDRESS
 www.landsurveyorschicago.com

PLAT of SURVEY

McTIGUE & ASSOCIATES, LTD.
 PROFESSIONAL LAND SURVEYING SERVICES
 5805 W. HIGGINS AVE., COUNTY OF COOK, CHICAGO, IL. 60630

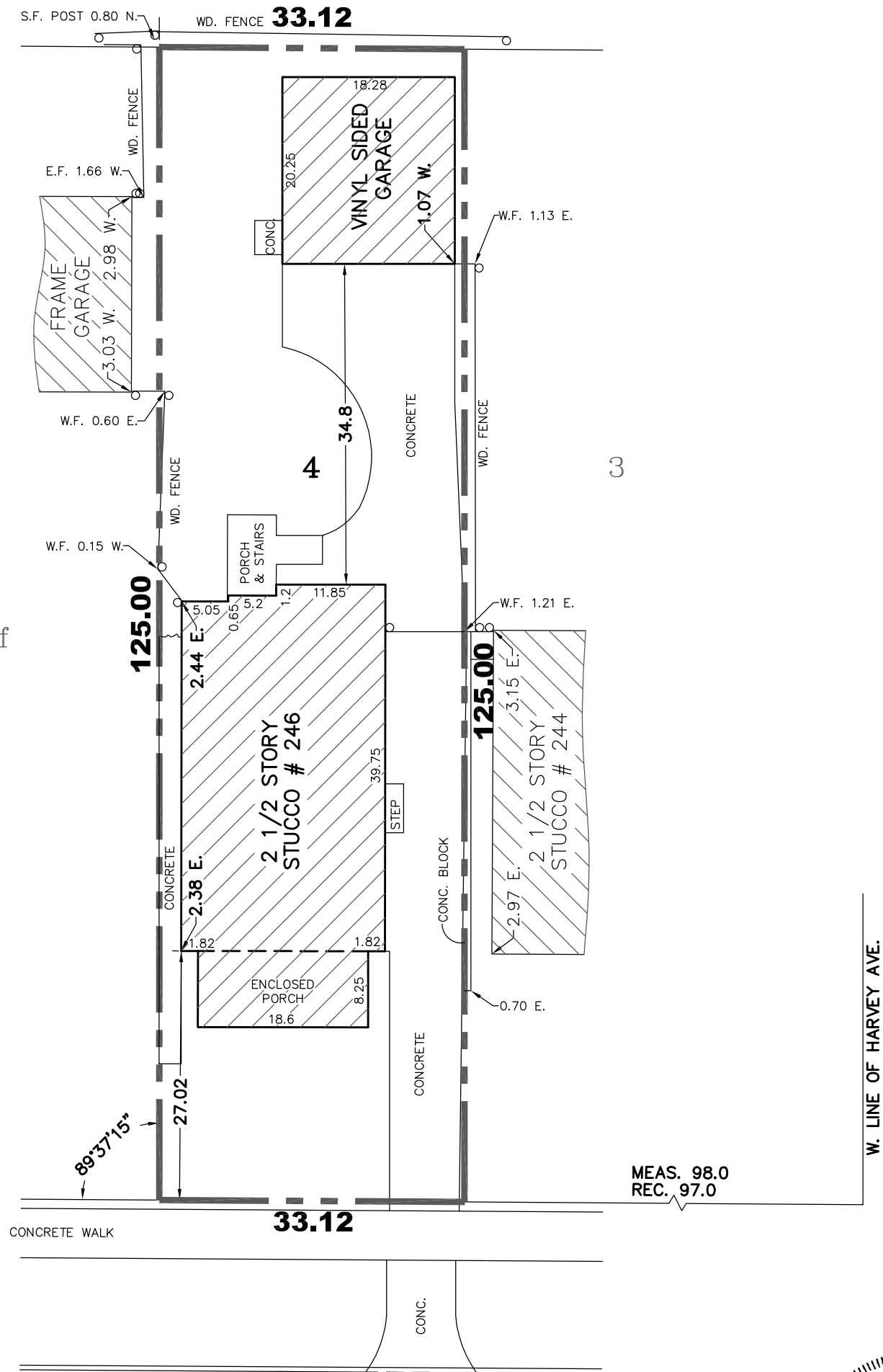
of
 LOT 4 IN OWNER'S SUBDIVISION OF THE EAST 131.12 FEET OF THE SOUTH 125 FEET OF LOT 1 IN
 BLOCK 5 IN JOHN JOHNSTON JR'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH
 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 COMMONLY KNOWN AS: 246 IOWA ST., OAK PARK, IL. 60302
 P.I.N. 16-05-316-028

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY
 AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH.



Part of
 Lot 1

Part of
 Lot 1



IOWA ST.

Legend

— FENCE
 WD.= WOOD FENCE C.L.= CHAIN LINK
 N.F.= NORTH FACE S.F.= SOUTH FACE
 I.P.= IRON PIPE I.R.= IRON ROD

SCALE: 1 INCH EQUALS 15 FEET.
 DISTANCES ARE MARKED IN FEET AND DECIMAL
 PARTS THEREOF.

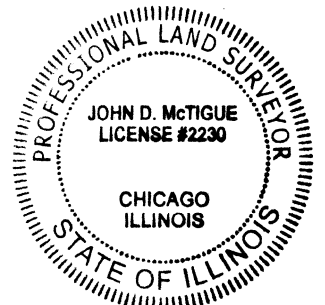
ORDERED BY: ANDRES PADUA
 SURVEYED BY: JDM
 DRAWN BY: RB MS
 CHECKED BY: JDM
 ORDER No: 15-054 UD24

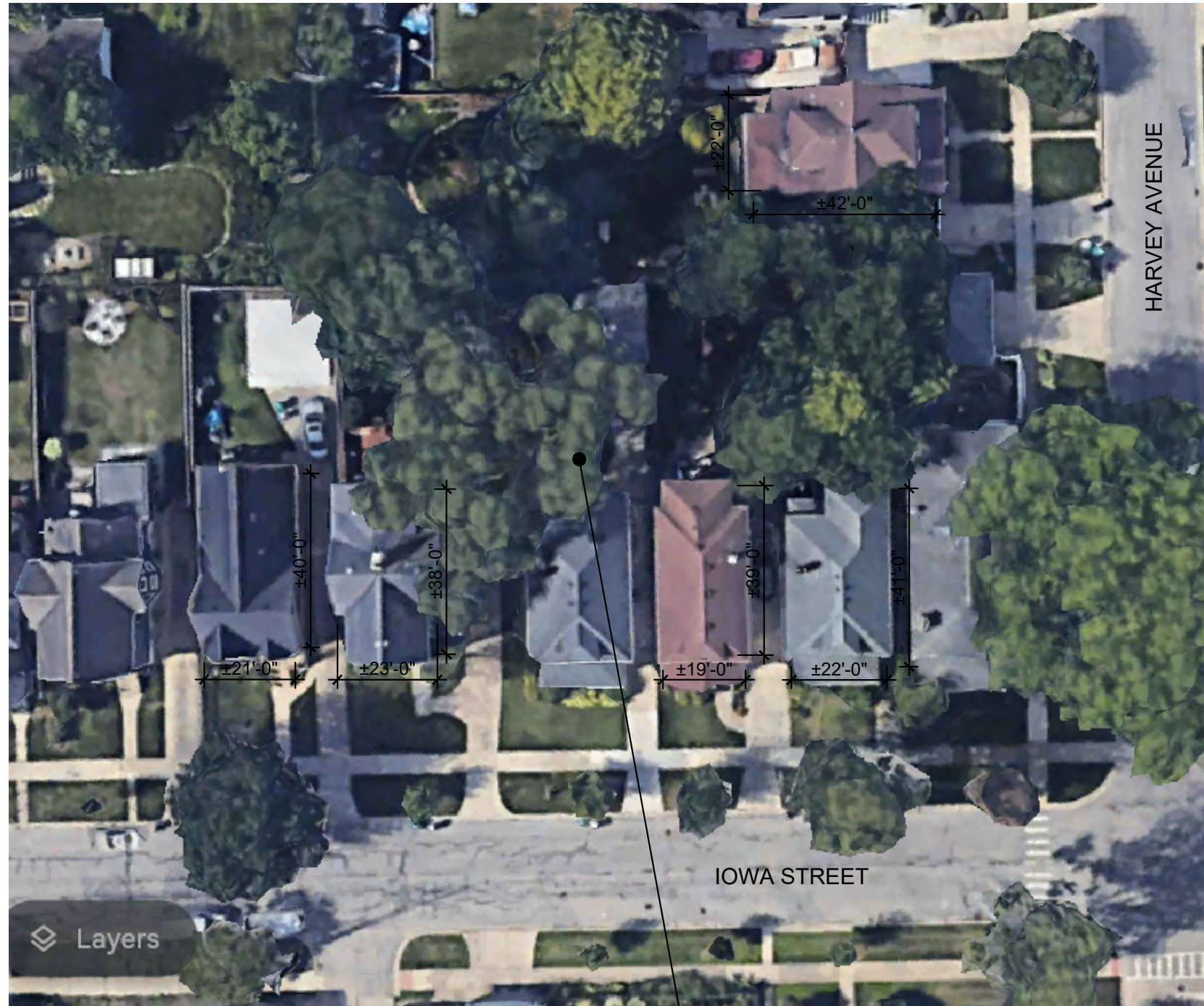
STATE OF ILLINOIS S.S.
 COUNTY OF COOK

McTIGUE & ASSOCIATES, LTD., A PROFESSIONAL LAND SURVEYING
 COMPANY, HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER
 THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND
 SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT
 HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
 MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CHICAGO, ILLINOIS, DATED THIS 12TH DAY OF FEBRUARY A.D. 2024.

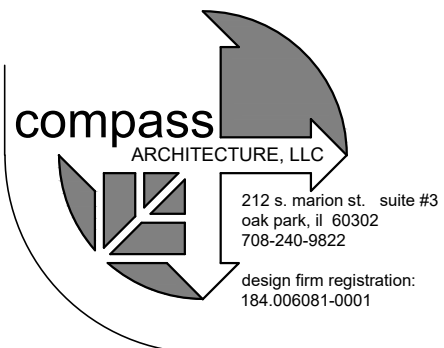
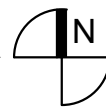
BY John D. McTigue
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 LICENSE EXPIRES 11/30/2024





PROJECT LOCATION

PROJECT	246 IOWA ST., OAK PARK, IL
DATE	APRIL 12th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	LOCATION MAP - SCALE: APPROX. $\frac{1}{32}$ "=1'-0"



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613 HARVEY AVE.

242 IOWA STREET

R-3-50 ZONING

SITE AREA - BUILDING COVERAGE	
EXISTING HOUSE	860 SF
EXISTING GARAGE	376 SF
PROPOSED ADDITION	303 SF

1,539 SF

TOTAL AREA OF SITE: 4,140 SF

ALLOWABLE (40%): 1,656 SF

ACTUAL: 37%

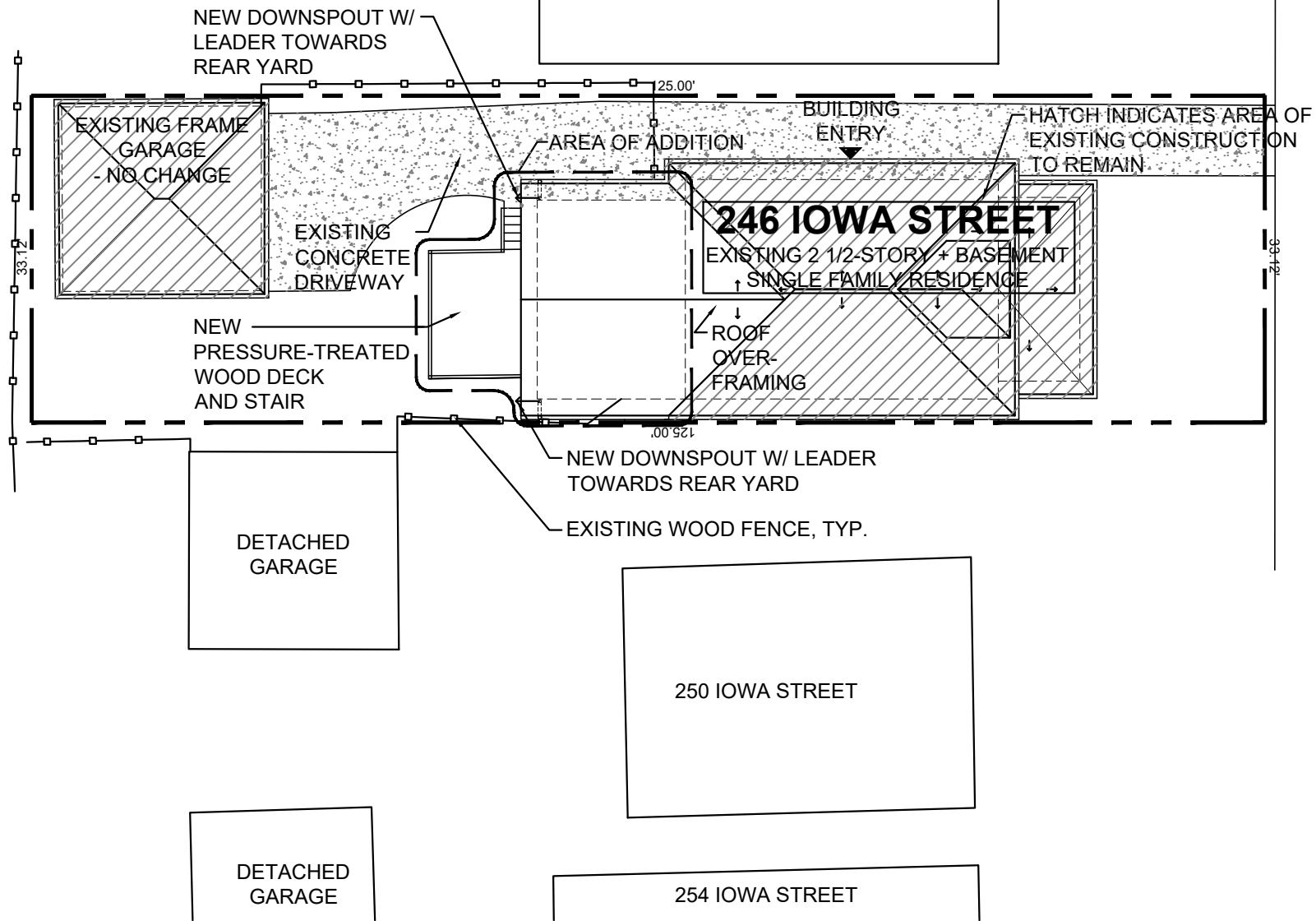
SITE AREA - IMPERVIOUS SURFACE COVERAGE	
EXISTING HOUSE	860 SF
EXISTING GARAGE	376 SF
PROPOSED ADDITION	303 SF
EXISTING CONCRETE DRIVEWAY	942 SF
EXISTING CONCRETE SIDEWALK	90 SF

2,571 SF

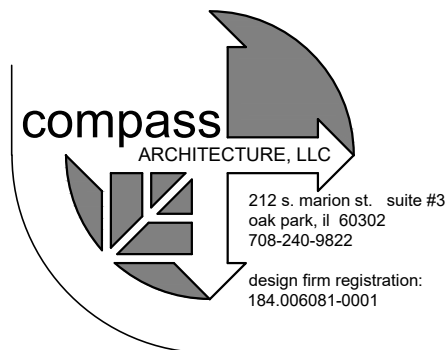
TOTAL AREA OF SITE: 4,140 SF

ALLOWABLE (50%): 2,070 SF

ACTUAL: 62%



IOWA STREET
TWO-WAY TRAFFIC

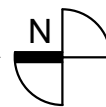


PROJECT
246 IOWA ST., OAK PARK, IL

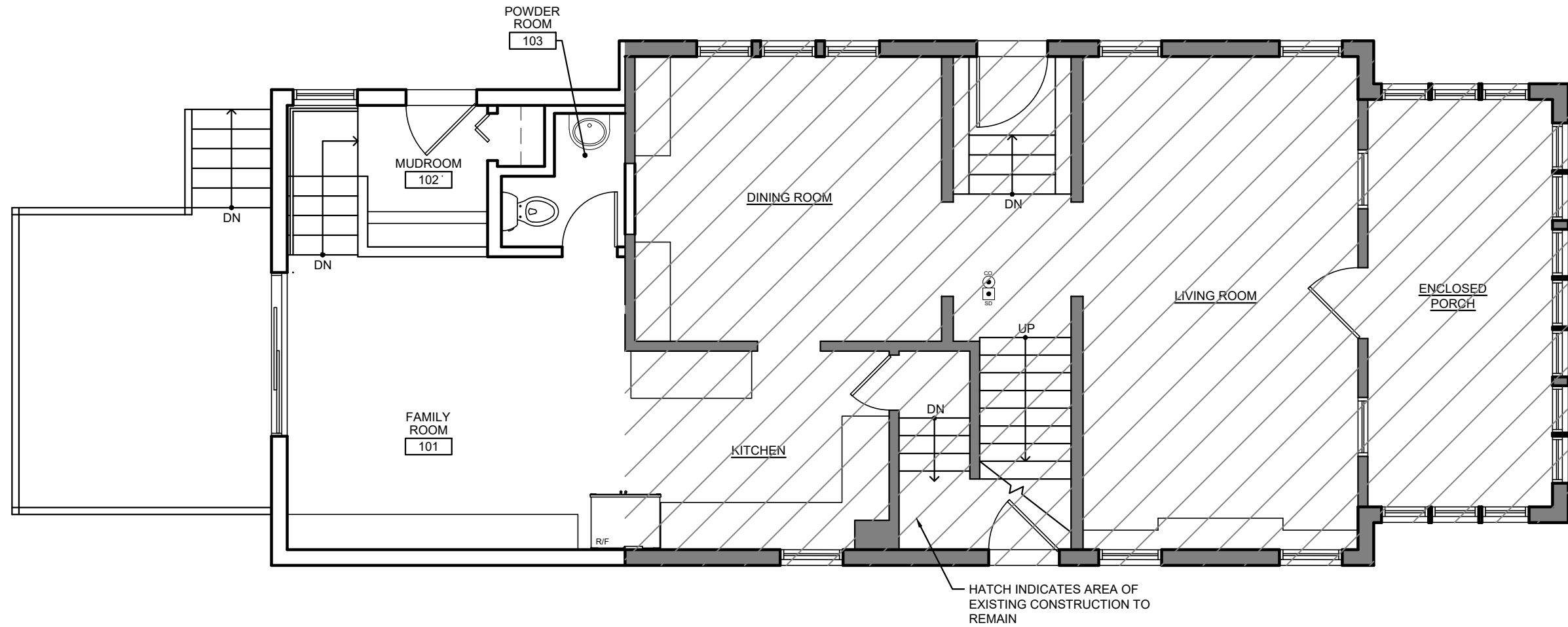
DATE
APRIL 12th, 2024

NAME
REQUEST FOR ZONING RELIEF

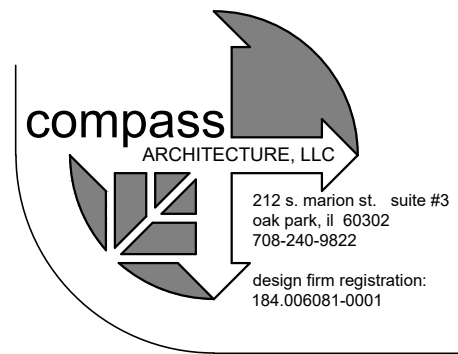
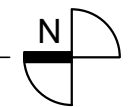
DESCRIPTION
SITE PLAN - SCALE: 1/16"=1'-0"



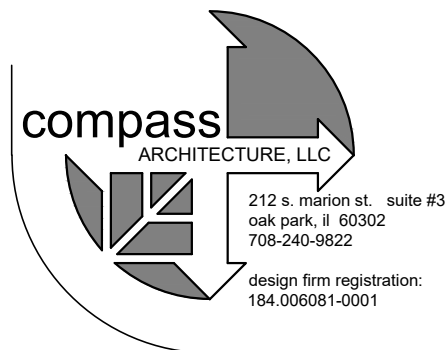
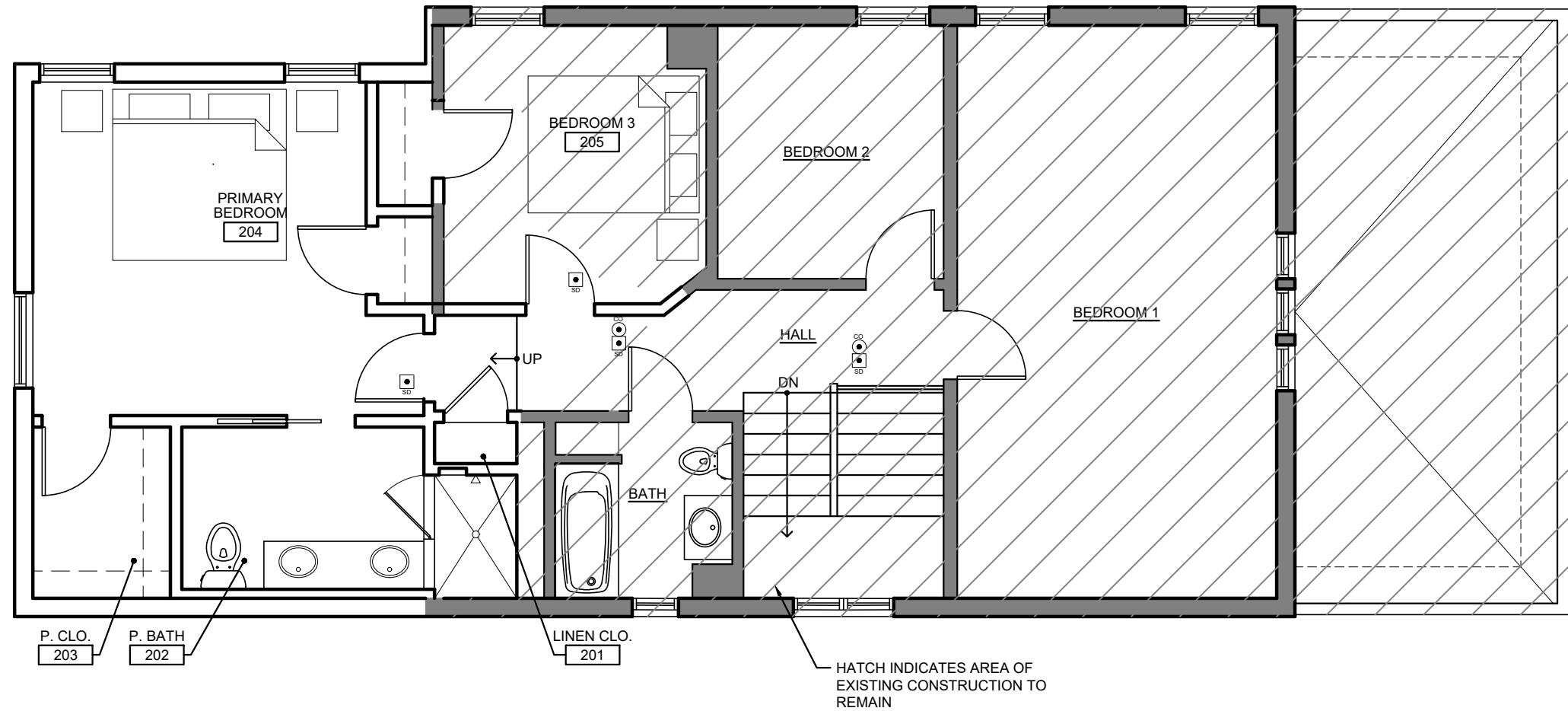
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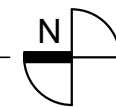
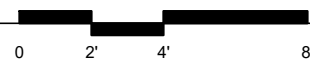
PROJECT	246 IOWA ST., OAK PARK, IL
DATE	APRIL 12th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	FIRST FLOOR PLAN - SCALE: $\frac{3}{16}'' = 1'-0''$



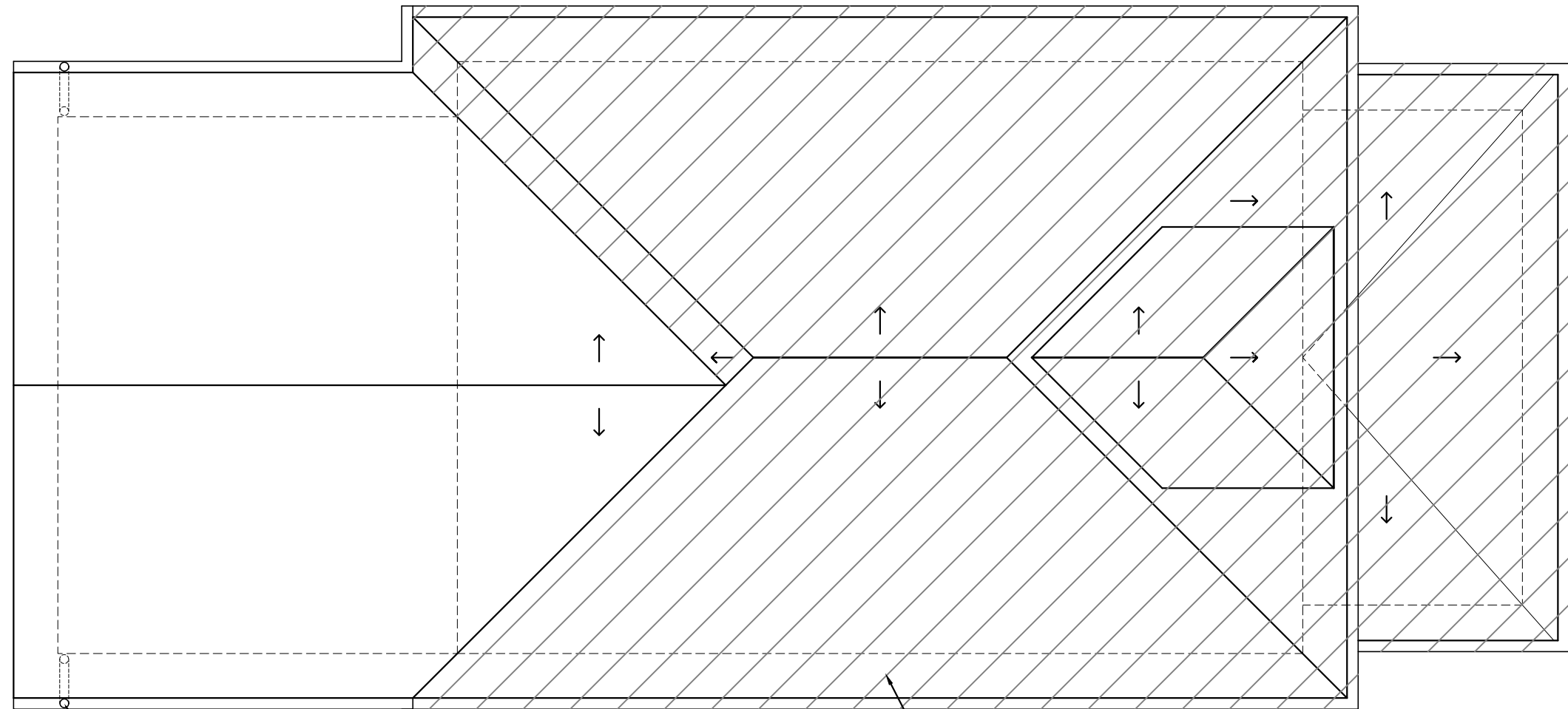
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PROJECT	246 IOWA ST., OAK PARK, IL
DATE	APRIL 12th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	SECOND FLOOR PLAN - SCALE: $\frac{3}{16}$ "=1'-0"



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NEW DOWNSPOUTS W/LEADERS
TOWARDS REAR YARD, TYP.

HATCH INDICATES AREA OF
EXISTING CONSTRUCTION TO
REMAIN

PROJECT

246 IOWA ST., OAK PARK, IL

DATE

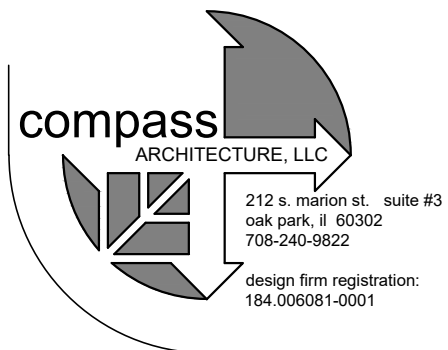
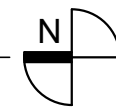
APRIL 12th, 2024

NAME

REQUEST FOR ZONING RELIEF

DESCRIPTION

ROOF PLAN - SCALE: $\frac{3}{16}'' = 1'-0''$

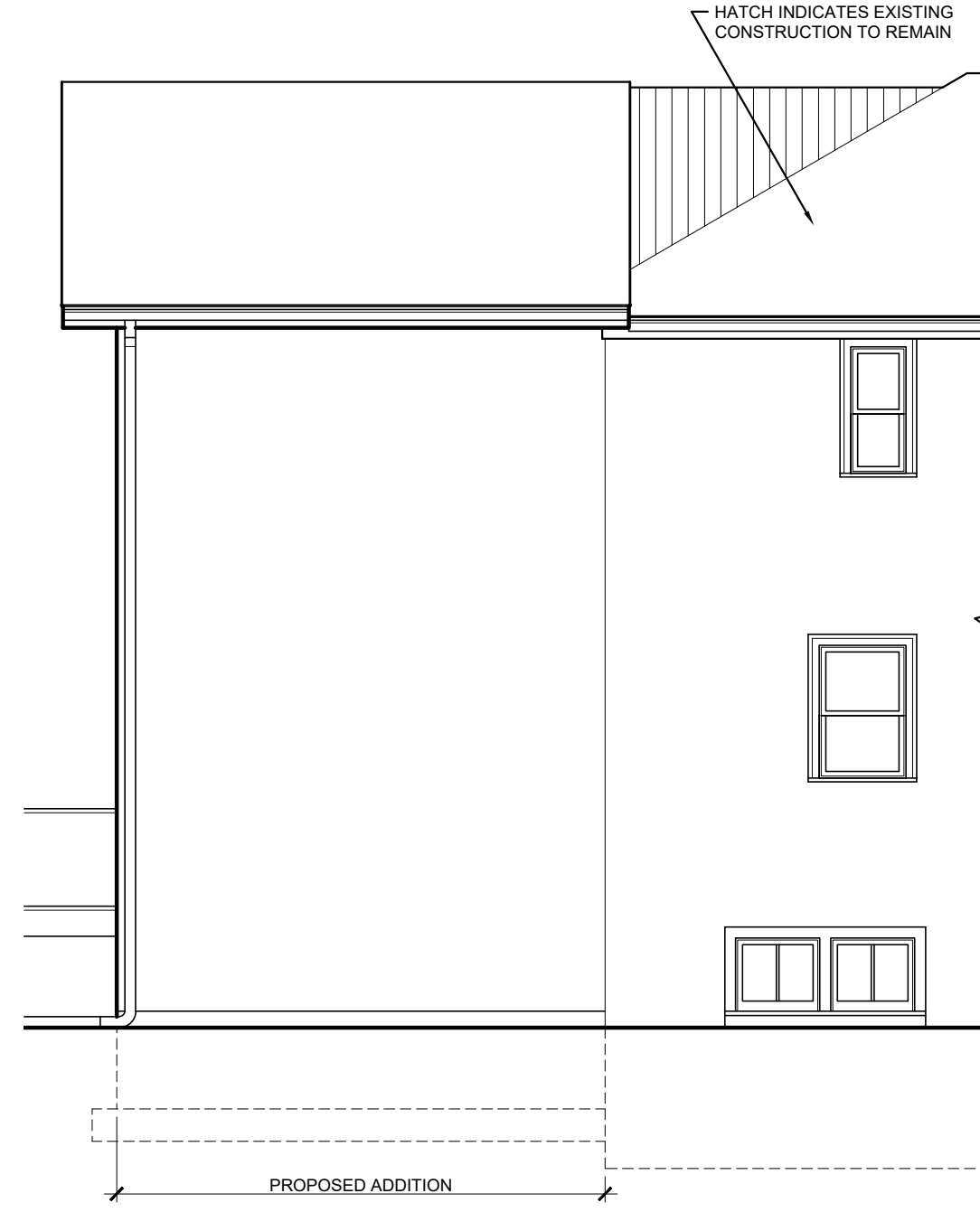
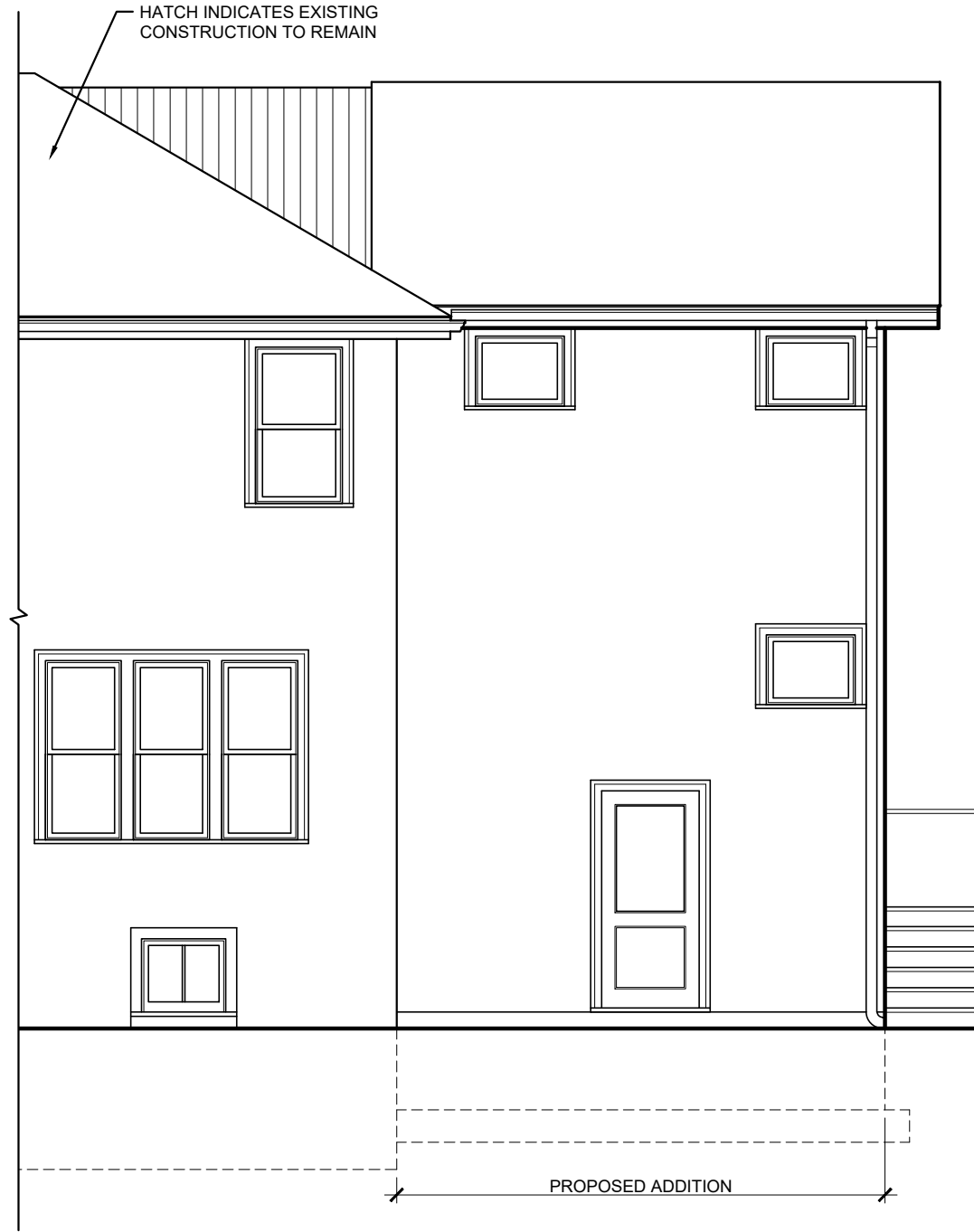


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HATCH INDICATES EXISTING CONSTRUCTION TO REMAIN

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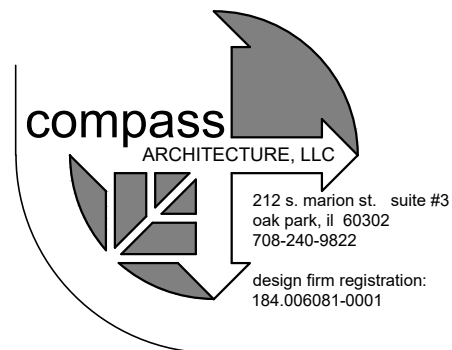


EAST

NORTH

WEST

PROJECT	246 IOWA ST., OAK PARK, IL
DATE	APRIL 12th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	EXTERIOR ELEVATIONS - SCALE: $\frac{3}{16}'' = 1'-0''$



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EXISTING REAR ADDITIONS TO BE DEMOLISHED

AREA OF PROPOSED NEW 2-STORY ADDITION IS WITHIN ALLOWABLE BUILDING COVERAGE AREA

IMPERVIOUS SURFACE AREA OF DRIVEWAY REQUIRED TO REACH DETACHED GARAGE

EXISTING DETACHED GARAGE



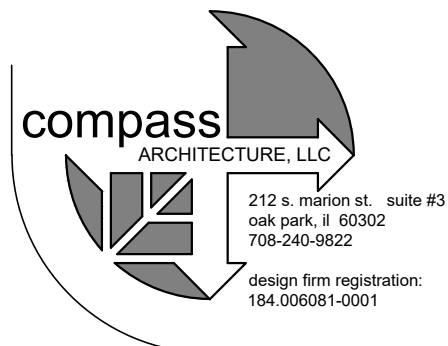
NORTH ELEVATION (246 IOWA ST.)



ELEVATION OF PROPERTY TO THE EAST (244 IOWA ST.) FROM FRONT



ELEVATION OF PROPERTY TO THE WEST (250 IOWA ST.) FROM FRONT



PROJECT	246 IOWA ST., OAK PARK, IL
DATE	APRIL 12th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	VIEW OF EXISTING BUILDING AND ADJACENT PROPERTIES

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PROPERTY TO THE NORTH (613 N HARVEY AVE.)



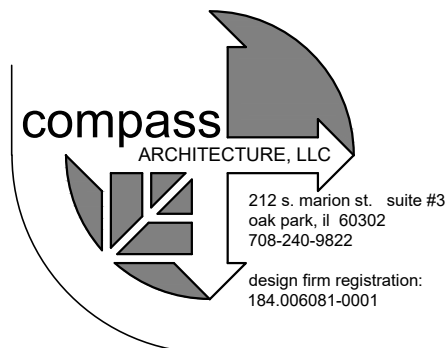
PROPERTY TO THE EAST (244 IOWA ST.)



PROPERTY TO THE SOUTH (243 IOWA ST.)



PROPERTY TO THE WEST (250 IOWA ST.)



PROJECT	246 IOWA ST., OAK PARK, IL
DATE	APRIL 12th, 2024
NAME	REQUEST FOR ZONING RELIEF
DESCRIPTION	VIEWS FROM SUBJECT PROPERTY IN EACH COMPASS DIRECTION

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