



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: _____ 215 Le Moyne Pkwy, Oak Park, IL 60302 _____

Property Identification Number(s)(PIN): _____ 16051090030000 _____

Name of Property Owner(s): _____ Craig and Kelly Mitchell _____

Address of Property Owner(s): _____ 215 Le Moyne Pkwy, Oak Park, IL 60302 _____

E-Mail of Property Owner(s): _____ craigmitchell18@gmail.com _____ **Phone:** _____ 773-573-6560 _____

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: _____ We are requesting a variance to place the AC Condenser unit in the front of our house _____

Size of Parcel (from Plat of Survey): 4375 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R1</u>	<u>Single Family</u>
To the South:	<u>R1</u>	<u>Single Family</u>
To the East:	<u>R1</u>	<u>Single Family</u>
To the West:	<u>R1</u>	<u>Single Family</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: 9 Section: 4-Permitted Encroachments
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;

Our backyard is extremely small and the side discharge units for under a porch are significantly more expensive. If granted the variance, we plan on putting the unit in the front with some landscaping around it and a small wooden trellis so that it would not detract from the curb appeal of our home.

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.

(Printed Name) Applicant

(Signature) Applicant

Date

Craig Mitchell
(Printed Name) Owner



(Signature) Owner


11-1-2024

Date

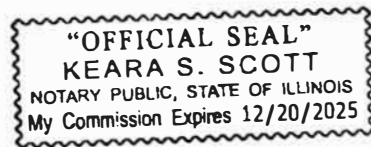
Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

1 DAY OF November, 2024



(Notary Public)



Craig Mitchell
215 Le Moyne Pkwy.
Oak Park, IL 60302
Craigmitchell18@gmail.com
773-5736560
November 1, 2024

Zoning Board of Appeals
Oak Park, IL

Subject: Application for Variance – 215 Le Moyne Pkwy - Placement of Air Conditioner Condenser Unit

Dear Zoning Board Members,

This letter constitutes my formal application for a variance to allow the placement of an air conditioner condenser unit in the front yard of my property located at 215 Le Moyne. I am requesting this variance due to the unique hardship imposed by the strict application of the zoning ordinance in relation to the specific characteristics of my property.

Project Summary and Hardship:

The current zoning ordinance dictates the placement of air conditioner condenser units in the rear yard. However, my property presents two significant challenges to complying with this regulation:

1. **Limited Side and Rear Yard Space:** My rear yard is narrow, leaving insufficient space to accommodate the condenser unit while maintaining green space. The extended roof and porch access gate would make placement and running the line-set difficult.
2. **Cost-Prohibitive Alternative:** Installing the unit under my deck, the only other feasible location in the rear, would necessitate the purchase and installation of a significantly more expensive side-discharge unit. This presents an unreasonable financial burden.

Proposed Solution and Mitigation:

To address these challenges, I propose installing the condenser unit in the front yard. To minimize its visual impact and preserve the aesthetic appeal of my home and the neighborhood, I will implement the following mitigating measures:

- **Landscaping:** The unit will be strategically placed within existing landscaping and supplemented with additional plantings to screen it from view.
- **Trellis:** A small, decorative trellis will be installed to further enhance the screening and provide visual interest. These landscaping elements will be carefully chosen to complement the existing architecture and landscaping of my home.

I am confident that these measures will effectively integrate the condenser unit into the front yard without compromising the curb appeal of my property.

Conclusion:

Strict adherence to the zoning ordinance in this instance creates an undue hardship due to the unique constraints of my property. The proposed variance, coupled with the planned mitigation efforts, offers a reasonable and aesthetically sensitive solution that allows for the necessary installation of the air conditioner unit.

Thank you for your time and consideration of this request. I have attached supporting documentation, including a plat of survey and photographs, as exhibits to this application. I am available to answer any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Mitchell". The signature is written in a cursive style with a large, looping initial "C" and a prominent flourish at the end.

Craig Mitchell

6. RESPONSE TO APPROVAL STANDARDS

9.4 PERMITTED ENCROACHMENTS

An encroachment is the extension or placement of an accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 9-1: Permitted Encroachments into Required Setbacks.

Table 9-1: Permitted Encroachments Into Required Setbacks				
Y= Permitted // N= Prohibited				
Max. = Maximum // Min. = Minimum				
	Front Setback	Corner Side Setback	Interior Side Setback	Rear Setback
Accessibility Ramp	Y	Y	Y	Y
Air Conditioner Ground Unit <i>Min. of 1' from interior or rear lot line</i>	N	N	Y	Y
Air Conditioner Window Unit				

In accordance with Section 14.3 E of the Village of Oak Park Zoning Ordinance, the following is a response to each standard required for the granting of a variance:

Standard 1: "The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted."

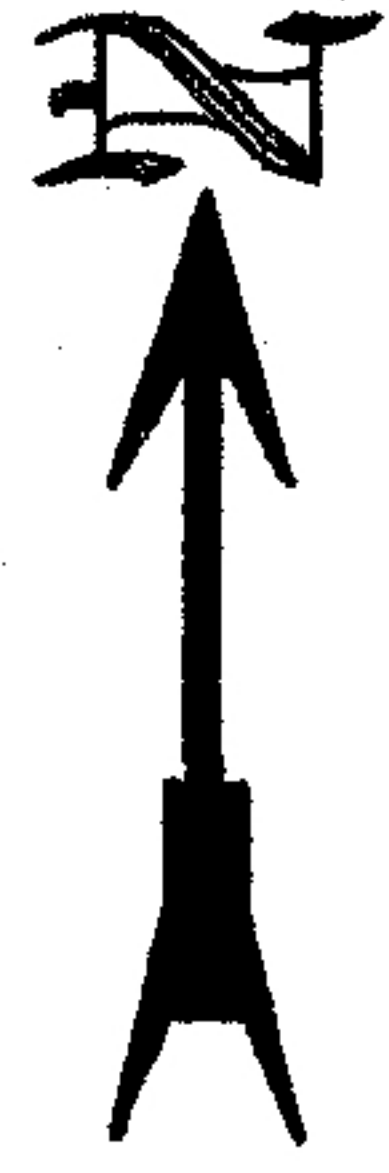
Response: Strict application of the ordinance, requiring rear yard placement of the condenser unit, creates undue hardship due to the unique limitations of my property. The extremely shallow backyard, coupled with the extended roofline and access gate under the porch, severely restricts feasible locations for the unit. Placement in the backyard would necessitate a costly and disruptive interior soffit to conceal the refrigerant lineset. Additionally, the only viable location under the deck requires a specialized side-discharge unit, incurring an extra cost exceeding \$5,000. These factors constitute undue hardship, both financially and logistically.

Standard 2: "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: The physical constraints of my property, including the shallow backyard, extended roofline, and limited side yard access, create a particular hardship. These conditions make it practically impossible to place the condenser unit in the rear or side yards without significant disruption, loss of usable space, and excessive costs. This hardship goes beyond mere inconvenience, as it impacts the functionality and enjoyment of my property.

Standard 3: "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: The hardship I face is directly attributable to the unique physical characteristics of my property, specifically the limited and constrained yard space. This situation is not due to any personal circumstances or actions taken by me or any previous owner. The need for a variance arises solely from the inherent limitations of the property itself.



(assumed)

KABAL SURVEYING COMPANY

Land Surveying Services

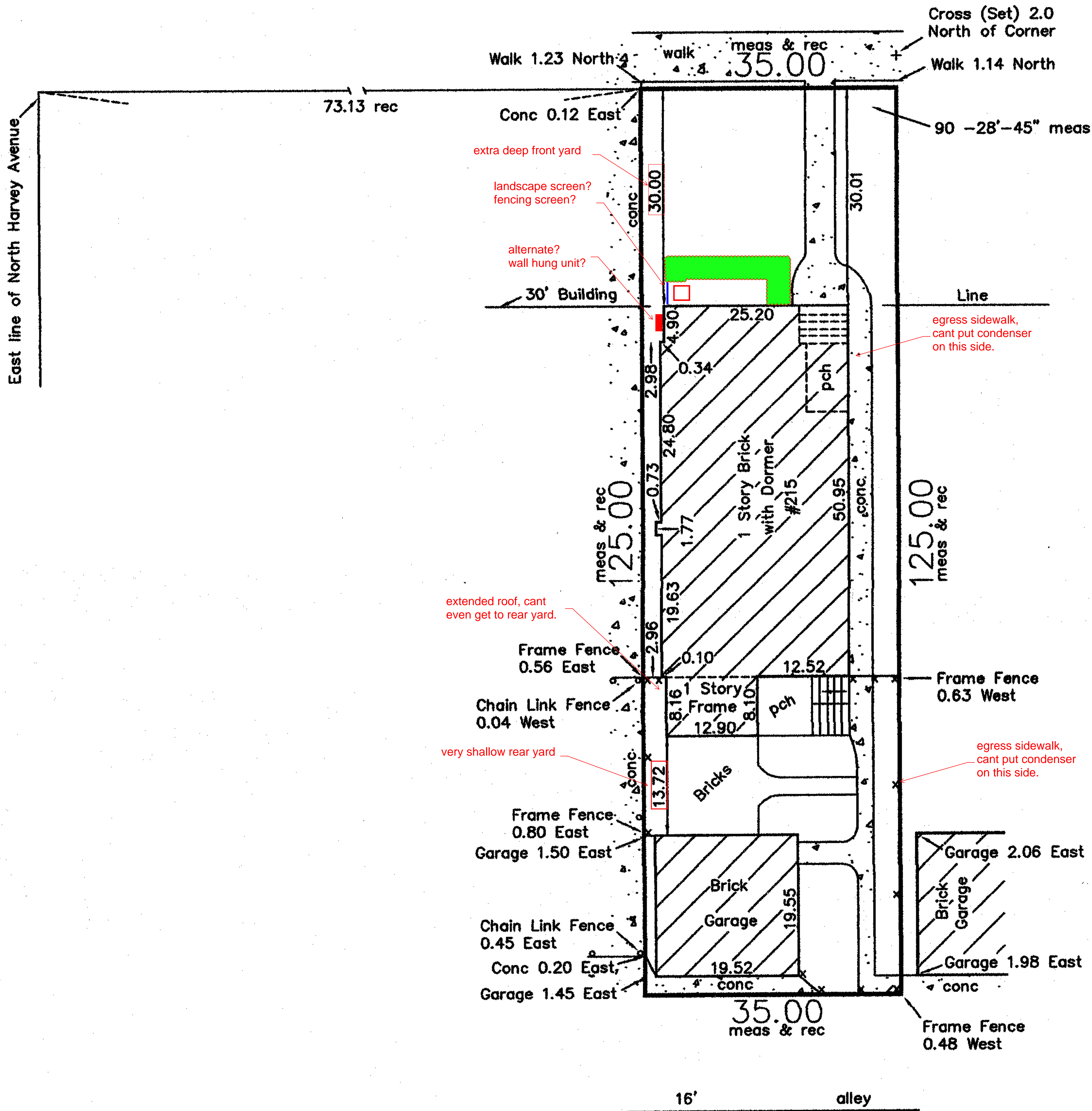
2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
Registration No. 184-003061

Plat of Survey

Lot 6 in Block 6 in Fair Oaks Terrace, a subdivision of the East 50 acres of the North 75 acres of the Northwest quarter of Section 5, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 215 LeMoyne Parkway, Oak Park

LeMoyne (90' R.O.W.) Parkway



LEGEND

conc = concrete
R.O.W. = right-of-way
rec = record, N = North
meas = measured
pch = porch, rad = radius

Area of property is approximately 4,375 square feet

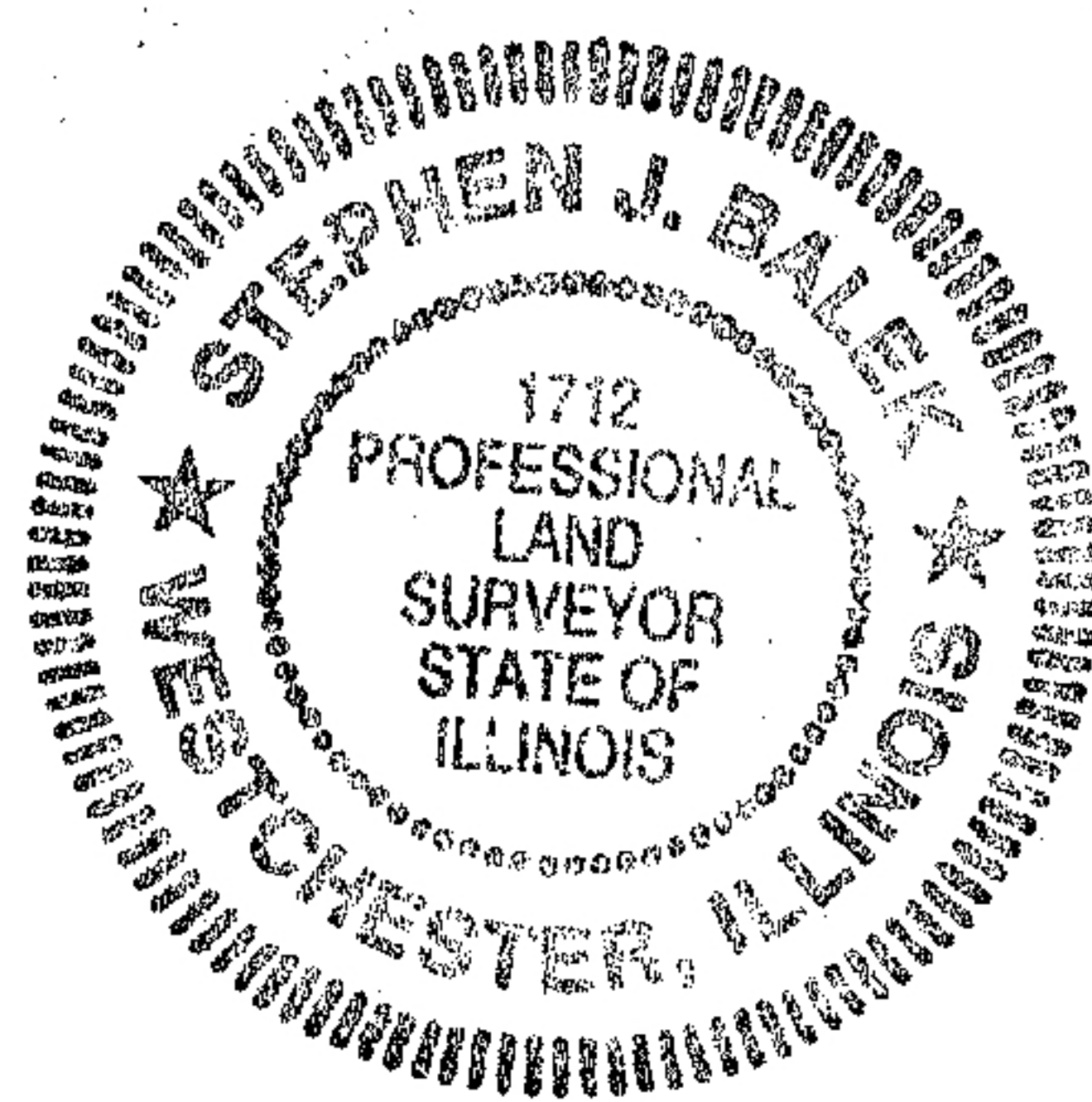
"X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

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

Surveyed October 22, 20 12

Building Located October 22, 20 12

Scale: 1 inch = <u>20</u> ft.
Order No. <u>120819</u>
Ordered By: <u>Geldes, Attorney</u>



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, STEPHEN J. 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.

Stephen J. BALEK
Illinois Professional Land Surveyor No. 035-001712
My license expires on November 30, 2012















PROUD
DANCE
B
BENTLEY ACADEMY
OF IRISH DANCE
• BOWEN'S GROVE • FOREST PARK

