



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): Not Applicable

Address/Location of Property in Question: 224 Marion Court

Property Identification Number(s)(PIN): 16-07-114-002-0000

Name of Property Owner(s): Richard Mauney + Mary Mauney

Address of Property Owner(s): 224 Marion Court

E-Mail of Property Owner(s): remauney@sbcglobal.net Phone: 708-745-8202

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) Not Applicable

Name of Applicant(s) (if different than Property Owner): John C Schiess

Applicant's Address: 905 Home Avenue Oak Park, IL 60304

Applicant's Contact Information: Phone 708-366-1500 E-Mail john@JCSArchitect.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: _____

Variances to allow the construct a one car garage to the north of the existing single family home
+ construct a one story on grade family room and the south side of the existing single family home

Size of Parcel (from Plat of Survey): 2,512.5 Square Feet Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-2</u>	<u>Single Family</u>
To the South:	<u>R-2</u>	<u>Single Family</u>
To the East:	<u>R-2</u>	<u>Single Family</u>
To the West:	<u>R-7</u>	<u>Multi-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? X 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: <u>Section 4.3 Table 4-1</u>	Section: <u>Side yard setback</u>
Article: <u>Section 4.3 Table 4-1</u>	Section: <u>Maximum Building Coverage</u>
Article: <u>Section 4.3 Table 4-1</u>	Section: <u>Maximum Impervious</u>

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;

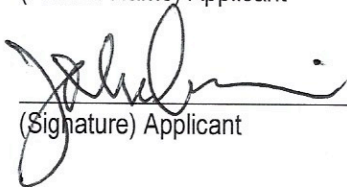
See attached Narrative

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.

John C Schiess

(Printed Name) Applicant



(Signature) Applicant

4-7-25
Date

Richard Mauney

(Printed Name) Owner



(Signature) Owner

4/7/25
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

7 DAY OF APRIL, 2025


(Notary Public)



Letter of Authorization
224 Marion Court Oak Park IL

Date March 26, 2025

Property: 224 Marion Court, Oak Park, IL

PIN: 16-07-114-002-0000

Property Owners: Mary Mauney and Richard Mauney

We hereby grant John C Schiess the right to submit an application and other necessary documents for zoning variance to the Village of Oak Park for the purpose of gaining certain variances to allow for the construction of a garage on the property located at 224 Marion Court, Oak Park, IL.

Mary Mauney

Mary Mauney date 3/26/2025

Richard Mauney

Richard E. Mauney date 3/26/2025

224 Marion Court Oak Park IL

April 7, 2025



Narrative

The existing modest, single-family home with 1,200 square feet of living space, two stories, three-bedroom wood frame cottage on a very small lot was renovated in 2002.

The current owners purchased the home in 2004

The home currently does not have a garage. The Applicant, John C Schiess, wishes to purchase the home and construct a one car garage to the north. Off-street parking for the home currently is on a long driveway that accommodates two cars. The driveway is fully paved with asphalt. The applicant wishes to remove all the asphalt, build the one car garage as a lean-to style and replace the paved sections with a new concrete drive that allows for more impervious areas.

Additionally, the Applicant wishes to construct a small on grade, wood framed family that takes advantage of the southern light and private outdoor area along the south side of the existing yard. The home has modest interior rooms, and the construction of this room allows the home to fit a more modern lifestyle.

The Applicant is happy to answer questions and, or address comments from the ZBA members during the public hearing.

224 Marion Court

April 7, 2025

Section 14.3 Variation Standards

Approval Standards

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

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

Historically, the documents show that the property size as shown on the plat of survey was subdivided from one lot to a total of three lots. The resulting dimensions of the subject property, again as shown on the plat of survey, are essentially 50 feet wide by 50 feet deep. The complication, and frankly, the undue hardship occurs when the R-2 standards are applied to a property having the dimensions of the subject property. The resulting zoning metrics: maximum building coverage; impervious area and setbacks are thereby negatively impacted by the lot size and lot dimensions.

If a strict application of the terms of this Ordinance is applied, and the subject property is forced to fit a single-family home on the property, there is resulting hardship to the property owner.

Simply, the applicant is seeking relief which will allow the home to be slightly expanded and make the property a worthy contributor to the neighboring area.

Now therefore, given the stated facts in and the facts to be submitted, if a strict application of the terms of this Ordinance are applied, it will result in undue hardship to the property owner.

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 property size and shape underpin the hardship. The applicant will demonstrate through diagrams and testimony that the size of the subject property imposes a particular hardship upon the owner.

Now therefore, given the stated facts and the facts to be submitted (Site plans submitted) if a strict application of the terms of this Ordinance is applied, the result will result in undue hardship to the property.

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.

Note that a minimum lot area, per the R-2 zoning standards is 6,200 square feet or almost two and a half times the lot area of the subject property.

The plight of the owner and applicant related to this property are due to unique circumstances inherent to the subject property – specifically the property's location on a substandard R-2 lot.

Moreover, the property's dimensions have not been created by any person presently having a proprietary interest in the property in question.

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.

The proposed additions will be constructed in accordance with all applicable codes and ordinances adopted by the Village of Oak Park including the IRC building codes which govern construction type for the property. In following these codes and ordinances, the development's maintenance, and operation of the requested variation will not endanger the public health, safety, or welfare.

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.

Similarly, the property will be constructed in accordance with all applicable codes and ordinances adopted by the Village of Oak Park including the IRC building codes which govern construction type for the property. Specifically, the garage's north wall will be constructed to a 2-hour wall for fire separation to insure adequate protection to the neighboring property.

In following these codes and ordinances, the property with the requested variation will not impair an adequate supply of light and air to adjacent property nor increase the danger of fire, endanger the public safety.

Finally, the proposed additions will, in the applicant's experience, help support adjacent and neighboring property values given the applicant's statements that the additions will result in placing the home in comparable value standing with neighboring properties.

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

The proposed use is compatible with the general land use of adjacent properties and other property with the immediate vicinity in that it generally complies with the zoning ordinance for this zone district since the property is currently a non-conforming (lot size and rear yard setback) single-family property.

END OF RESPONSES

224 MARION CT

Details

Address
224 MARION CT

PIN
16071140020000

Owner Name
RICHARD MAUNEY

Community Name
OAK PARK

County Name
COOK

County Tax Portal
[Click Here](#)

Tax Code
27001

Is Incorporated
Yes

Community Link
N/A

Assessed Year
2023

Building Square Footage
N/A

Land Square Footage
N/A

I want to...

222

1033

1025

1023

1019

1013

231

227

223

219

215

212

218

224

224

224 MARION CT

Medium

0 20 40ft

Erie St

Marion Ct

Forest Ave

GIS Consortium



TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTE:
COMPARE YOUR DESCRIPTION AND SITE MARKINGS
WITH THIS PLAT AND AT ONCE REPORT ANY
DISCREPANCIES WHICH YOU MAY FIND.

All distances shown are in feet & decimal parts thereof.
No angles or distances are to be determined by scaling.

Scale	1"=20'
Job No.	551663
Address	224 MARION COURT OAK PARK, ILLINOIS
P.I.N.	16-07-114-002
Township	
Ordered By	ALI ELSAFFER, ESQ.
Field Crew	MAC/BB
Field Complete	08-11-04

DAS

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

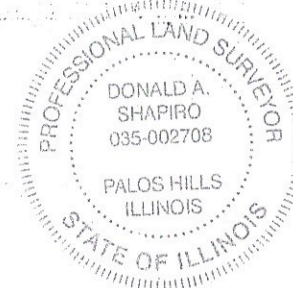
On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the above described property was surveyed
under my supervision and that the annexed plat is a correct representation of said survey. This professional
service conforms to the current Illinois minimum standards for a boundary survey.

Dated: 08-13-04

(signed)

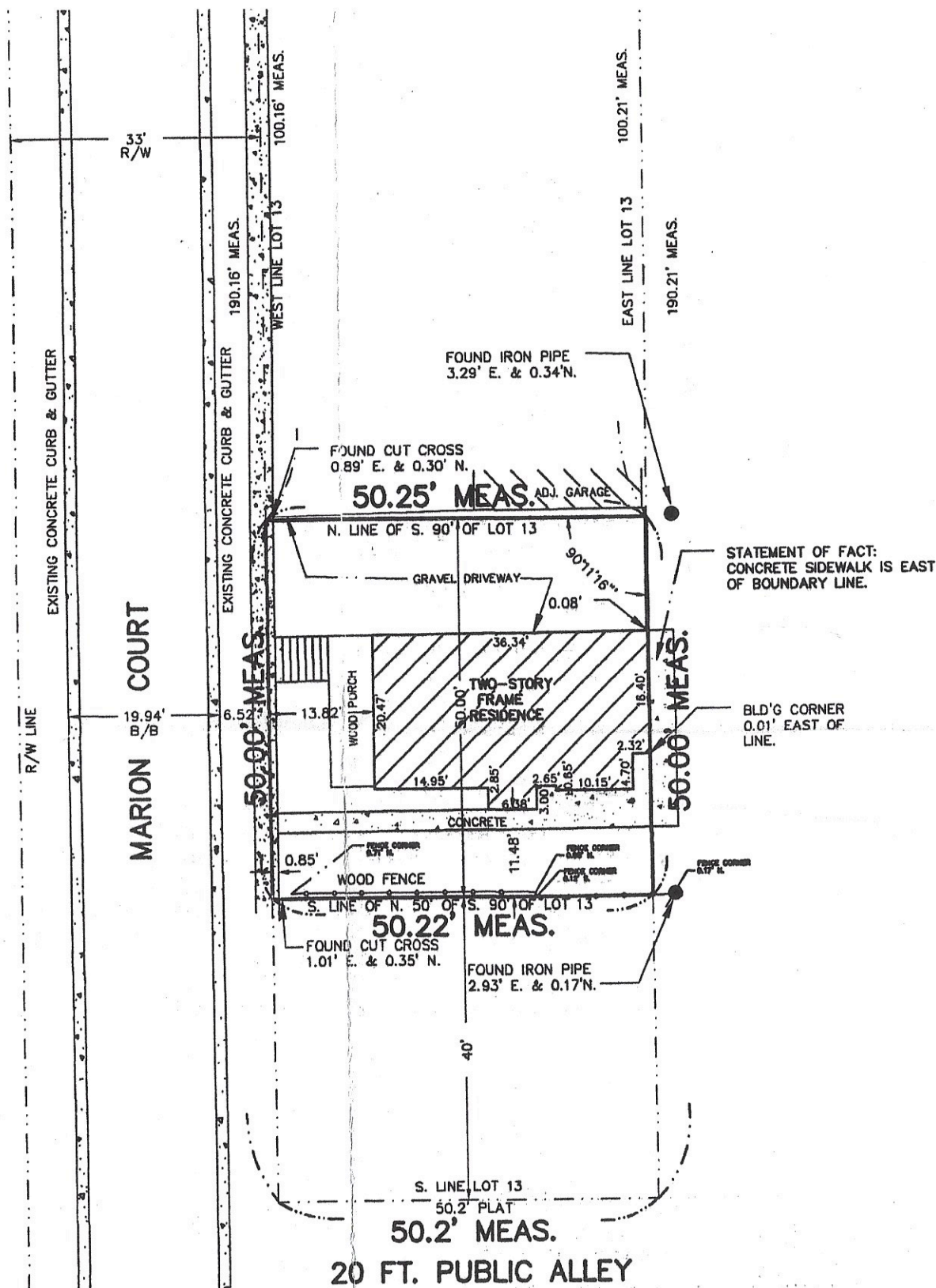
Donald A. Shapiro

Registration No. 035-002708 (Expires 11-30-2002)



© SHAPIRO SURVEYING, P.C. 2004

DAS





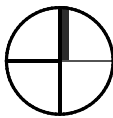
224 MARION CT
R-2 Single Family

ZONING MAP

Adopted March 5, 2024

LEGEND

- R-1 Single Family
- R-2 Single Family
- R-3-35 Single Family
- R-3-50 Single Family
- R-4 Single Family
- R-5 Two-Family
- R-6 Multi-Family
- R-7 Multi-Family
- NC Neighborhood Commercial
- GC General Commercial
- HS Harrison Street
- MS Madison Street
- NA North Avenue
- RR Roosevelt Road
- DT Downtown
- H Hospital
- OS Open Space
- I Institutional



ZONING MAP

SCALE: NTS



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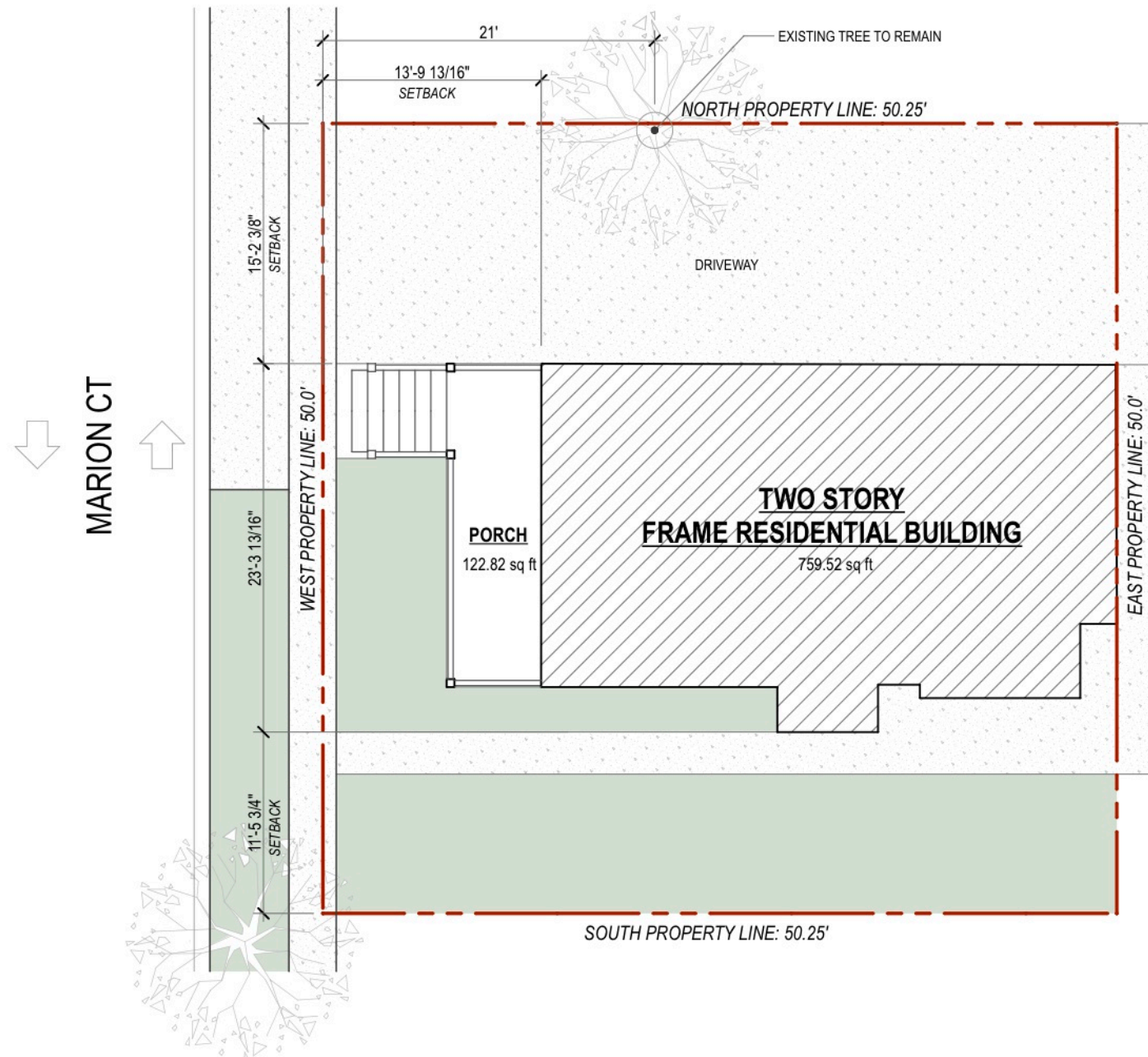
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Issue for:	Date

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Marion Court
Oak Park, Illinois

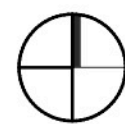
Sheet Title
ZONING MAP

SK1.0

Sheet No.



SITE DATA
ZONE DISTRICT: R-2 SINGLE FAMILY DISTRICT
LOT SIZE: 50.0' X 50.22'
LOT AREA: 2,512.5 SQ FT
BUILDING COVERAGE: 882.34 SQ FT (35%)
PERVIOUS SURFACE: 615.93 SQ FT (25%)
IMPERVIOUS SURFACE: 1,896.57 SQ FT (75%)



SITE PLAN - EXISTING

SCALE: 1" = 10'-0"



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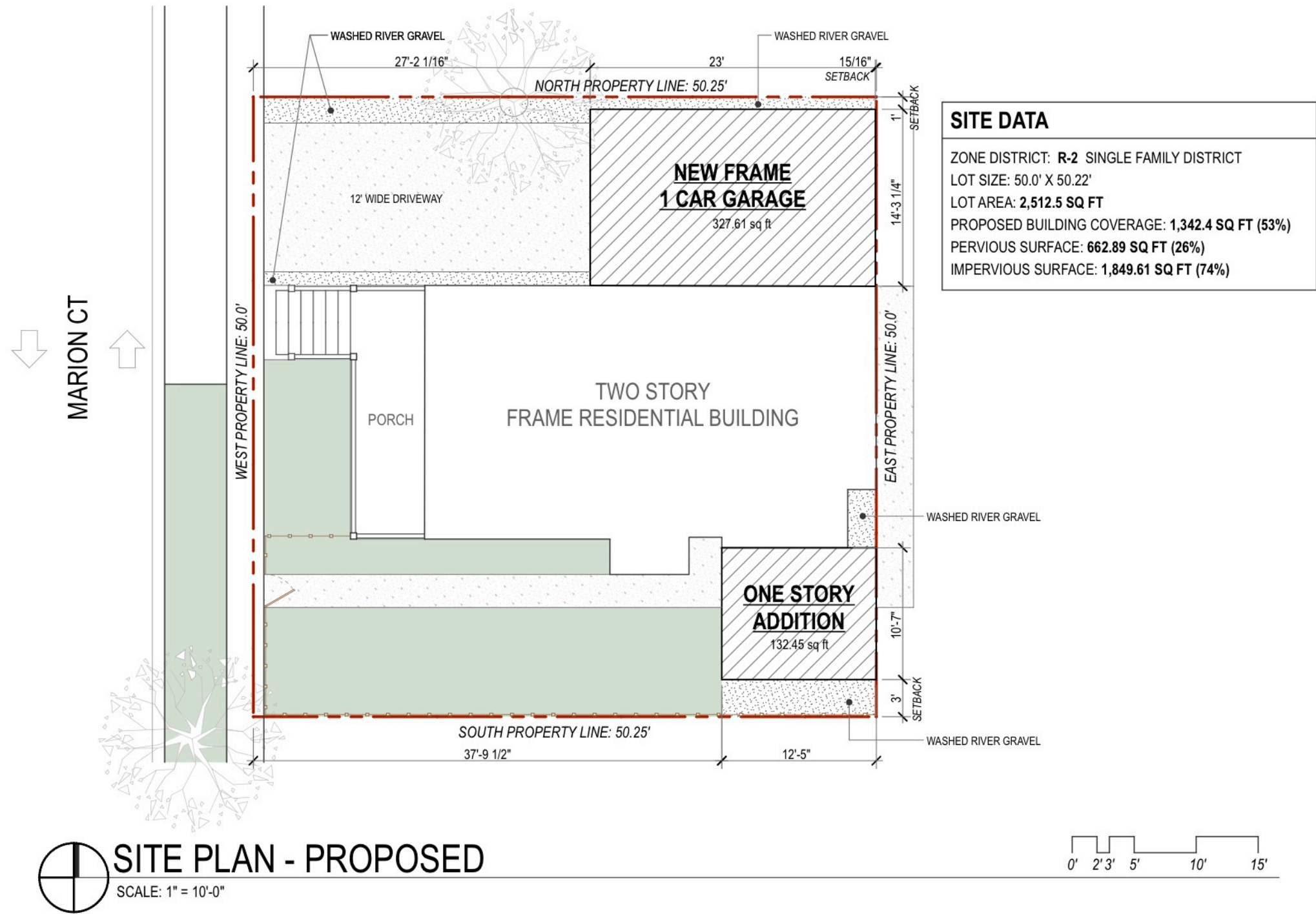
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Sheet Title
SITE PLAN

SK1.1

Sheet No.



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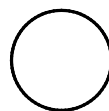
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224
Marion Court
Oak Park, Illinois

Sheet Title
SITE PLAN

SK1.2

Sheet No.



WEST ELEVATION - EXISTING CONDITIONS

SCALE: 3/16" = 1'-0"

0' 2' 5' 10'



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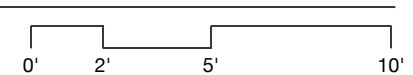
Sheet Title
ELEVATION

SK3.1

Sheet No.



NORTH ELEVATION - EXISTING CONDITIONS
 SCALE: 3/16" = 1'-0"



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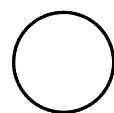
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 Marion Court
 Oak Park, Illinois

Sheet Title
 ELEVATION

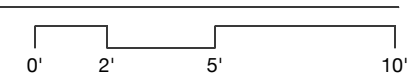
SK3.2

Sheet No.



SOUTH ELEVATION - EXISTING CONDITIONS

SCALE: 3/16" = 1'-0"



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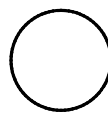
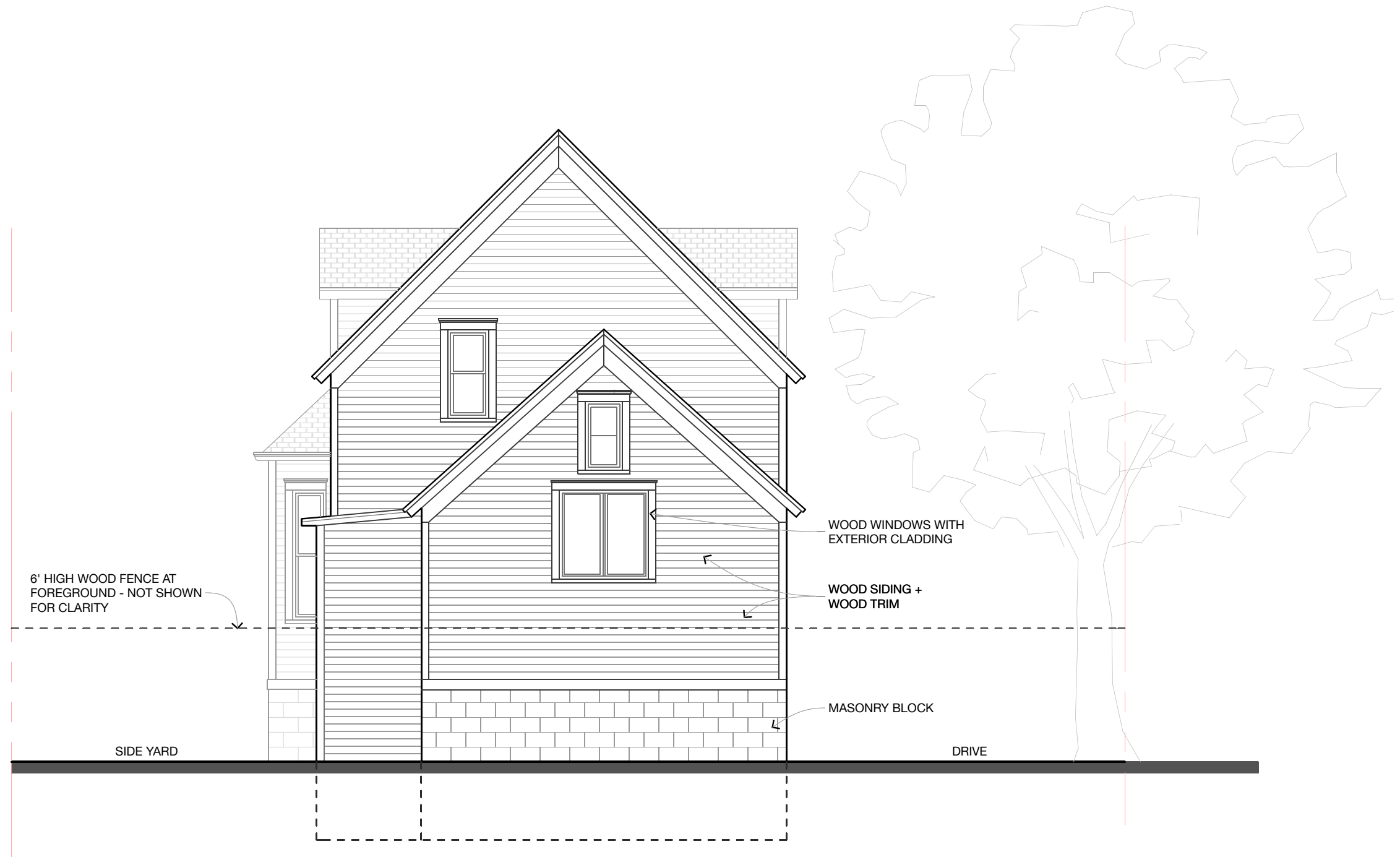
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Oak Park, Illinois

Sheet Title
ELEVATION

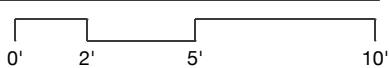
SK3.3

Sheet No.



EAST ELEVATION - EXISTING CONDITIONS

SCALE: 3/16" = 1'-0"



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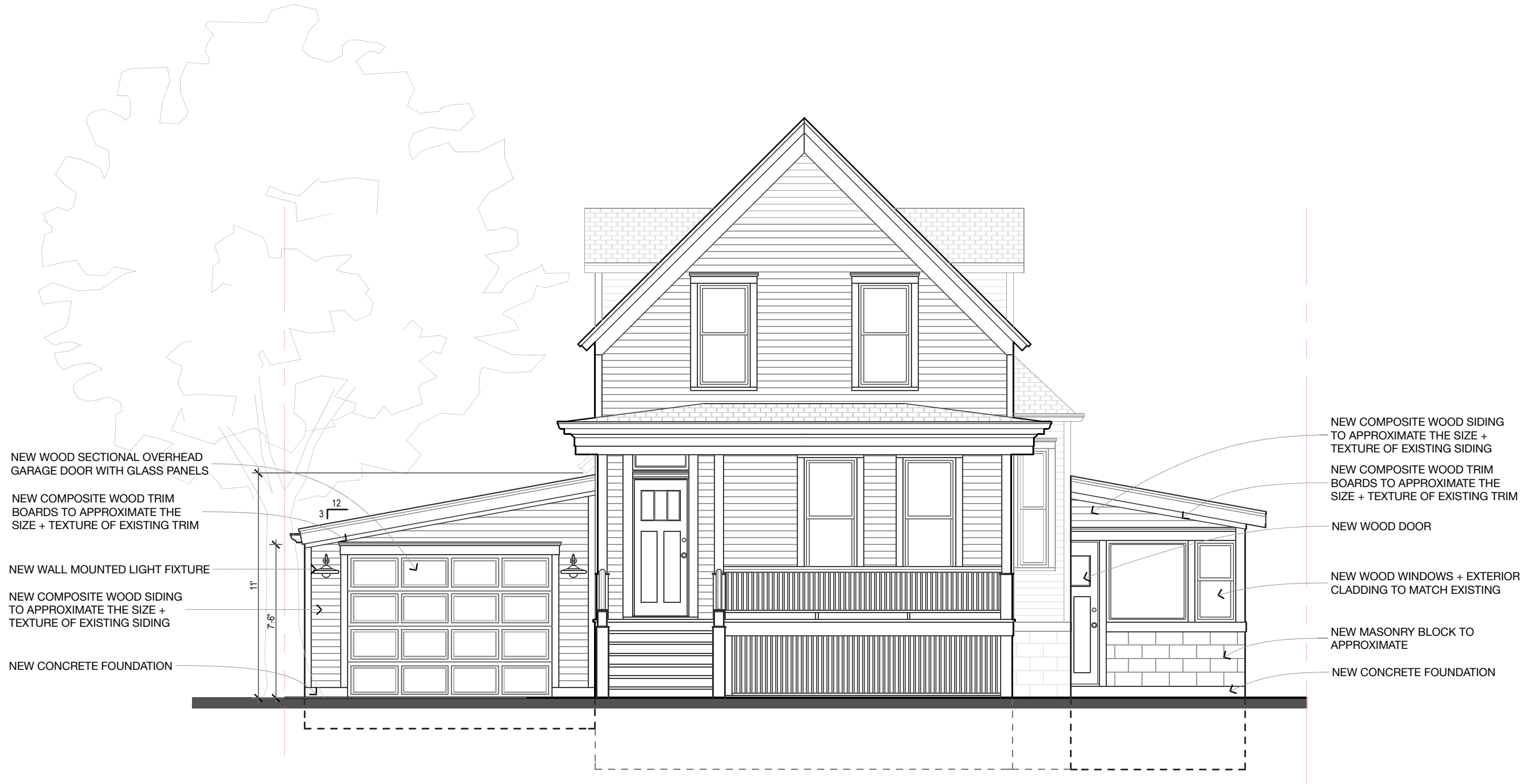
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Oak Park, Illinois

Sheet Title
ELEVATION

SK3.4

Sheet No.



WEST ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0"



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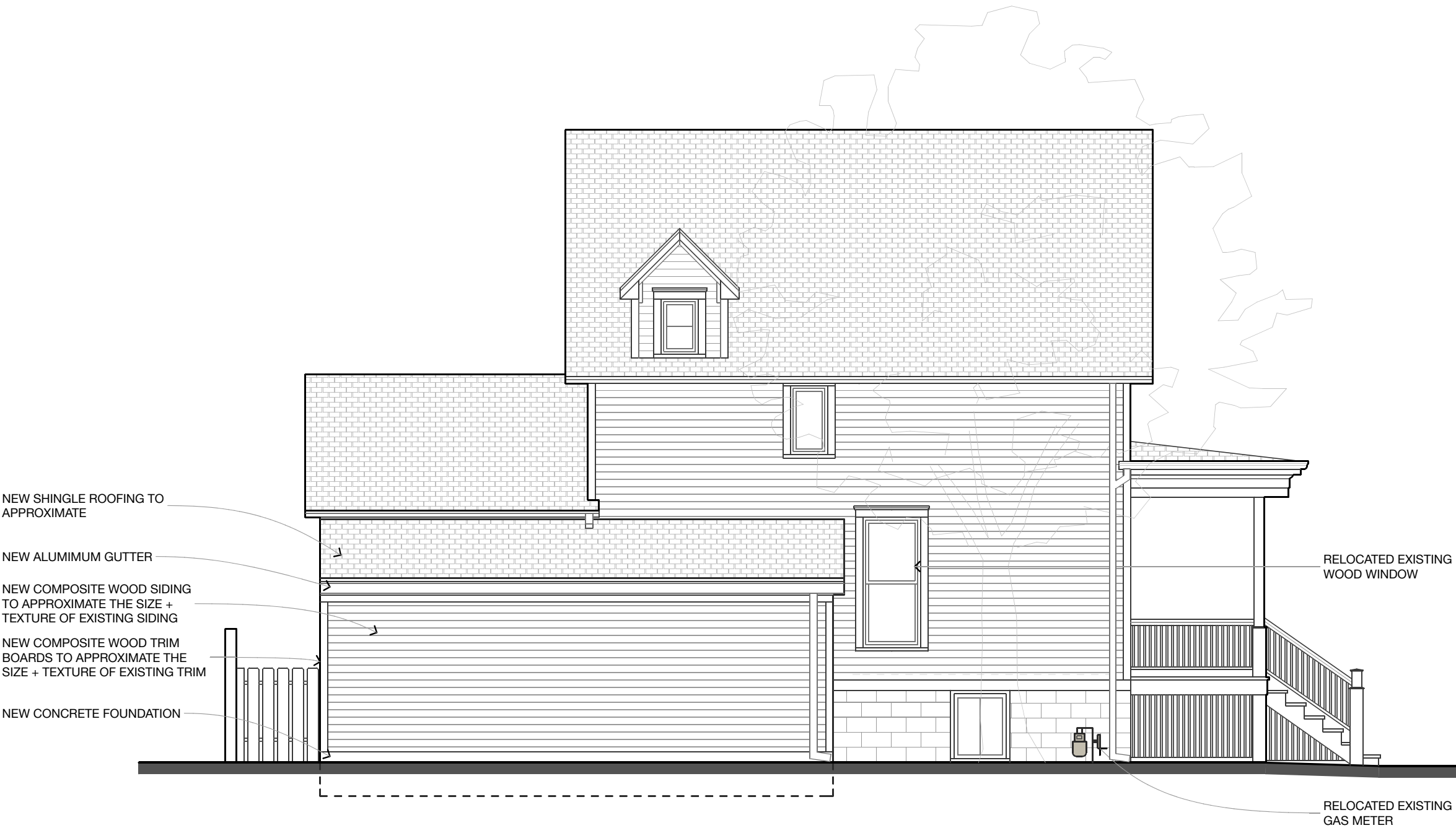
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Oak Park, Illinois

Sheet Title
ELEVATION

SK3.5

Sheet No.



 **NORTH ELEVATION - PROPOSED**
SCALE: 3/16" = 1'-0"



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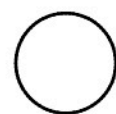
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Oak Park, Illinois

Sheet Title
ELEVATION

SK3.6

Sheet No.



SOUTH ELEVATION - PROPOSED

SCALE: 3/16" = 1'-0"

0' 2' 5' 10'



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Oak Park, Illinois

Sheet Title
ELEVATION

SK3.7

Sheet No.

NEW COMPOSITE WOOD SIDING
TO APPROXIMATE THE SIZE +
TEXTURE OF EXISTING SIDING

NEW COMPOSITE WOOD TRIM
BOARDS TO APPROXIMATE THE
SIZE + TEXTURE OF EXISTING TRIM

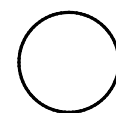
NEW MASONRY BLOCK TO
APPROXIMATE

NEW CONCRETE FOUNDATION

NEW COMPOSITE WOOD TRIM
BOARDS TO APPROXIMATE THE
SIZE + TEXTURE OF EXISTING TRIM

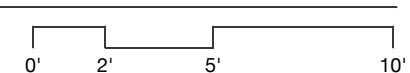
NEW COMPOSITE WOOD SIDING
TO APPROXIMATE THE SIZE +
TEXTURE OF EXISTING SIDING

NEW CONCRETE FOUNDATION



EAST ELEVATION - PROPOSED

SCALE: 3/16" = 1'-0"



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Oak Park, Illinois

Sheet Title
ELEVATION

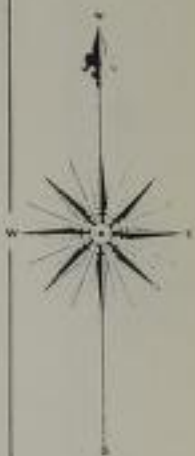
SK3.8

Sheet No.

11

CHICAGO AV. 12

22



SUPERIOR

FOREST AV.

23

ERIE ST. (CT.)

MARION CT.

ONTARIO CT.

ONTARIO 32

Scale of Feet.

Copyright 1944 by the Jackson Map Co.

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U.S. Army Corps of Engineers