



Application for Zoning Variation

The Village of Oak Park
123 Madison
Oak Park, IL 60302-4272

708.358.5430
Fax: 708.358.5441
TTY 708.383.0048
building@oak-park.us

Address of
Subject Property: 233 N. Lombard

Date: 5/1/25

Property Identification Number(s) (PIN): 16 - 08 - 114 - 011 - 0000

Owner/Applicant Information

Applicant's Name: Chris Wollmuth (Architect)

Telephone No.: 847-951-7568

Applicant's Address: 1216 Fair Oaks Avenue

Facsimile No.: --

Owner's Name: Matt & Alyson Schoenfeldt

Telephone No.: 773-680-1653

Owner's Address: 233 N. Lombard

Facsimile No.: --

Authorized Agent: --

Telephone No.: --

Agent's Address: --

Facsimile No.: --

Property Information

Property Type: ☒ 1-2 Family Residential ☐ Multiple-Family ☐ Commercial ☐ Mixed-Use ☐ Hospital

Zoning District: ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4 ☐ R-5 ☐ R-6 ☐ R-7 ☐ H ☐ B-1/2 ☐ B-3 ☐ B-4 ☐ C

Are there any original covenants, conditions, or deed restrictions concerning this property in the type of improvements, set backs, area, or height requirements?

☐ Yes (If yes, attach explanation) ☒ No

Are there any contracts or agreements of any nature in existence with regard to the sale or disposal of this property that are contingent upon the decision made pursuant to this application?

☐ Yes (If yes, attach explanation) ☒ No

The present owner acquired legal title to these premises on: January 2011

Case Information

Pursuant to law, application is hereby made for a variation from the regulations of the Zoning Ordinance with regard to:

☐ Area ☐ Yard ☐ Use ☐ Height ☐ Off-street Parking ☒ Other: Side yard setback

The Applicant seeks a variation from the following requirements of the Zoning Ordinance of the Village of Oak Park:

Article 4 Section 4 Paragraph 1

Article Section Paragraph

The subject property is presently used as: Single Family Home

Certification

I hereby depose and say that all the above statements, as well as any statements contained in the items of information submitted in support of this application submitted herewith, are true.

Sworn to me this 28th day of May
[Signature]
Notary Public
My commission expires: 08/05/2026

[Signature]
Applicant/Authorized Agent (circle one)

Note: See reverse side of this application form for additional information.

Office use only:

ZBA Cal. No.

Fee Paid:

Received By:

Date:

ADDITIONAL INFORMATION:

1. This application must be completed fully and legibly, and accompanied by all required items of information listed within the Application Checklist and other submittals listed herein below if applicable.
2. Only persons having a proprietary interest in the subject property may file an application. If signed by an agent of the owner, the application shall be accompanied by a written instrument, executed by the person with proprietary interest under oath, establishing the agency. If title is in a land trust, the application must be filed by the Trustee.
3. The application fee is due at time of application, and is not refundable even if the request for variation is subsequently withdrawn.
4. All information requested on this application form must be provided at the time of application.
5. The completed application, items of information and other submittals shall be filed with the Secretary to the Zoning Board of Appeals and the filing fee shall be paid at time of application.
6. Upon filing the completed application, items of information and other submittals, the date of the public hearing will be established by the Secretary to the Zoning board of Appeals.
7. INCOMPLETE APPLICATIONS WILL BE **RETURNED WITHOUT PROCESSING**.

For questions regarding this application form or the zoning variation process, please contact:

Michael Bruce, Zoning Administrator at 708-358-5449
or by e-mail at bruce@oak-park.us



ZBA Appeal Summary

233 N Lombard

May 1, 2025

To the ZBA-

First, let me describe the addition. The addition is a 10'-2", single story extension of the existing home. It adds on to an existing five-foot, single-story bump out at the back of a two-story home. The addition extends the existing north and south walls of the home, thereby remaining within the profile of the home as viewed from Lombard. The addition will house an expanded kitchen and mud room.

Second, let me describe the conditions that suggest an appeal. The unique burden of this site is the overlap of two different sets of regulation that govern any addition: Historic Preservation and Zoning. Both are reasonable and manageable in their own right, but become extremely difficult for this particular site when considered together.

By way of explanation, let me summarize the regulations and possible solutions to each. In this case, there is a Zoning regulation requiring a nine-foot side yard setback for the corner lot. While any addition has goals that require certain floor areas to meet, the Zoning regulation limit the location of that expansion with the side yard setback. But, presumably, that setback can be accommodated by extending the addition in other directions. In this case, the corner side yard setback is on the north. To add square footage lost to that setback, Zoning might argue that the addition can either go further back into the yard or, in this case where there is a significant open side yard to the south, extend there. Thus, the Owner has a reasonable course of action to put an addition onto their home that meetings their needs.

The difficulty here is that both of those options come into conflict with Historic Preservation. A primary goal of that ordinance is to avoid making noticeable and overwhelming additions to existing homes in the historic district. In the case of an addition to into the south side yard, that would mean the addition would be visible from the primary street façade on Lombard as it would extend past the existing south façade of the building. And while such additions are sometimes approved, they are often contested for options that avoid that visibility. This is evident by the fact that an addition that stays within the profile of the original home can often be approved at staff level, rather than even requiring a review by the full HPC (as long as it is not visible from the side street.) So, the HPC's preference regarding an interest in avoiding addition to the south is clear.

The back yard is similarly problematic. The HPC also asks that any addition not fundamentally alter the proportions of the building and overwhelm the original structure. The current ten-foot addition has actually already been approved by the HPC, where it was specifically noted that the size of the addition respects the original structure. But if we were to extend the addition further into the back yard, which is allowed by Zoning, it would likely push up against that balance with the original structure.



So, hopefully, you can see how two very reasonable requirements by the Village related to Historic Preservation and Zoning are a bit at odds in this particular case. The solutions available to address Zoning requirements are problematic for the goals of Historic Preservation. In being so, they create an undue and unforeseeable burden for the Owner to make a reasonable addition to their home.

If that point is appreciated, the next question might be whether the addition as proposed is a reasonable one in the broader context of the neighborhood or whether it would have adverse effects that should be avoided (which is precisely the goal of both HPC and Zoning requirements.) We would argue that they do not.

At this particular intersection, the two corner houses on the east side of the street are both considerably larger than this house and have similar setbacks to that being proposed. On the southeast corner, the home is approximately 73'-6" deep along the side street and two stories the entire length. On the northeast corner, the home is approximately 66'-3" deep and also two stories the entire depth. The home as proposed has addition is only 56'-9" deep, and only 33'-0" of that are two stories tall (the front porch and the single-story addition making up the difference.) Given this, we would argue that the scale of this addition fits well within context of this particular intersection.

In walking this area, I would also argue that neither of the two existing properties on the east side of the street are overly imposing. That is in part because of the location of the sidewalk. In many cases, the sidewalk is pushed right up to the property line. But in this case, and on the adjacent properties, it is not. The sidewalk is shifted toward the street. The result is approximately five feet from the edge of the sidewalk to the home. This creates a buffer that allows room for landscaping between the homes and sidewalk. The result is that, in my opinion, the existing homes are not overly imposing as one walks down the sidewalk. Pair that with the fact that this addition would result in a much smaller building adjacent to the sidewalk as noted above, and the overall result would seem to be very reasonable.

Overall, we believe that the confluence of the two regulations makes for a unique circumstance related to this particular home and that the best solution for a relatively small, single-story addition is this addition which would require a variance from the ZBA.

Respectfully submitted,

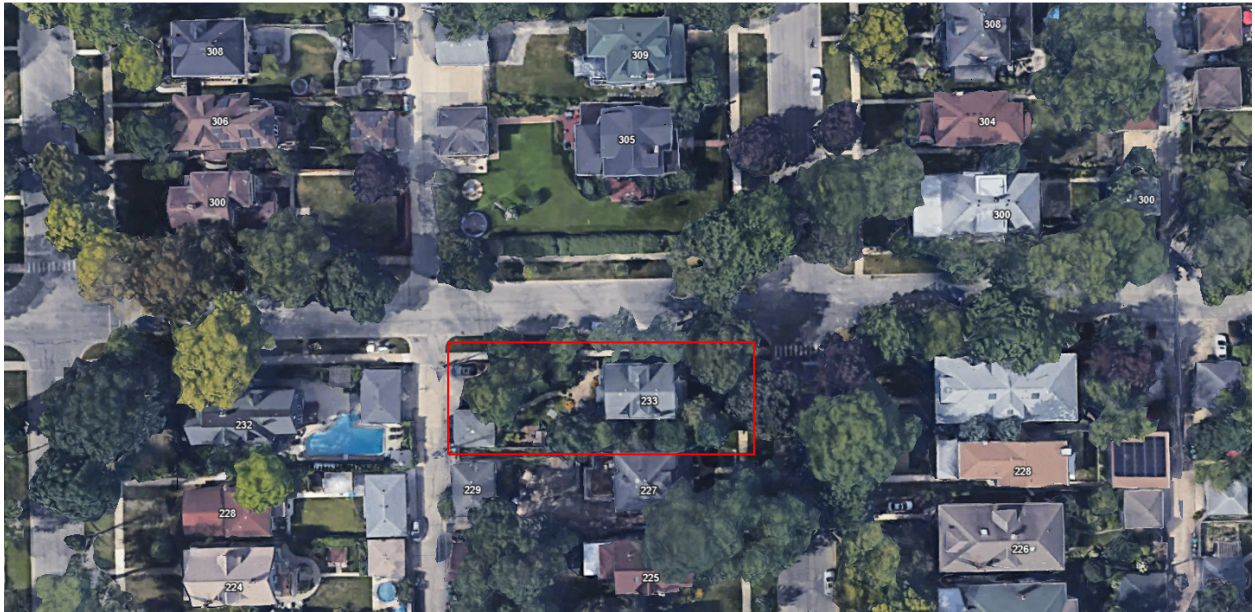
A handwritten signature in black ink, appearing to read 'C. Wollmuth'.

Chris Wollmuth
Principal, Chris Wollmuth Design



ZBA Appeal – Context Photos

233 N Lombard



Aerial view of site.



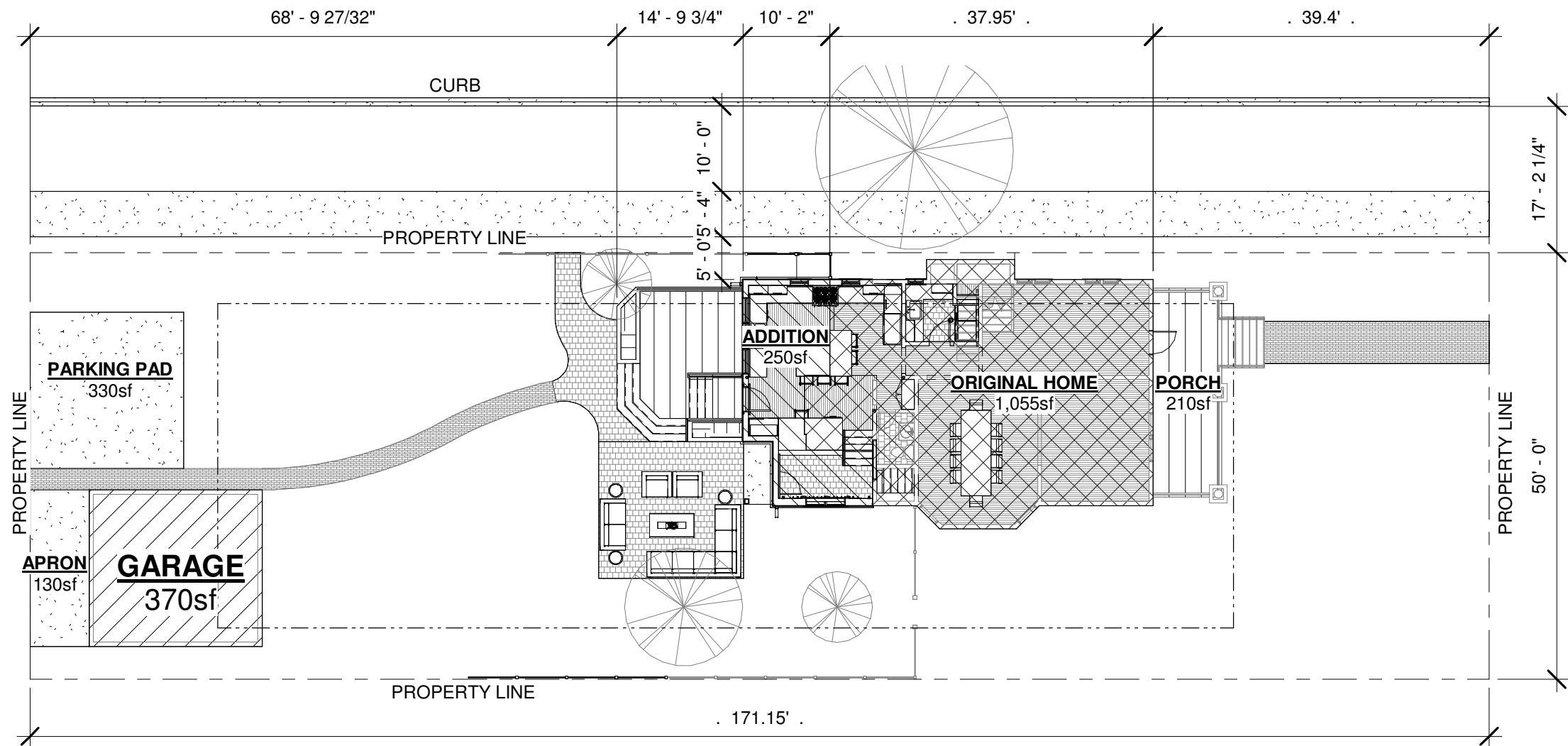
Property at the northeast corner of intersection.



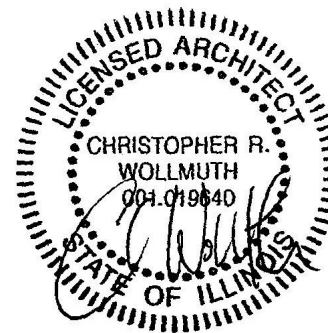
Property at southeast corner of the intersection.



Existing home requesting Variance for 10'-2" single story addition off back of the home.



N
1 HPC - Site Plan
1/16" = 1'-0"



Owners: Matt & Allyson Schoenfeldt
Address: 233 N. Lombard
Phone: 773-680-1653



D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

ZBA Submittal
233 N. Lombard Ave, Oak Park

Site Plan

5.1.25

ZBA1

REV'D	DESCRIPTION	DATE

©COPYRIGHT 2025 CWDesign

5/1/2025 12:01:41 PM

D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

ZBA Submittal
233 N. Lombard Ave, Oak Park

Demo Plan

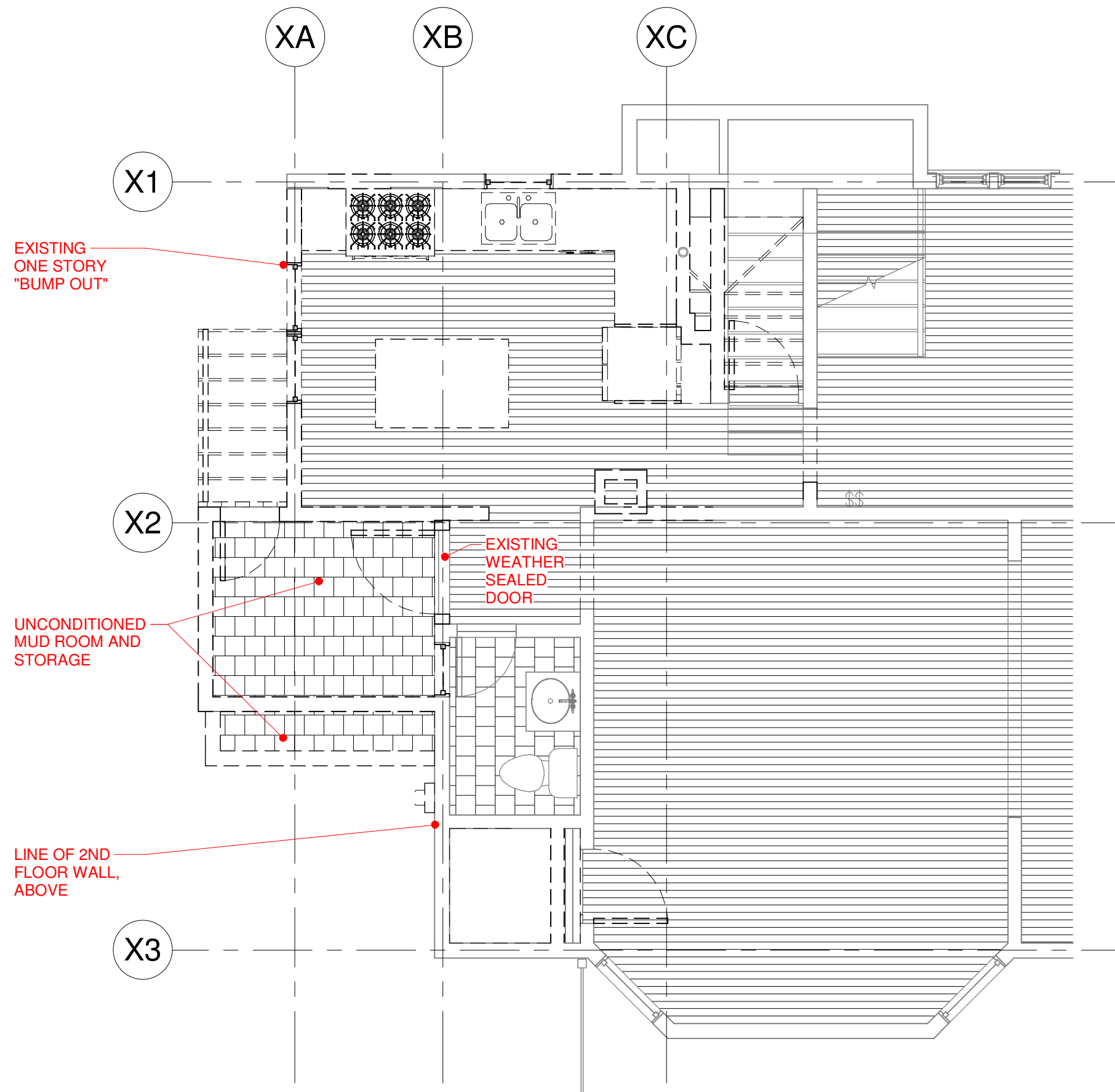
5.1.25

ZBA2

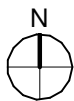
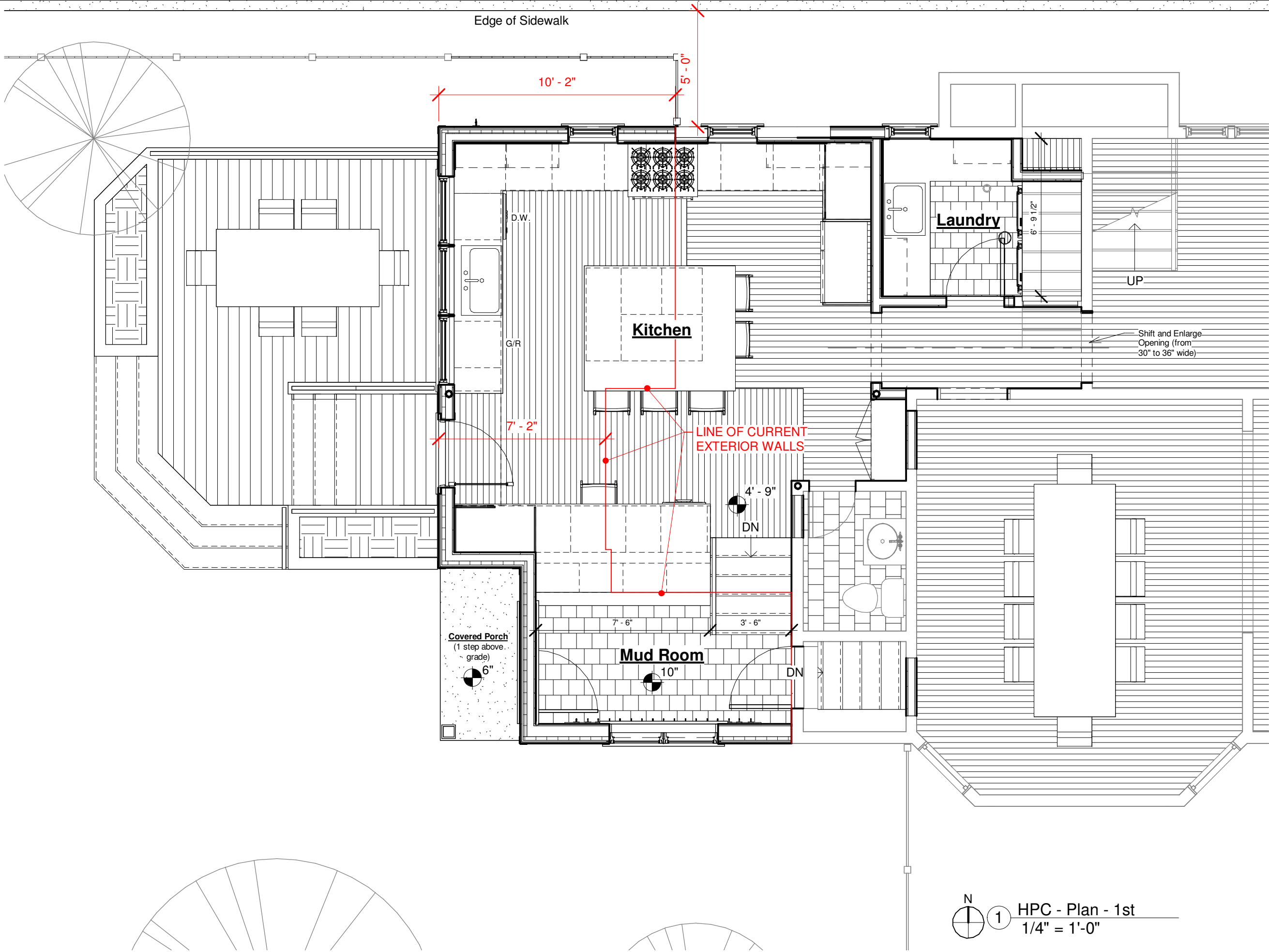
REV'D	DESCRIPTION	DATE

© COPYRIGHT 2025 CWDesign

5/1/2025 12:01:41 PM



① HPC - Demo Plan - 1st
1/4" = 1'-0"



1 HPC - Plan - 1st
1/4" = 1'-0"

GW

D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

ZBA Submittal
233 N. Lombard Ave, Oak Park

Floor Plan

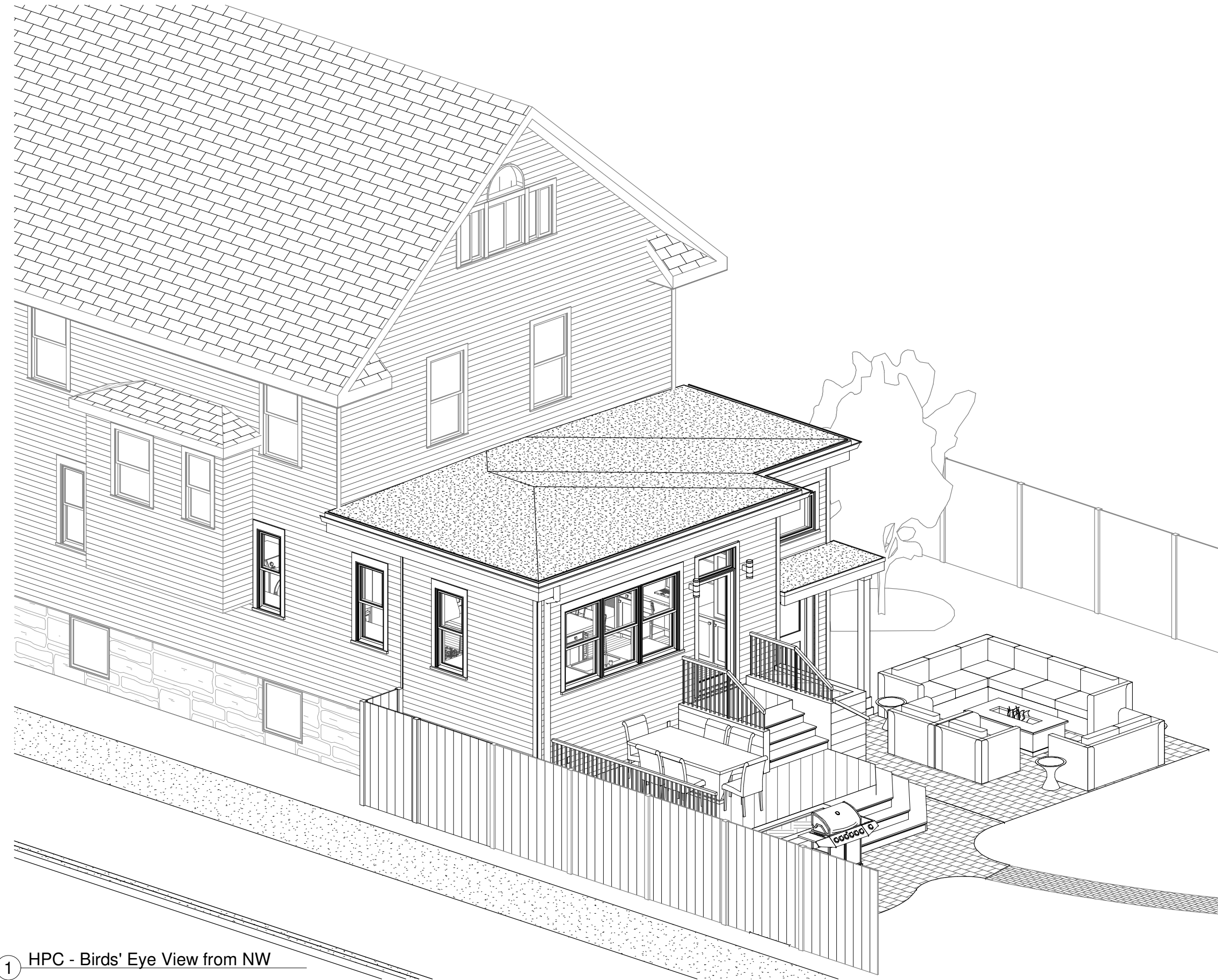
5.1.25

ZBA3

REV'D	DESCRIPTION	DATE

©COPYRIGHT 2025 CWDesign

5/1/2025 12:01:42 PM



1 HPC - Birds' Eye View from NW



D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

ZBA Submittal
233 N. Lombard Ave, Oak Park

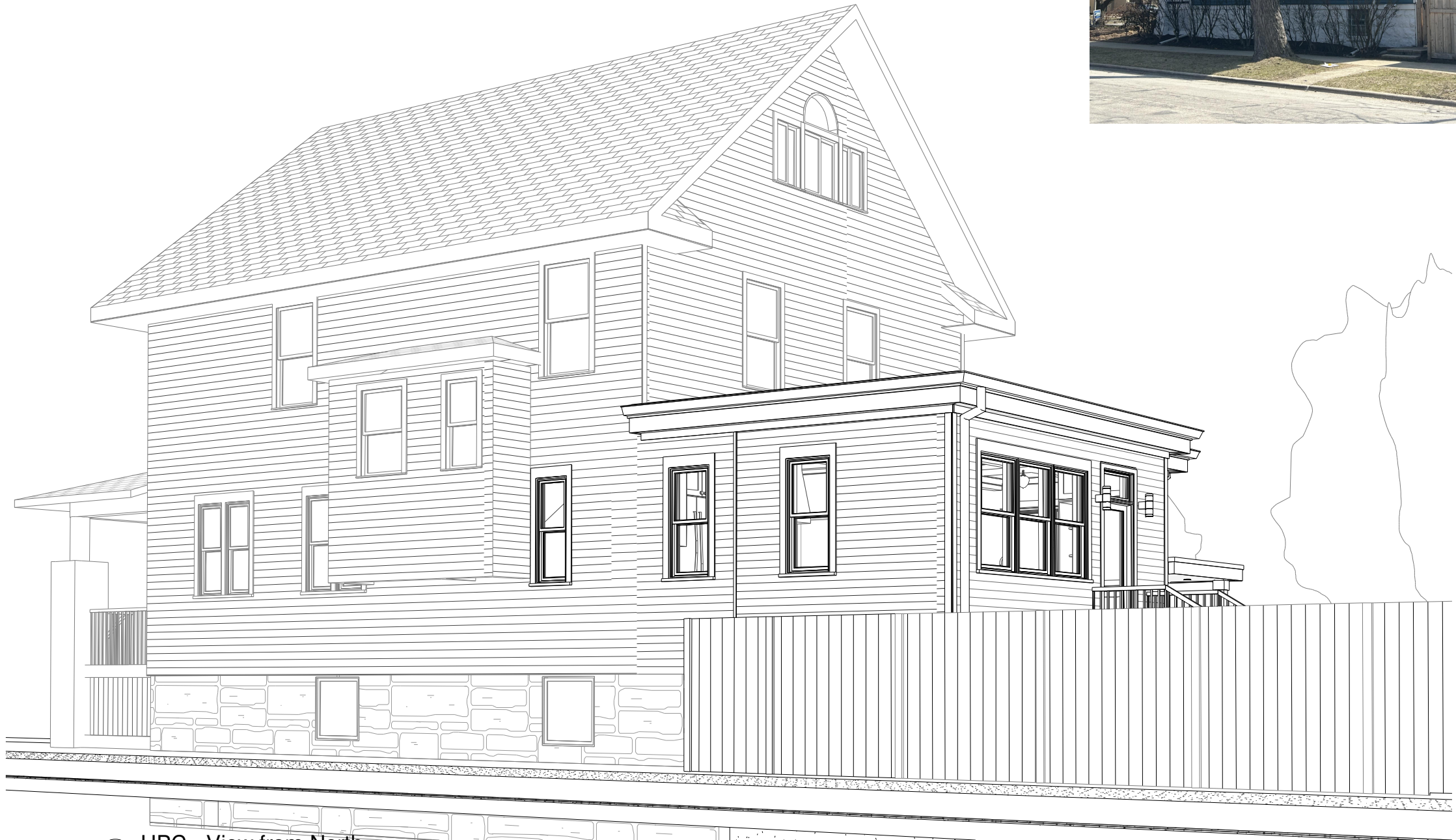
Birds' Eye View

5.1.25

ZBA4

REV'D	DESCRIPTION	DATE

©COPYRIGHT 2025 CWDesign



1 HPC - View from North



D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

ZBA Submittal
233 N. Lombard Ave, Oak Park

Exteriors

5.1.25

ZBA5

REV'D	DESCRIPTION	DATE

©COPYRIGHT 2025 CWDesign

5/1/2025 12:01:45 PM



1 HPC - View from Front



D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

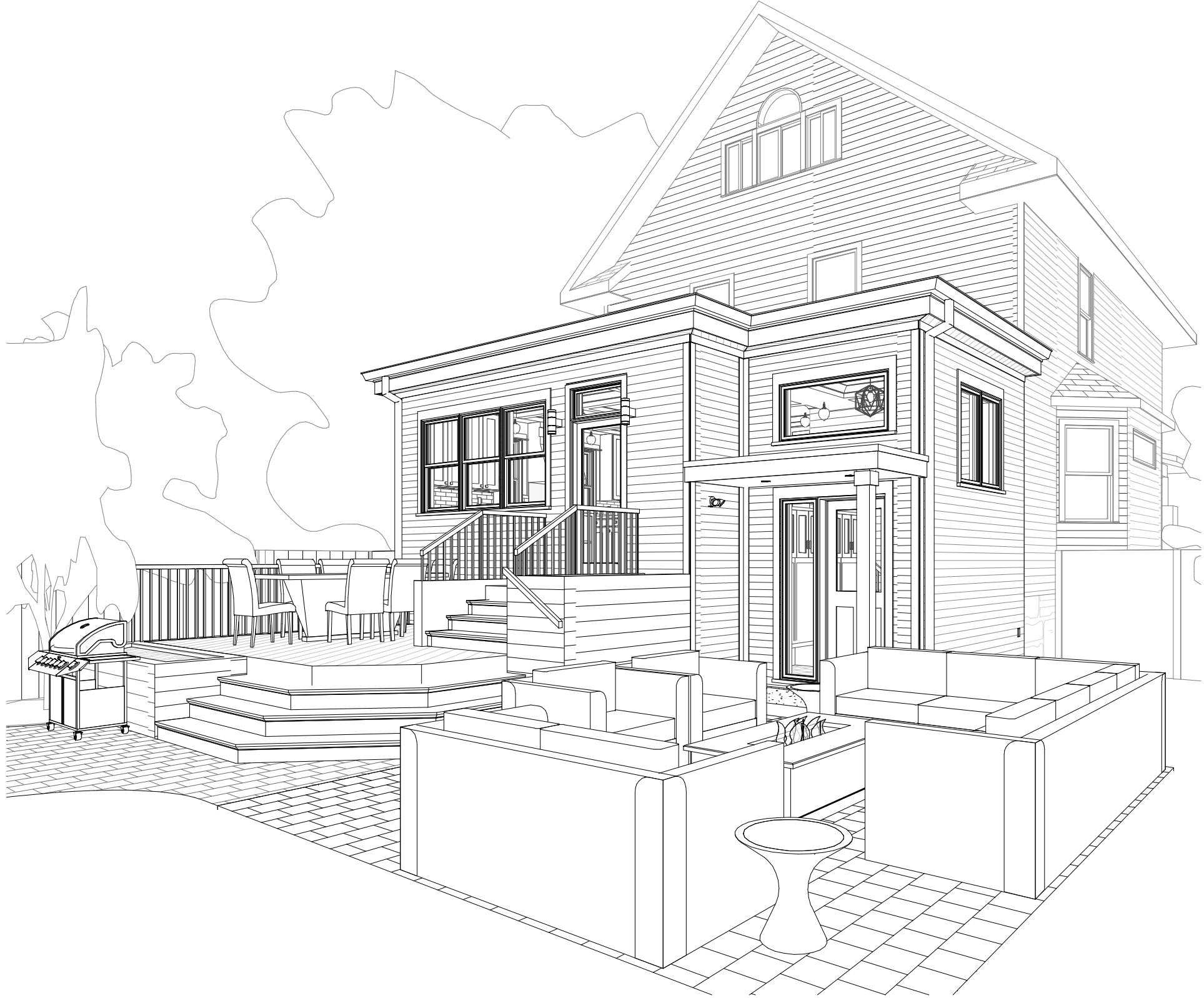
ZBA Submittal
233 N. Lombard Ave, Oak Park

Exteriors

5.1.25

ZBA6

REV'D	DESCRIPTION	DATE



1 HPC - View from Back (SW)



D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

ZBA Submittal
233 N. Lombard Ave, Oak Park

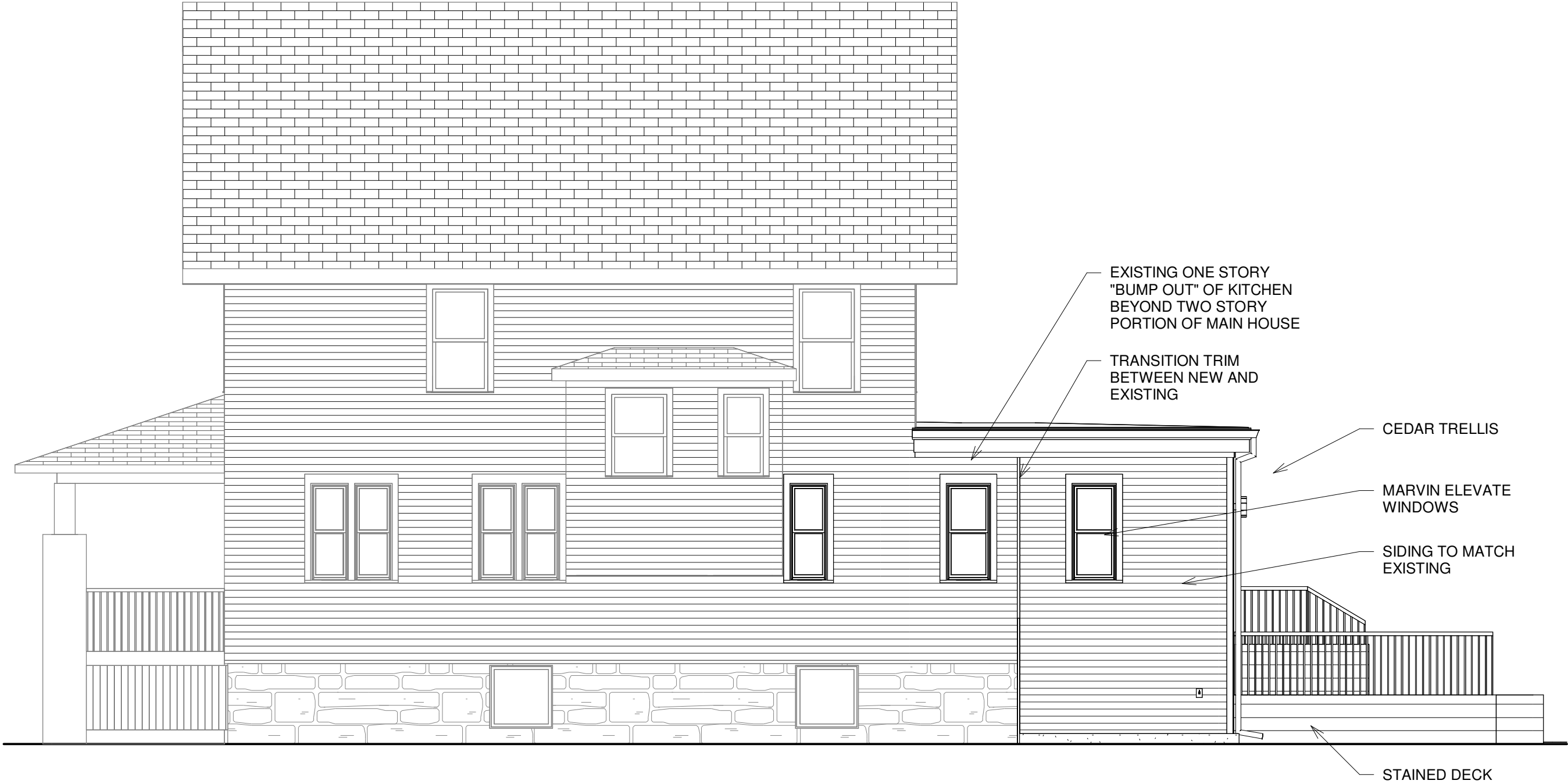
Exteriors

5.1.25

ZBA7

REV'D	DESCRIPTION	DATE

©COPYRIGHT 2025 CWDesign



1 HPC - North with Deck
3/16" = 1'-0"



D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

ZBA Submittal
233 N. Lombard Ave, Oak Park

Elevation

5.1.25

ZBA8

REV'D	DESCRIPTION	DATE

©COPYRIGHT 2025 CWDesign



D E S I G N

1216 Fair Oaks Ave
Oak Park, IL 60302
(P) 847 . 951 . 7568

Schoenfeldt Addition

ZBA Submittal
233 N. Lombard Ave, Oak Park

Elevation

5.1.25

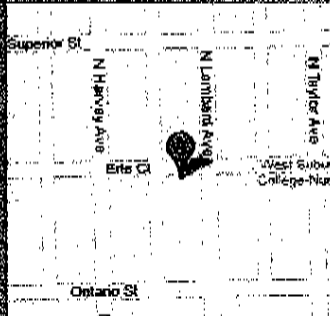
ZBA9

REV'D	DESCRIPTION	DATE

©COPYRIGHT 2025 CWDesign



① HPC - West with Deck
3/16" = 1'-0"



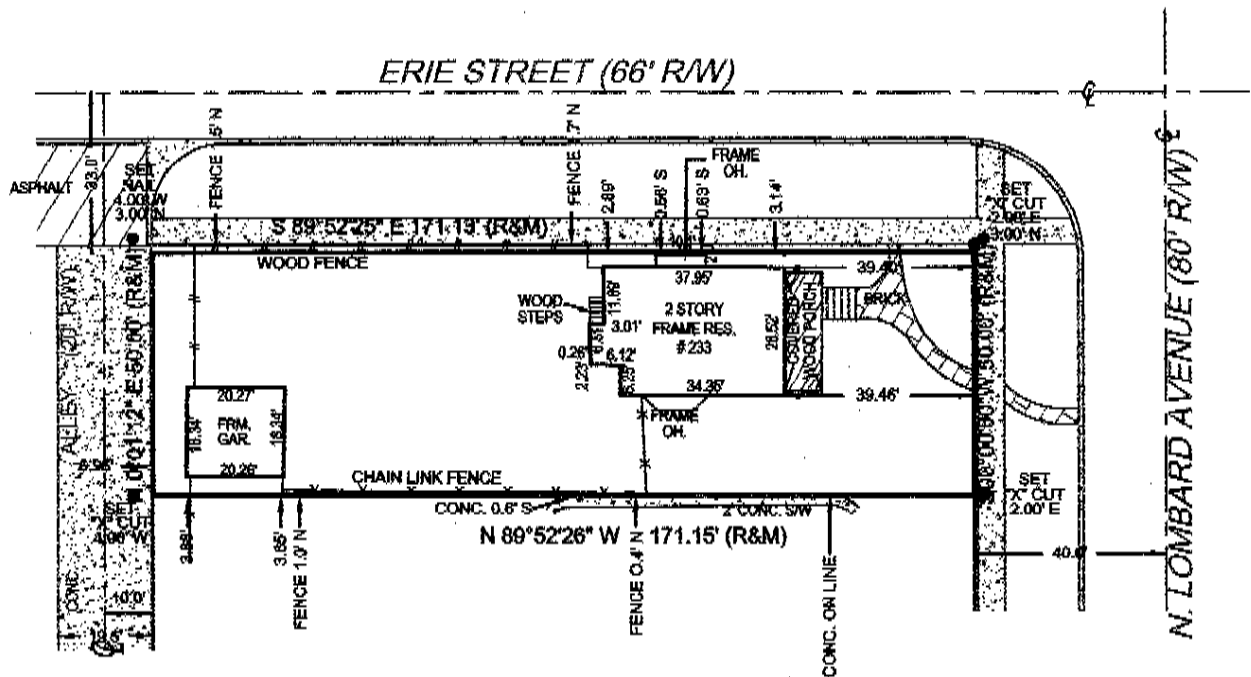
PROPERTY ADDRESS: 233 N. LOMBARD AVENUE, OAK PARK, Illinois 60302

SURVEY NUMBER: IL1012.0345

FIELD WORK DATE: 12/9/2010

REVISION DATE(S): (rev.0 12/9/2010)

IL 1012.0345
BOUNDARY SURVEY
COOK COUNTY



LOT 1 IN BLOCK 22 N VILLAGE OF RIDGELAND, A
SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF
SECTION 7, AND THE NORTHWEST QUARTER AND THE
WEST HALF OF THE WEST HALF OF THE SOUTHWEST
QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

STATE OF ILLINOIS

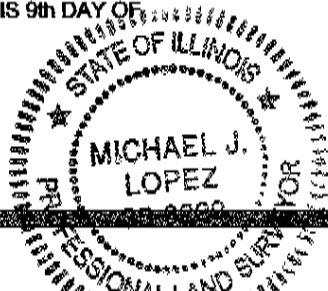
COUNTY OF COOK

THIS IS TO CERTIFY THAT THIS SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 9th DAY OF
DECEMBER, 2010.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3229
LICENSE RENEWS 11/30/2012
EXACTA LAND SURVEYORS LB# 5763

NOTES:

FENCE OWNERSHIP NOT DETERMINED



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



POINTS OF INTEREST: None Visible

The above survey is a professional service in compliance with the Minimum Standards of the State of Illinois. No improvements should be made on the basis of this plat alone. Please refer also to your deed, title policy and local ordinances. Copyright by Exacta Illinois Surveyors. This document may only be used by the parties to which it is certified. Please direct questions or comments to Exacta Illinois Surveyors, Inc. at the number in the bottom right corner.

CLIENT NUMBER: 10-01901

DATE: 12/9/2010

BUYER: MATTHEW R. SCHOENFELDT

SELLER: TRAVIS PASCAVIS AND CHRISTIE PASCAVIS

CERTIFIED TO: MATTHEW R. SCHOENFELDT; ; ; ;

Exacta Illinois Surveyors, Inc. is a
full service, bonded land survey
firm registered with the state of
Illinois.



EXACTA
ILLINOIS
SURVEYORS

EXACTA ILLINOIS SURVEYORS, INC.
1730 PARK STREET, SUITE 204
NAPERVILLE, IL 60563
P: (773)305-4010 F: (773)305-4011
www.exactaillinois.com
LB: 184005763

From: chris@chriswollmuthdesign.com
Sent: Monday, May 12, 2025 6:40 AM
To: chris@chriswollmuthdesign.com
Subject: FW: Letter of support (use this one)

----- Forwarded message -----

From: **Martha Irvine** <muddlymud@mac.com>
Date: Sat, May 10, 2025 at 12:07 PM
Subject: Letter of support (use this one)
To: Matt Schoenfeldt <showy1974@gmail.com>, Alyson Schoenfeldt <aly.schoenfeldt@gmail.com>

To the Village of Oak Park and overseers of the Ridgeland Historic District:

We are writing on behalf of our lovely neighbors Aly and Matt Schoenfeldt.

They have informed us about a proposed plan to remodel the kitchen in their equally lovely home. They are great neighbors, who always do a lot for the neighborhood. We have little doubt that their plan will add value to the neighborhood, while maintaining respect for our beloved Historic District.

We support them wholeheartedly.

Sincerely,

Martha Irvine and Rebecca Stindt
Owners of [220 N. Lombard Ave.](#)
[Oak Park](#)
Cell +1-773-972-3356

To Whom It May Concern,

I am writing in support of my neighbor, Matt and Aly Schoenfeld's request to renovate their kitchen, which includes a modest addition to their home.

As a fellow resident of the Ridgeland Historic District, I understand and appreciate the importance of preserving the character and integrity of our neighborhood. I believe that the proposed renovation is in keeping with these values. The addition will be modest in scale and proportionate to the original structure, thoughtfully designed to leave as much of the backyard space intact as possible.

Moreover, my neighbors have expressed their commitment to respecting the historic nature of the district throughout the renovation process. I am confident that the proposed work will be carried out with care and consideration for both the aesthetics and the historical context of our community.

I fully support their request and encourage its approval.

Sincerely,
Matt and Marta Cote

232 N Harvey Ave

chris@chriswollmuthdesign.com

From: Matthew Schoenfeldt <showy1974@gmail.com>
Sent: Monday, May 12, 2025 8:24 AM
To: Chris Wollmuth
Subject: Fwd: In support of addition at 233 N Lombard

Hi Chris,

I hope that this note finds you well. Here is the final note from a neighbor; they are notable b/c their home is directly north side of Erie on Lombard and they have the prominent view of our home.

Take care

Matt

----- Forwarded message -----

From: **The Dalys** <jessica.beach@gmail.com>
Date: Sun, May 11, 2025 at 9:46 PM
Subject: In support of addition at 233 N Lombard
To: Matthew Schoenfeldt <showy1974@gmail.com>

To Whom it May Concern,

I have reviewed the draft plan and the zoning regulations and see no problem with the 10' addition that Matt and Aly Schoenfeldt would like to add to the back of their home at 233 N Lombard. We are the neighbors directly to the North of them and are in support of the addition.

Thank you!

Jessica Daly

305 N Lombard Ave, Oak Park, IL 60302

--

Jessica Daly

May 10, 2025

Dear Zoning Commission:

We are writing to express our strong support for the zoning approval request submitted by my neighbors, Matt and Aly Schoenfeldt, who reside at 233 N. Lombard Ave. Matt and Aly were the first family to greet us to the block more than a decade ago when we moved in, and we have remained dear friends ever since.

The Schoenfeldts are truly an anchor family on our block. They consistently foster a sense of unity and community spirit, organizing neighborhood gatherings and events that bring us all together. Their efforts have significantly contributed to the cohesion and friendliness of our neighborhood.

The Schoenfeldts are not only dedicated homeowners but also lovers of history and tradition. Matt is a classic car collector, and the Schoenfeldts introduced us to the silent film series at Pleasant Home. (We rode there on a couple of tandem bikes – with us borrowing their spare!) Their appreciation for history and tradition is evident in the care they take in maintaining their property, which adds to the charm and character of our block.

The proposed kitchen expansion is a thoughtful and necessary improvement that will allow their family to continue to thrive in our community. Given their respect for the historic nature of our district, and having reviewed the expansion plans, we are confident that any changes they make will be in keeping with the aesthetic and cultural values we all cherish.

I urge the Zoning Commission to approve their request, as it will not only benefit the Schoenfeldts but also enhance the overall quality of life in our neighborhood.

Thank you for your consideration.

Sincerely,

Ben & Laurie Conley
214 N. Lombard Ave.

The Jurewicz Family
227 North Lombard Ave.
Oak Park, IL 60302

May 11, 2025

Re: Support for Proposed Home Addition by The Schoenfeldt Family living at 233 North Lombard

Dear Members of the Zoning Committee,

We are writing to express our support for the proposed addition to the back of the home at 233 North Lombard Avenue, owned by our next-door neighbors, Matt and Aly Schoenfeldt. This family is not only a valued part of the Oak Park community but also an active and positive presence in our immediate neighborhood. They are often the first to step up when a neighbor is in need and are proactive in identifying and addressing potential issues before they arise. Their commitment to the well-being of our community is clear, and they deserve a home that meets the needs of their growing family.

After reviewing the plans and discussing the project with them, we believe the addition is reasonable and consistent with the character and standards of our community. The design appears to be well thought out and in keeping with the aesthetic and scale of other homes in the neighborhood. We do not foresee any negative impact on the surrounding properties, and we feel it will enhance the overall value and appeal of our community.

Based on this, we respectfully recommend that the zoning committee approve the request for the addition.

Thank you for your time and consideration.

Sincerely,
Trent and Michele Jurewicz

michelejurewicz@gmail.com