

PROPERTY ADDRESS:
415 LINDEN AVENUE, OAK PARK, ILLINOIS 60302

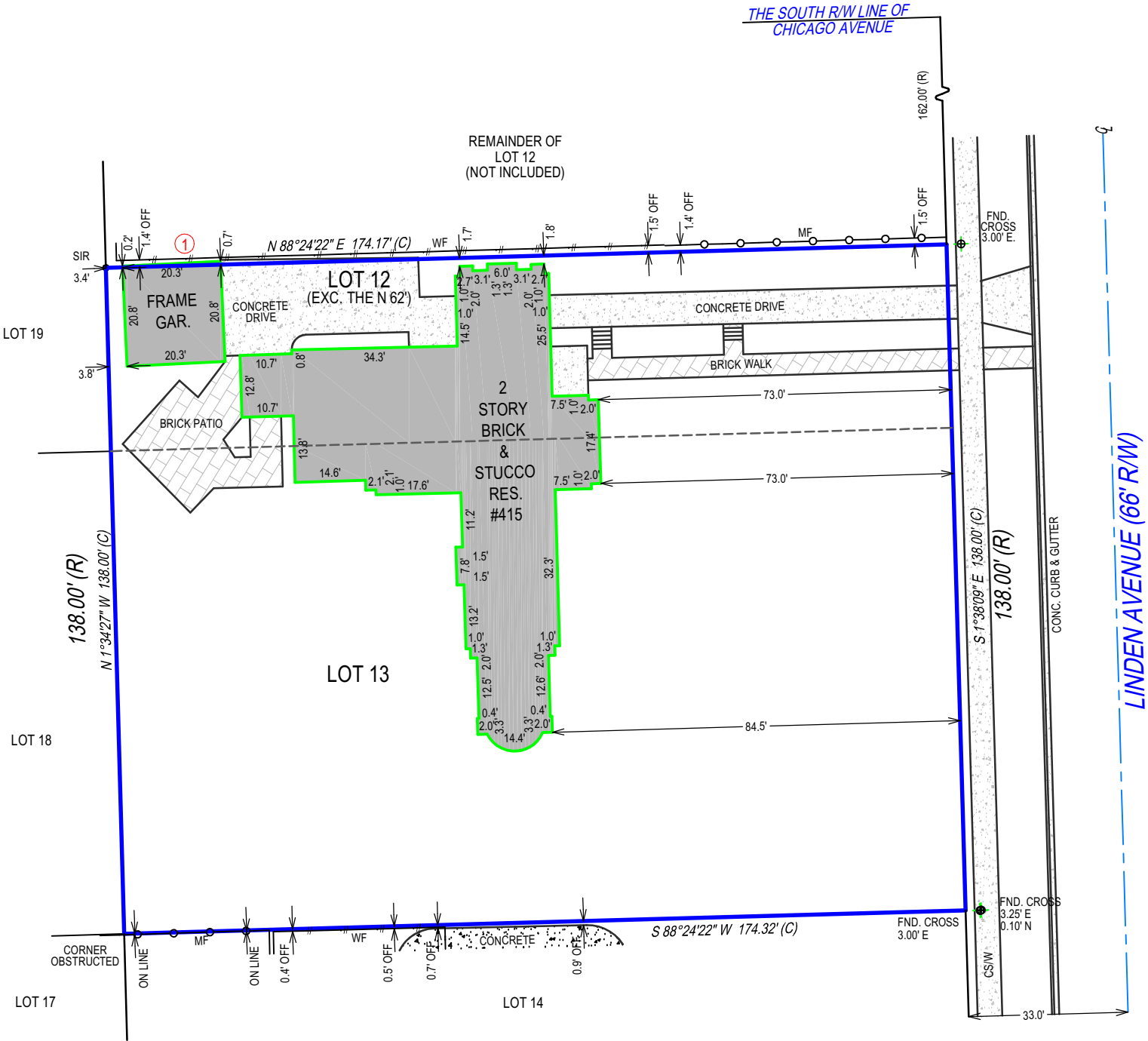
SURVEY NUMBER: 2508.0352

DATE SIGNED: 08/13/25 **FIELD WORK DATE:** 8/11/2025

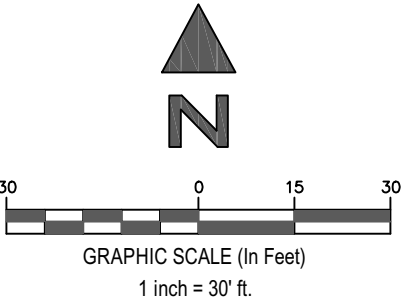
REVISION DATE(S):
(REV.2 8/27/2025) (REV.1 8/13/2025)

POINTS OF INTEREST
1. GAR. OVER PROPERTY LINE

2508.0352
PLAT OF SURVEY
COOK COUNTY, ILLINOIS



TOTAL AREA OF PROPERTY SURVEYED 24046 SQ.FT.±



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL.

Michael J. Lopez

MICHAEL J. LOPEZ
035-3229
PROFESSIONAL LAND SURVEYOR

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 035-3229
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



PROPERTY ADDRESS:

415 LINDEN AVENUE, OAK PARK, ILLINOIS 60302

SURVEY NUMBER:

2508.0352

CERTIFIED TO:

LACEY SIKORA AND JOHN J. SIKORA, JR.; PRAIRIE TITLE SERVICES, INC.; CHICAGO TITLE INSURANCE COMPANY

DATE OF SURVEY:

08/13/25

BUYER:

LACEY SIKORA AND JOHN J. SIKORA, JR.

LENDER:

CASH TRANSACTION

TITLE COMPANY:

PRAIRIE TITLE SERVICES, INC.

COMMITMENT DATE:

NOT REVIEWED

CLIENT FILE NO:

2534690

LEGAL DESCRIPTION:

LOT 12 (EXCEPT THE NORTH 62 FEET THEREOF) AND ALL OF LOT 13 IN COOK AND SCOVILLE'S SUBDIVISION OF LOTS 8 TO 19 BOTH INCLUSIVE AND IN J.W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.

7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.

13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS 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. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

LINETYPES

Boundary Line

Center Line

Chain Link or Wire Fence

Easement

Edge of Water

Iron Fence

Overhead Lines

Structure

Survey Tie Line

Vinyl Fence

Wall or Party Wall

Wood Fence

SURFACE TYPES

Asphalt

Brick or Tile

Concrete

Covered Area

Water

Wood

SYMBOLS

Benchmark

Center Line

Central Angle or Delta

Common Ownership

Control Point

Catch Basin

Elevation

Fire Hydrant

Find or Set Monument

Guywire or Anchor

Manhole

Tree

Utility or Light Pole

Well

ABBREVIATIONS

(C) - Calculated

(D) - Deed

(F) - Field

(M) - Measured

(P) - Plat

(R) - Record

(S) - Survey

A/C - Air Conditioning

AE - Access Easement

ANE - Anchor Easement

ASBL - Accessory Setback Line

B/W - Bay/Box Window

BC - Block Corner

BFP - Backflow Preventer

BLDG - Building

BLK - Block

BM - Benchmark

BR - Bearing Reference

BRL - Building Restriction Line

BSMT - Basement

C - Curve

C/L - Center Line

C/P - Covered Porch

C/S - Concrete Slab

CATV - Cable TV Riser

CB - Concrete Block

CH - Chord Bearing

CHIM - Chimney

CLF - Chain Link Fence

CME - Canal Maintenance Easement

CO - Clean Out

CONC - Concrete

COR - Corner

CS/W - Concrete Sidewalk

CUE - Control Utility Easement

CVG - Concrete Valley Gutter

D/W - Driveway

DE - Drainage Easement

DF - Drain Field

DH - Drill Hole

DUE - Drainage & Utility Easement

ELEV - Elevation

EM - Electric Meter

ENCL - Enclosure

ENT - Entrance

EOP - Edge of Pavement

EOW - Edge of Water

ESMT - Easement

EUB - Electric Utility Box

F/DH - Found Drill Hole

FCM - Found Concrete Monument

FF - Finished Floor

FIP - Found Iron Pipe

FIPC - Found Iron Pipe & Cap

FIR - Found Iron Rod

FIRC - Found Iron Rod & Cap

FN - Found Nail

FN&D - Found Nail & Disc

FRRSPPK - Found Rail Road Spike

GAR - Garage

GM - Gas Meter

ID - Identification

IE/EE - Ingress/Egress Easement

ILL - Illegible

INST - Instrument

INT - Intersection

IRRE - Irrigation Easement

L - Length

LAE - Limited Access Easement

LB# - License No. (Business)

LBE - Limited Buffer Easement

LE - Landscape Easement

LME - Lake/Landscape Maintenance Easement

LS# - License No. (Surveyor)

MB - Map Book

ME - Maintenance Easement

MES - Mitered End Section

MF - Metal Fence

MH - Manhole

MHWL - Mean High Water Line

NR - Non-Radial

NTS - Not to Scale

NAVD88 - North American Vertical Datum 1988

NGVD29 - National Geodetic Vertical Datum 1929

OG - On Ground

ORB - Official Records Book

ORV - Official Record Volume

O/A - Overall

O/S - Offset

OFF - Outside Subject Property

OH - Overhang

OHL - Overhead Utility Lines

OHWL - Ordinary High Water Line

ON - Inside Subject Property

P/E - Pool Equipment

PB - Plat Book

PC - Point of Curvature

PCC - Point of Compound Curvature

PCP - Permanent Control Point

PI - Point of Intersection

PLS - Professional Land

Surveyor

PLT - Planter

POB - Point of Beginning

POC - Point of Commencement

PRC - Point of Reverse Curvature

PRM - Permanent Reference Monument

PSM - Professional Surveyor & Mapper

PT - Point of Tangency

PUE - Public Utility Easement

R - Radius or Radial

R/W - Right of Way

RES - Residential

RGE - Range

ROE - Roof Overhang Easement

RP - Radius Point

S/W - Sidewalk

SBL - Setback Line

SCL - Survey Closure Line

SCR - Screen

SEC - Section

SEP - Septic Tank

SEW - Sewer

SIRC - Set Iron Rod & Cap

SMWE - Storm Water Management Easement

SN&D - Set Nail and Disc

SQFT - Square Feet

STL - Survey Tie Line

STY - Story

SV - Sewer Valve

SWE - Sidewalk Easement

TBM - Temporary Bench Mark

TEL - Telephone Facilities

TOB - Top of Bank

TUE - Technological Utility Easement

TWP - Township

TX - Transformer

TYP - Typical

UE - Utility Easement

UG - Underground

UP - Utility Pole

UR - Utility Riser

VF - Vinyl Fence

W/C - Witness Corner

W/F - Water Filter

WF - Wood Fence

WM - Water Meter/Valve Box

WV - Water valve

EXACTA

Land Surveyors, LLC

Exacta Land Surveyors, LLC

PDF # 184008059

o: 773.305.4011

316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY

PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

August 22, 2025

To: Michael Bruce
Planning & Urban Design Manager
Village of Oak Park
123 Madison St
Oak Park, Illinois 60302

RE: 415 Linden Ave:
Application for zoning relief:

Dear Mr. Bruce,

I am writing to formally begin the process for Zoning relief at the above referenced address. My client wishes to enclose an existing porch to create a mudroom. The work area is located in the property's rear yard setback.

My client will close on the property on August 28, 2025. We are contacting you in advance of that date to initiate the process.

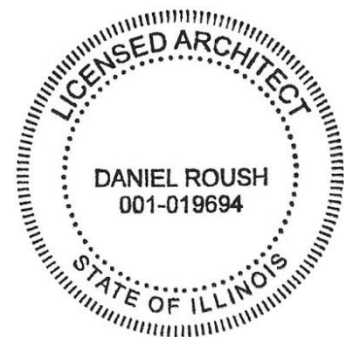
We have completed the application for variance and prepared a preliminary information packet. The packet includes the plat of survey, existing conditions summary, project narrative, proposed site plan and views of the proposed work.

We look forward to working with you. Thank you for your assistance with this project.

Sincerely,



Daniel Roush, AIA
Principal
Field Guide Architecture and Design



EXPIRES 11/2026



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: 415 Linden Ave _____

Property Identification Number(s)(PIN): 16072010130000 _____

Name of Property Owner(s): Lacey and John Sikora _____

Address of Property Owner(s): 415 Linden Avenue _____

E-Mail of Property Owner(s): lcalhounsikora@gmail.com **Phone:** 708-558-0050 _____

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): Same as 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: Enclose an existing open porch to create a mudroom. The porch is located in the rear yard setback area. The project does not change the footprint or the amount of pervious cover. The total enclosed area is approximately 100 sf.

Size of Parcel (from Plat of Survey): 24,046 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	R-1	Single Family Residential
To the South:	R-1	Single Family Residential
To the East:	R-1	Single Family Residential
To the West:	R-1	Single Family Residential

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 XNo

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: ARTICLE 4. RESIDENTIAL DISTRICTS **Section:** 4.3 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 request is to enclose an existing covered porch (approx. 100sf) located in the rear yard in order to create a mudroom.

The project does not change the footprint or the roofs or the massing or the impervious area of the property. None of the

work is visible from the street. The physical and visual impact of the project is small and is not contrary to the intent and

purpose of the Zoning Ordinance or Comprehensive Plan.

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.

Lacey Sikora

(Printed Name) Applicant

Lacey Sikora

(Signature) Applicant

09/24/2025

Date

Lacey Sikora

(Printed Name) Owner

Lacey Sikora

(Signature) Owner

09/24/2025

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

24th DAY OF September, 2025

Mia Darivel

(Notary Public)

Mia Darivel Martinez Santos





415 Linden c. 1912

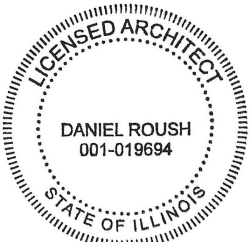


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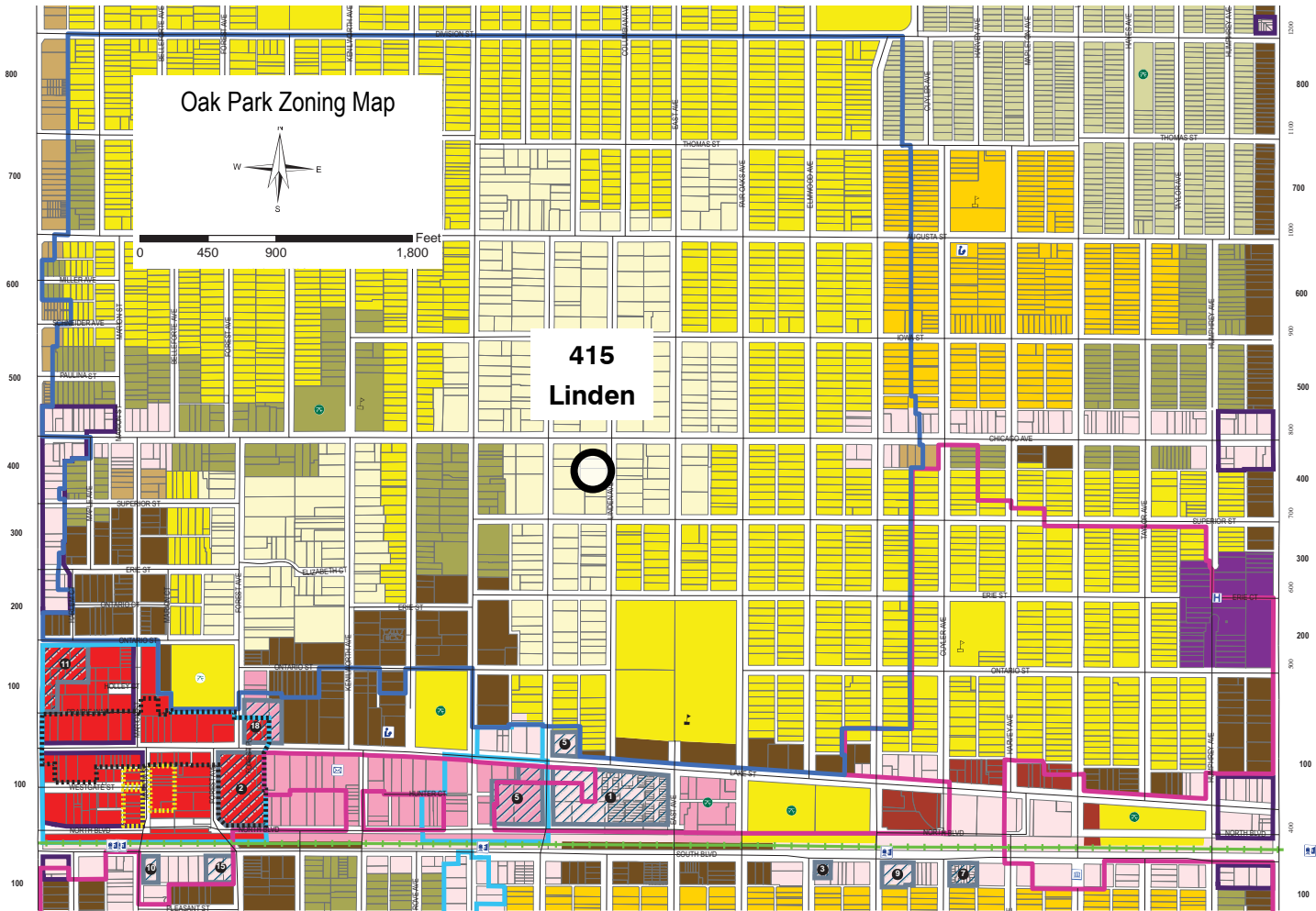
Contents

Location Overview	2
Plat of Survey & Project Narrative ...	3
Proposed Site Plan	4
Views	5

Packet prepared by:
Daniel Roush, AIA



Expires November 2026



411 Linden



415 Linden



425 Linden



411 Euclid



Finally, the proposed work is not visible from the street. The work will not impact the property's landmark status.

