



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): N/A

Address/Location of Property in Question: 307 / 315 N. Euclid Ave. and 714 Erie St.

Property Identification Number(s)(PIN): 16-07-206-020-0000; 16-07-206-014-0000

315 Euclid -- Chicago Title Land Trust Co., Trust No. 8002347847

Name of Property Owner(s): 714 Erie -- 529 Beloit LLC

Address of Property Owner(s): 315 N. Euclid Ave., Oak Park, IL 60302

Mary Jo Schuler:

E-Mail of Property Owner(s): [REDACTED]

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) Stephen G. Schuler and Mary Jo Schuler

Name of Applicant(s) (if different than Property Owner): N/A

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: Applicant proposes to consolidate the two lots identified above into a single zoning lot for unified use and development. A variance is requested to permit two detached garages on the consolidated zoning lot in order to allow existing structures to be maintained. The proposed consolidation will cure existing legal non-conformities on the 714 Erie parcel, including minimum lot area, maximum building coverage, and maximum impervious surface coverage. The resulting zoning lot would include the applicants' primary residence, one ADU, and other existing and proposed accessory structures, all of which will be zoning compliant, subject to the requested variance for existing garage structures.

315 Euclid -- 26,557 SF

714 Erie -- 5,479 SF

_____Square Feet

Adjacent: Zoning Districts

To the North: R-1

To the South: R-1

To the East: R-1

To the West: R-5 / R-7

Land Uses

Single family residential

Single family residential

Single family residential

Multiple-family residential

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

If Yes, how? We are not aware of any Zoning Ordinance violations, but 714 Erie is currently legal nonconforming as to lot area, building coverage, and impervious surface coverage.

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: Article 9. Site Development Standards **Section:** Section 9.3(N)(2) ("One detached garage is permitted per lot.")

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;

Applicants own two contiguous lots, one of which is significantly undersized and legal non-conforming. Granting this request will enable them to consolidate the two parcels into a single zoning lot for unified use and development and eliminate existing

non-conformities, which furthers the purposes of the Zoning Ordinance and Comprehensive Plan. The request also will be in harmony with the neighborhood because it merely allows the preservation of existing accessory structures.

On the consolidated zoning lot, Applicants plan to make accessory improvements that do not modify the existing detached garage structures. Planned improvements including removing an existing basketball court and patio; installing a pool, pavilion, and pickleball court with geothermal field below; and reducing impervious hardscape on the Erie lot. All of the proposed improvements will be zoning compliant, with maximized screening and setbacks, and will be consistent with the existing character of the neighborhood.

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.

Beneficial owners of Chicago Title Land Trust Co. Trust No. 8002347847:

Mary Jo Schuler

(Printed Name) Applicant

(Signature) Applicant

Date

7/2/26

Stephen Schuler

(Printed Name) Owner

(Signature) Owner

Date

7/2/26

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2nd DAY OF July, 2026

Amanda Morris
(Notary Public)



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.

529 Beloit LLC

(Printed Name) Applicant

[Redacted Signature]

(Signature) Applicant By: Final Finish Properties Inc.
Its: Manager

Its: By: Robert Moore
Its: President

7.2.26
Date

Mary Jo : Stephen Schuler
(Printed Name) Owner

[Redacted Signature]

(Signature) Owner

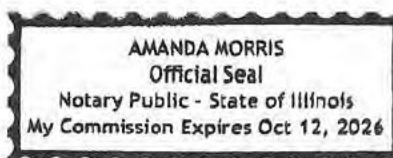
7-2-26
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2nd DAY OF July, 2026

Amanda Morris
(Notary Public)



- lieu

06 July 2026

Robert Bernhart
Zoning Administrator
Village of Oak Park
123 Madison St
Oak Park, IL 60302

Re: ZBA Letter of Explanation
Proposed lot consolidation at 315 N Euclid Ave and 714 Erie St, Oak Park, IL 60302

Bob,

- lieu has been hired to assist the owners with improvements to their property including a pickleball court with geothermal field beneath, a swimming pool, a poolside lounge space called the pavilion, new landscape, and hardscape.

The owners would like to combine their two adjacent properties into a single zoning lot in order to make room for the improvements and allow for unified use of the site going forward. The pavilion would be built in a location that straddles the existing lot line. This location provides the greatest public benefit because it preserves mature trees and maintains a maximum setback from the street to screen and respect the fabric of the Frank Lloyd Wright Historic District.

This application seeks to consolidate 315 N Euclid Ave and 714 Erie St into one zoning lot. It is worth noting that the 714 Erie St lot is currently legal non-conforming in several respects. It does not comply with the Village's current Code requirements for lot area (existing: 5,479 sf; code minimum: 10,000 sf), building coverage (existing: 41%; code maximum: 35%), or impervious surface coverage (existing: 73%; code maximum: 50%). The consolidated property would become compliant.

The properties contain the following existing buildings:

315 N Euclid

- o Principal building
 - The existing two-and-one-half story frame single family residence shall remain the principal building on the proposed consolidated property.
- o Accessory structure (detached garage)
 - The existing two-story frame structure has parking on the ground level with a flex space above. The owner signed an affidavit at the time of permitting confirming this structure shall not be used as an accessory dwelling unit (ADU).
 - The structure shall remain an accessory structure (garage) on the proposed consolidated property.

714 Erie St

- o Principal building
 - The existing one-and-one-half story frame single family residence shall become an accessory dwelling unit (ADU) on the proposed consolidated property.
- o Accessory structure (detached garage)

- The existing one-and-one-half story frame structure shall remain an accessory structure (detached garage) on the proposed consolidated property to be used for parking and storage.

The properties also contain other existing accessory improvements, including patios, paved walkways, and a basketball court. Following the proposed lot consolidation, the owners plan to remove several of the existing improvements in their backyard (including the basketball court and patios) and replace them with the new improvements described above. A site plan is included with the application showing these proposed modifications. All of the new improvements will be zoning compliant.

As a result of the lot consolidation, there will be one principal building, one ADU, two accessory buildings (detached garages), and other accessory improvements.

This variance application seeks relief from Section 9.3(N)(2) of the Village's Zoning Ordinance, which permits only one detached garage per lot. The variance would allow the owner to maintain the two existing detached garages, which are used on a daily basis, while consolidating their two adjacent lots to eliminate the existing non-conforming conditions at 714 Erie St. Requiring the owners to demolish an existing structure would result in undue hardship.

The owners have been good stewards of the neighborhood during their 30+ years at the property. They actively lease outdoor parking spaces on 714 Erie St to apartment tenants across the street to reduce the demand on street parking. They have proposed improvements to the 714 Erie St lot to reduce impervious coverage and strain on the Village's stormwater system. They are installing solar panels and a future geothermal field to reduce strain on the energy grid. They also go through great lengths to maintain mature trees, uphold respectful relationships with their neighbors, and respect the historic fabric of the Frank Lloyd Wright Historic District.

Please refer to the attached application materials, responses to the variation standards, a letter of support from their neighbors, and drawings for more information.

Thank you for your consideration.

Sincerely,

A solid black rectangular box used to redact the signature of Danielle Beaulieu.

Danielle Beaulieu AIA, LEED AP BD+C
Principal

BOUNDARY & TOPOGRAPHY SURVEY

OF

PARCEL 1:
(307 EUCLID)
THE SOUTH 16 FEET OF LOT 7 (EXCEPT THE WEST 54.54 FEET THEREOF) AND LOT 8 (EXCEPT THE SOUTH 50.10 FEET THEREOF AND EXCEPT THE WEST 54.54 FEET THEREOF) IN SCOVILLE'S SUBDIVISION OF LOT 4 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.

PARCEL 2:
(311-315 EUCLID)
THE SOUTH 9 FEET OF LOT 5 ALL OF LOT 6 AND THE NORTH 34 FEET OF LOT 7 N SCOVILLE'S SUBDIVISION OF LOT 4 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.

PARCEL 3:
(714 ERIE)
THE WEST 54.54 FEET OF THE SOUTH 16 FEET OF LOT 7 AND THE WEST 54.54 FEET OF LOT 8 N SCOVILLE'S SUBDIVISION OF LOT 4 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.

COMMONLY KNOWN AS: 307-315 N. EUCLID AVENUE, OAK PARK, ILLINOIS 60302

LOT 4

204.50(8) NORTH LINE OF LOT 5

LOT 5

LOT 6

LOT 7

LOT 8

AVENUE

N. EUCLID

#2 SITE BENCHMARK:
GPS OBSERVATION
CONTROL POINT, CUT CROSS IN CONCRETE PAYMENT
ELEVATION=630.73 FEET NAVD 88

#1 SITE BENCHMARK:
GPS OBSERVATION
CONTROL POINT, CUT CROSS IN SIDEWALK
50.34 S. & 2.11 E. FROM THE N.E. PROPERTY CORNER
ELEVATION=629.75 FEET NAVD 88

- LEGEND:
- (R) = Subdivision Record
 - (M) = Measured
 - N = North
 - S = South
 - E = East
 - W = West
 - T/F = Top of Foundation
 - B/S = Bottom of Siding
 - F.L. = Finish Floor
 - G/S = Garage Slab
 - T/W = Top of Window Well
 - T/W = Top of Wall
 - T/P = Top of Pipe
 - G = Ground
 - Conc. = Concrete
 - Tree
 - Wood Fence
 - Chain Link Fence
 - Iron Fence
 - Traffic Sign
 - Light Pole
 - Gas Valve
 - Fire Hydrant
 - Water Valve
 - B-Box
 - Water Manhole
 - Storm Manhole
 - Catch Basin
 - Relat
 - Combined Manhole
 - Wood Power Pole
 - Down Spout
 - Combined Sewer
 - Storm Sewer
 - Sanitary Sewer
 - Water Main
 - Overhead Wires

ERIE STREET

ORDER NO.: 26-028
ORDERED BY: MARY SCHULER

NOTE: Location of underground utilities and sewer size where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

Locations of existing utility services are based on visual observations. Contractor must confirm location and condition of all utility services to remain.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E.
91-800-892-0123 BEFORE DIGGING

GENERAL NOTES:

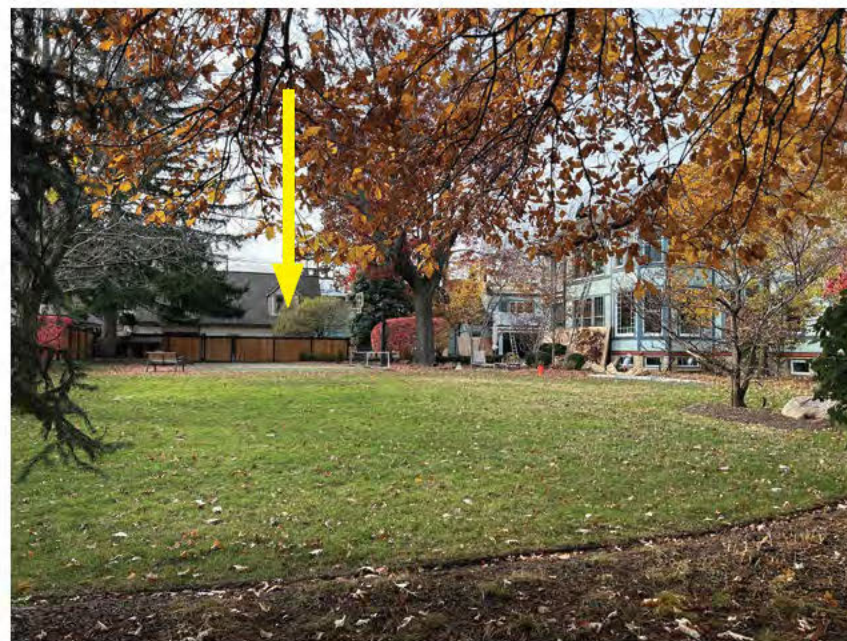
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.



View from street looking west



View from side yard looking west



View from fence looking west

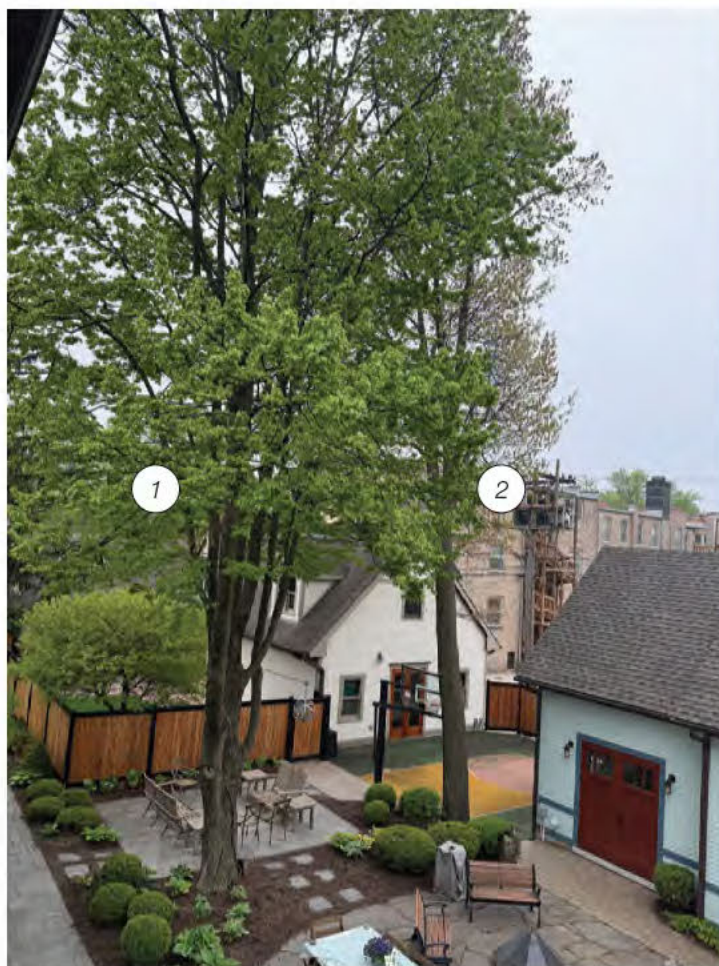


View from back porch looking southwest



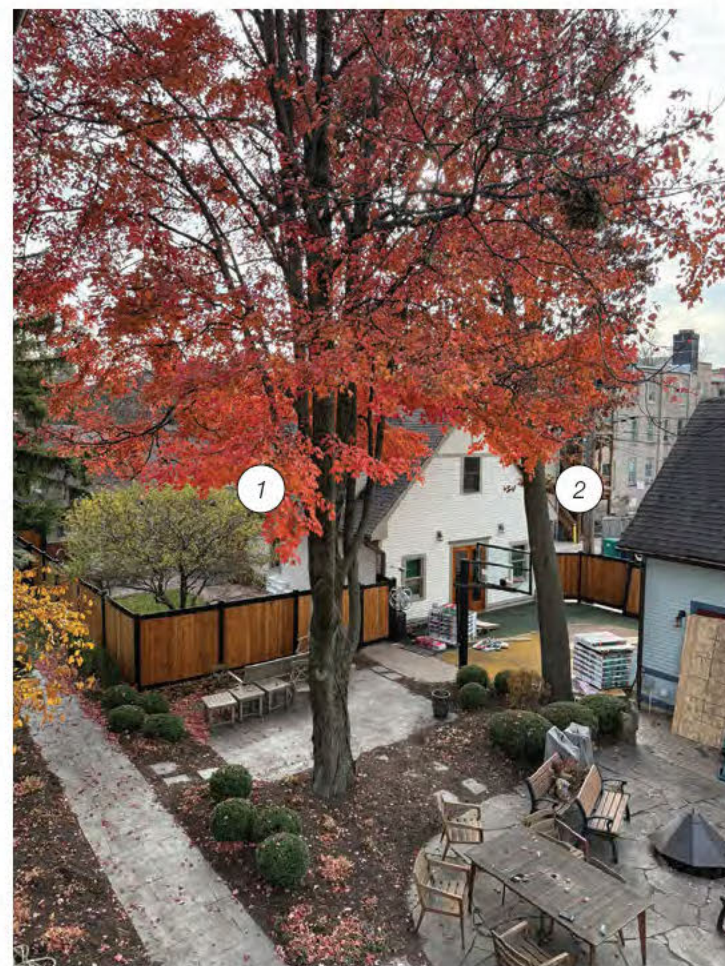
View from backyard looking south

Note: The yellow arrow indicates the proposed pavilion location.



View from balcony looking southwest

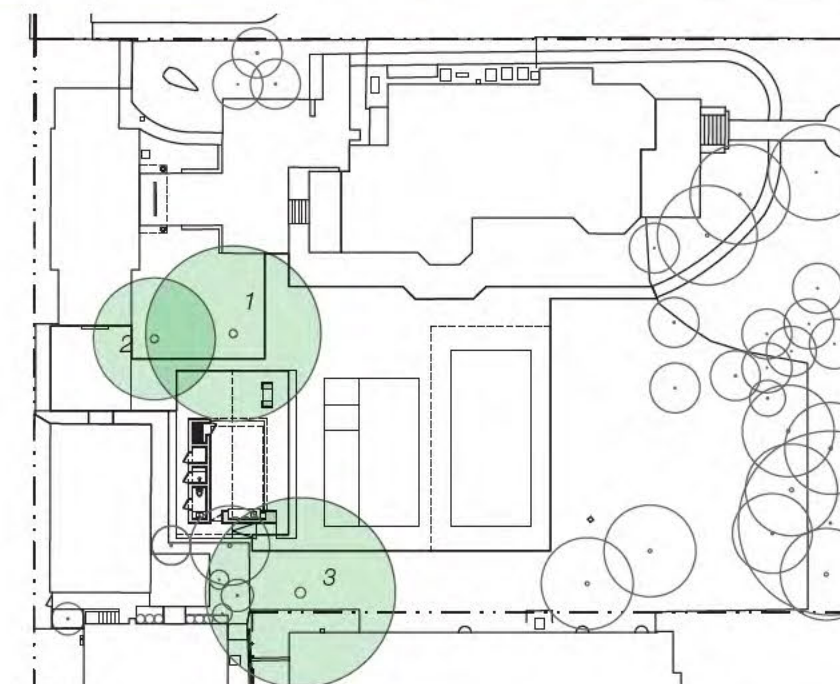
Tree 1 - Sugar Maple, 24"
 Tree 2 - Red Oak, 24"
 Tree 3 - Norway Spruce, 32"



View from balcony looking southwest



View from side yard looking west



Key plan



View from alley looking northeast at Euclid garage



View from alley looking south at Euclid garage and Erie garage beyond



View from alley looking northeast at Erie garage



View from backyard looking north



View from backyard looking southeast



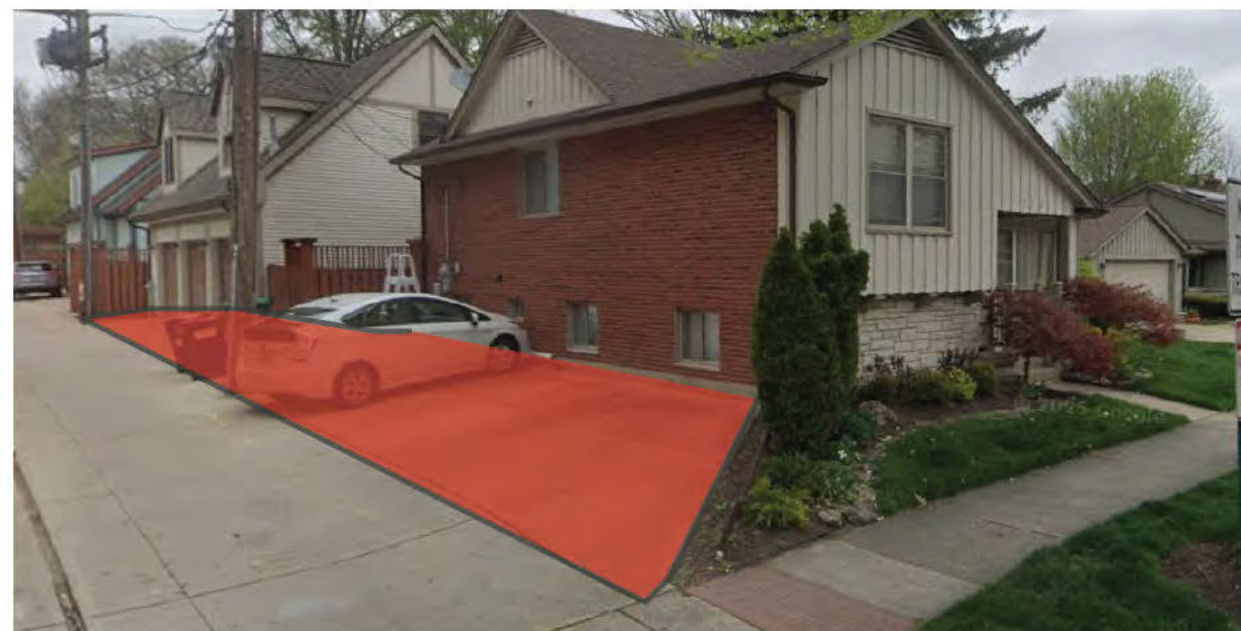
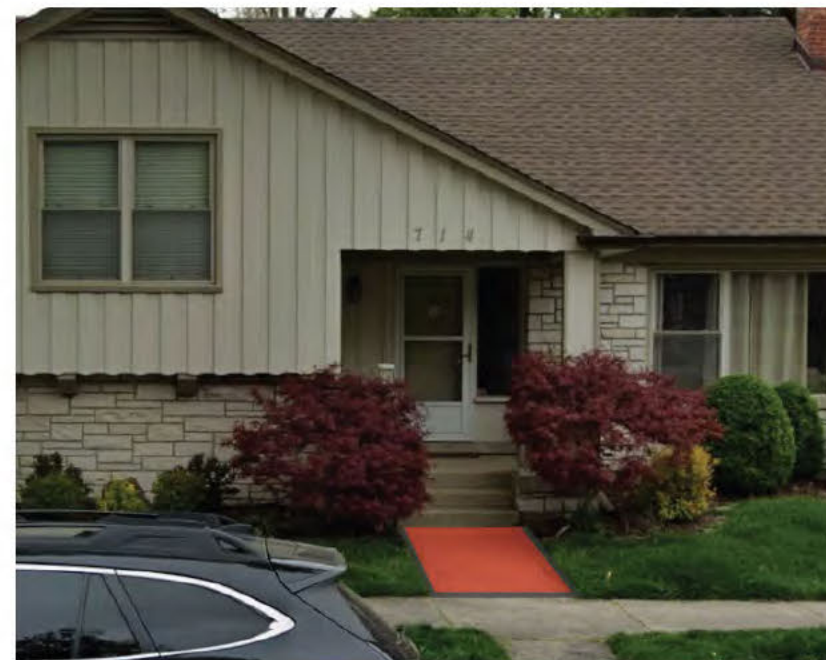
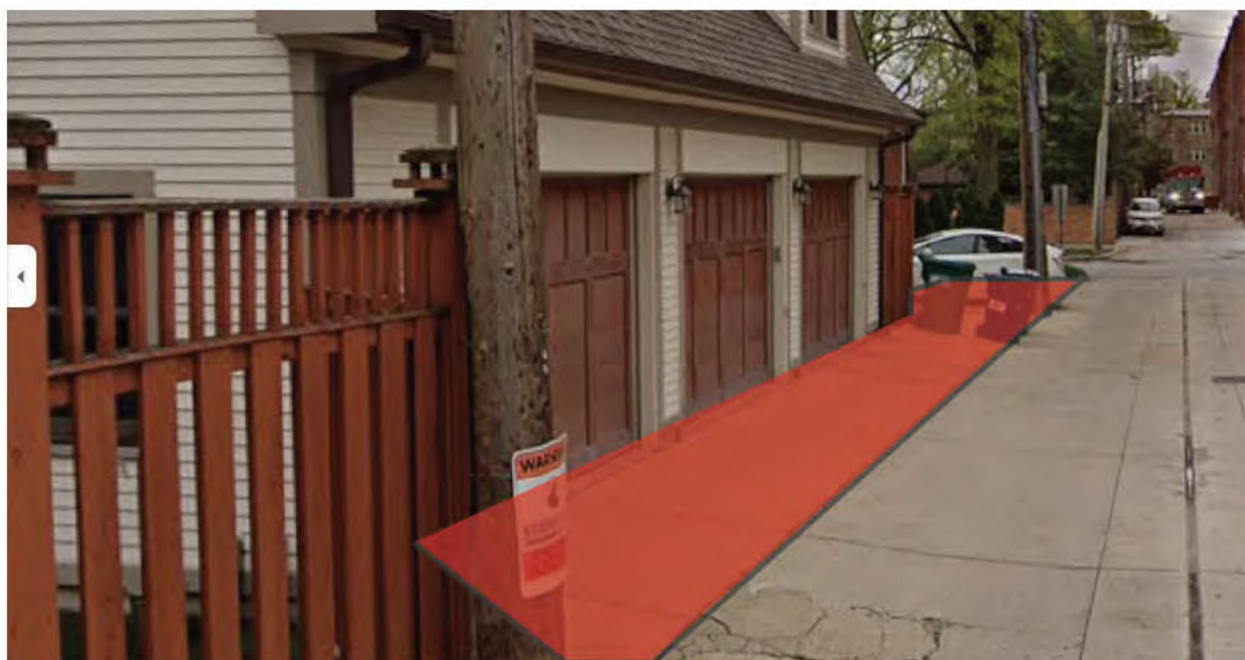
View from backyard looking northwest



View from backyard looking west



View from alley looking northeast at leased parking

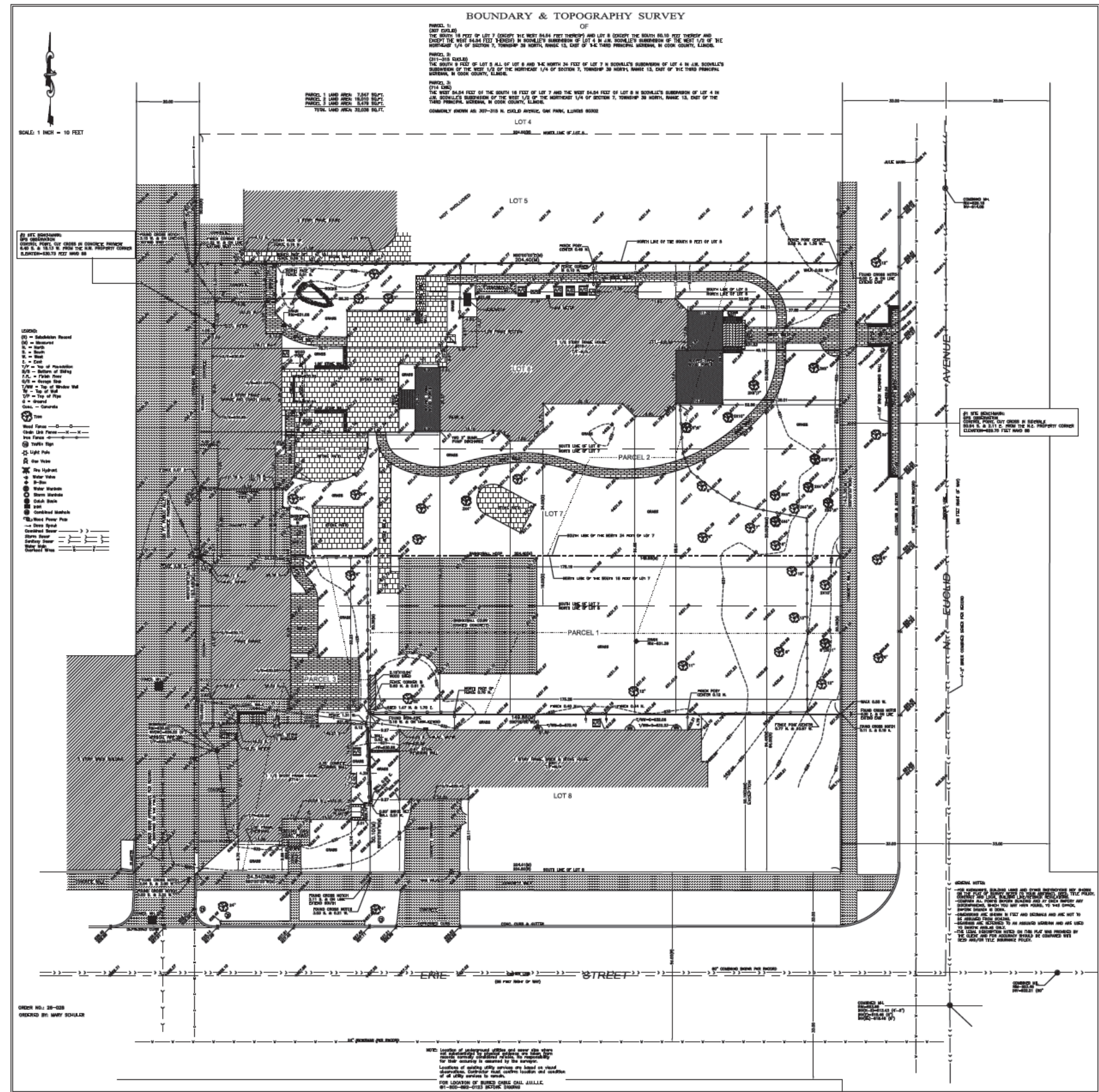


The existing hardscape conditions direct water into public alley and sidewalk areas. By replacing concrete with permeable paving, a considerable amount of stormwater will be directed into sub-surface infiltration areas.

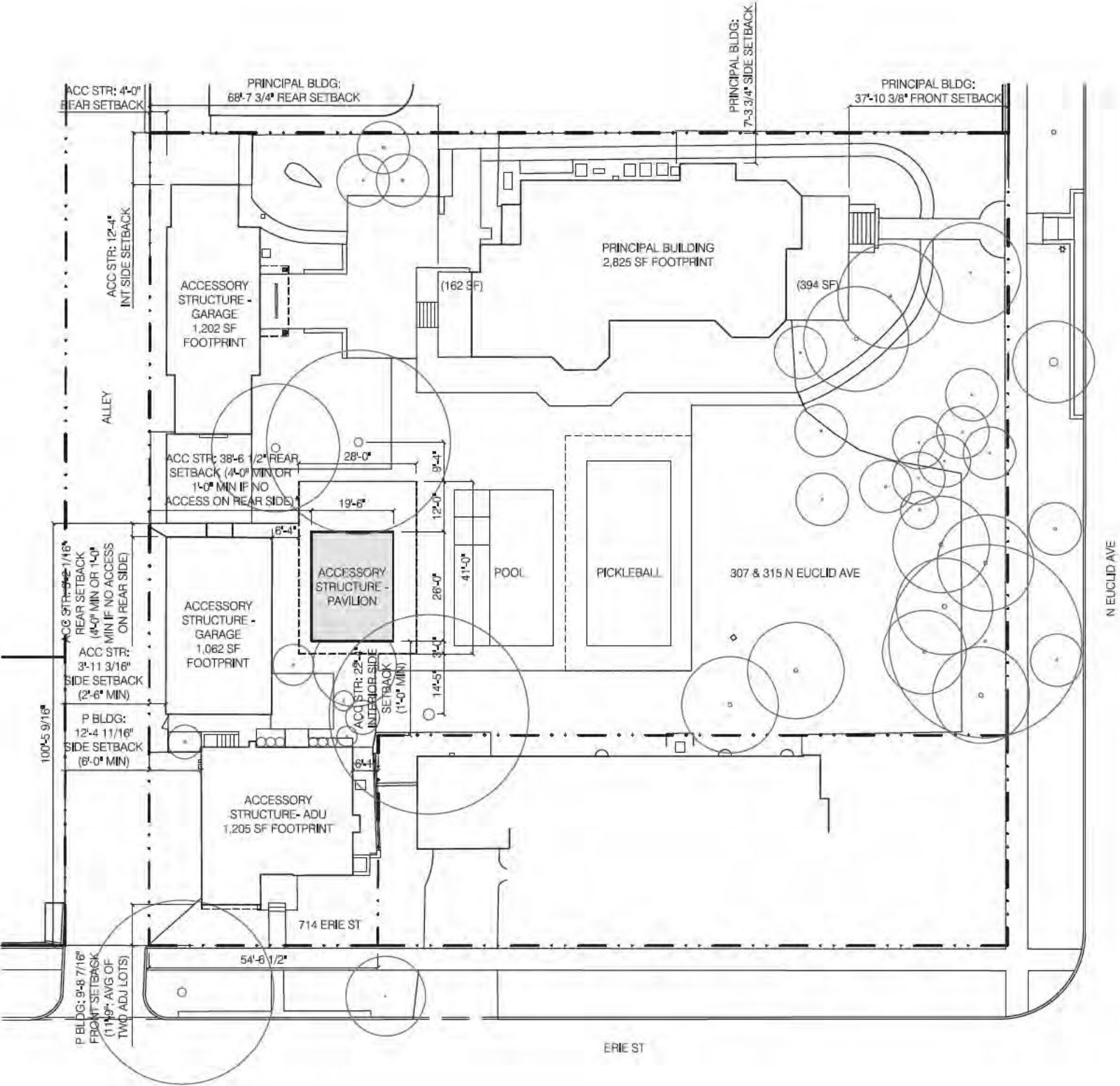
Schuler

Zoning Variance Exhibit | 07.06.2026

- lieu



Note: See full-size plot.



GENERAL INFO	
ADDRESSES	315 N EUCLID AVE, OAK PARK, IL 60302 (& 307 N EUCLID) 714 ERIE ST, OAK PARK, IL 60302
PIN #	EUCLID: 16-07-206-020-0000 ERIE: 16-07-206-014-0000
ZONING DISTRICT	R-1 SINGLE-FAMILY RESIDENTIAL
HISTORIC DISTRICT	FRANK LLOYD WRIGHT

307/315 N EUCLID AVE & 714 ERIE ST - CONFORMING/NON-CONFORMING					
		EUCLID	ERIE	CONSOLIDATED	
CATEGORY	CODE REQ	EXISTING	EXISTING	PROPOSED	NOTES
LOT AREA	10,000 SF MIN	26,557 SF	5,479 SF	32,036 SF	-
BLDG COVERAGE	- 35% MAX	4,027 SF 15.2%	2,267 SF 41%	7,442 SF 23.2%	ADDING 1,148 SF PAVILION
DETACHED ACCESSORY STRUCTURES COVERAGE	- 20% MAX	1,202 SF 4.4%	1,062 SF 19.4%	4,617 SF 14.4%	ERIE PRINCIPAL BLDG BECOMES ACC STR ADU, ADDING 1,148 SF PAVILION
IMPERVIOUS SURFACE	16,018 SF 50% MAX	11,097 SF 41.8%	4,004 SF 73%	15,746 SF 49.1%	-
PERMEABLE PAVERS	3,204 SF 20% OF OPEN SPACE	-	-	1,520 SF 9.5%	ASSUMING 433 SF ON EUCLID AND 1,087 SF ON ERIE. DESIGN TBD.
DETACHED GARAGE	1 PER LOT	1	1	2	REQUESTING VARIANCE
ACCESSORY DWELLING UNIT	1 PER LOT	0	0	1	EUCLID GARAGE HAS A FLEX SPACE ABOVE. IT IS NOT AN ACCESSORY DWELLING UNIT. ERIE PRINCIPAL BUILDING WOULD BECOME AN ACCESSORY DWELLING UNIT.

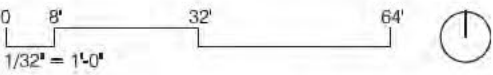
NOTE:
BUILDING COVERAGE IS MEASURED TO THE EXTERIOR WALLS OF THE ENCLOSED BUILDINGS AND DOES NOT INCLUDE PORCHES OPEN ON 3 SIDES OR TYPICAL ROOF OVERHANGS, BUILDING COVERAGE FOR THE PAVILION INCLUDES THE WHOLE ROOF.

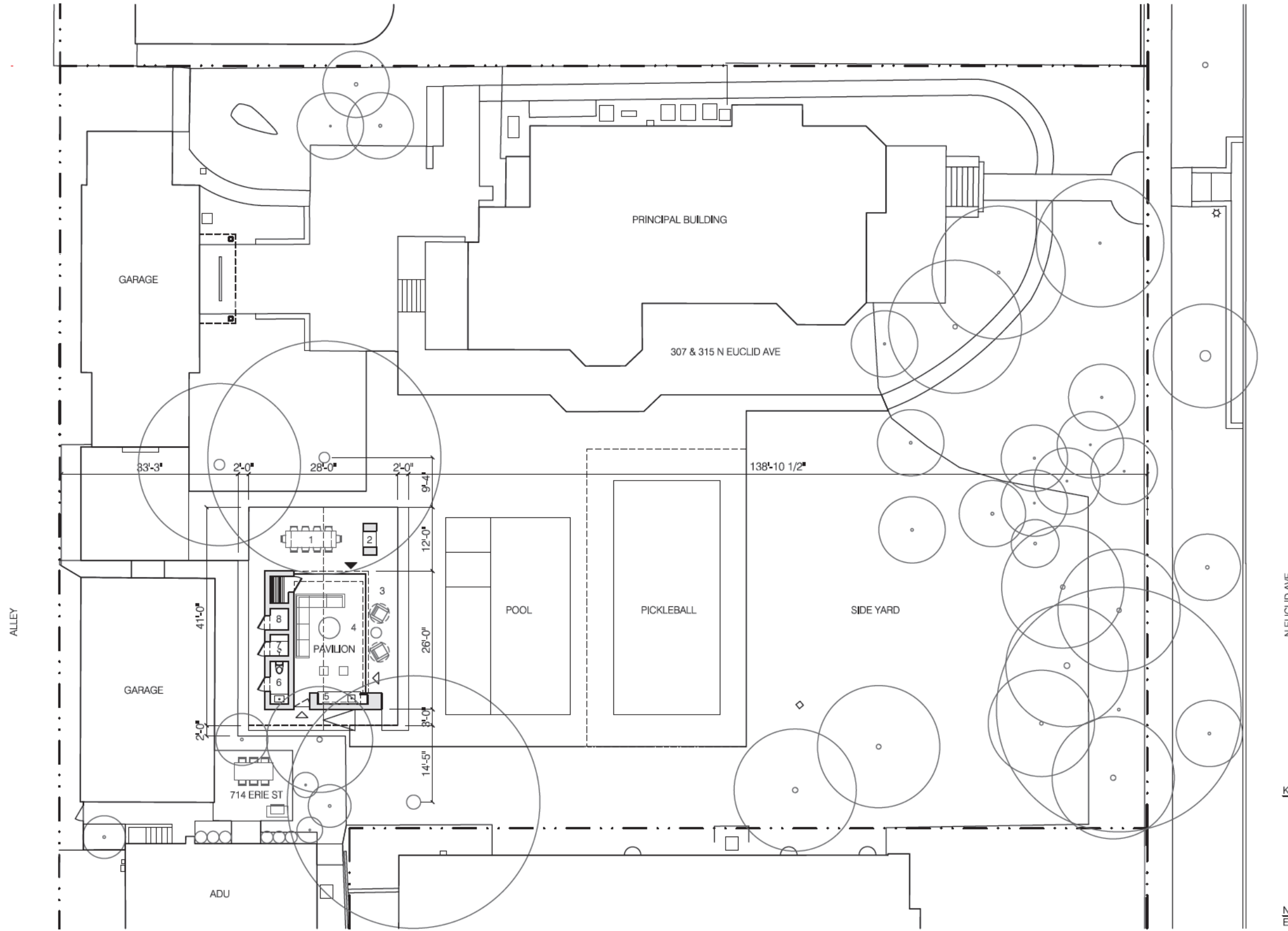
PER ZONING CODE, EAVES ALLOWED TO ENCR OACH UP TO 4' OF SIDE AND REAR SETBACKS.

EUCLID LANDSCAPE AND HARDSCAPE DESIGN TO BE FURTHER DEVELOPED, IMPERVIOUS SURFACE AREAS ARE ESTIMATED.

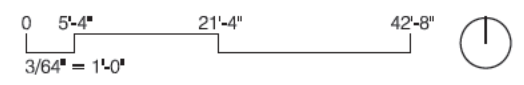
KEY

PROPERTY LINE

PAVILION ENCLOSURE (507 SF)



- KEY**
- 1. DINING
 - 2. FIREPLACE
 - 3. TERRACE
 - 4. LOUNGE
 - 5. MILLWORK WITH SINK
 - 6. POWDER ROOM
 - 7. OUTDOOR SHOWER
 - 8. UTILITY ROOM
- NOTES**
 EUCLID LANDSCAPE DESIGN TO BE DETERMINED.





View from side yard looking west - glass open



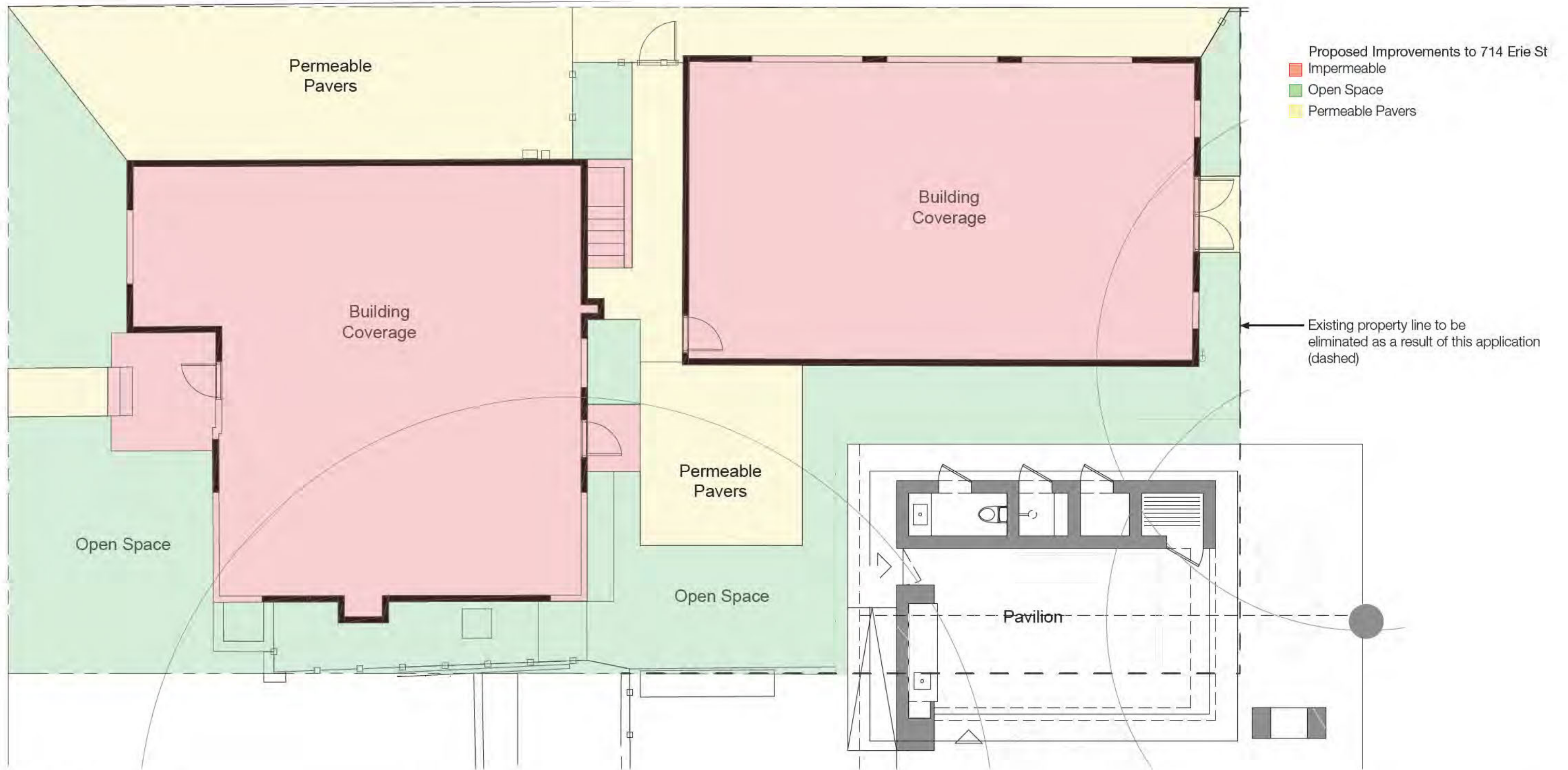
View from backyard looking south

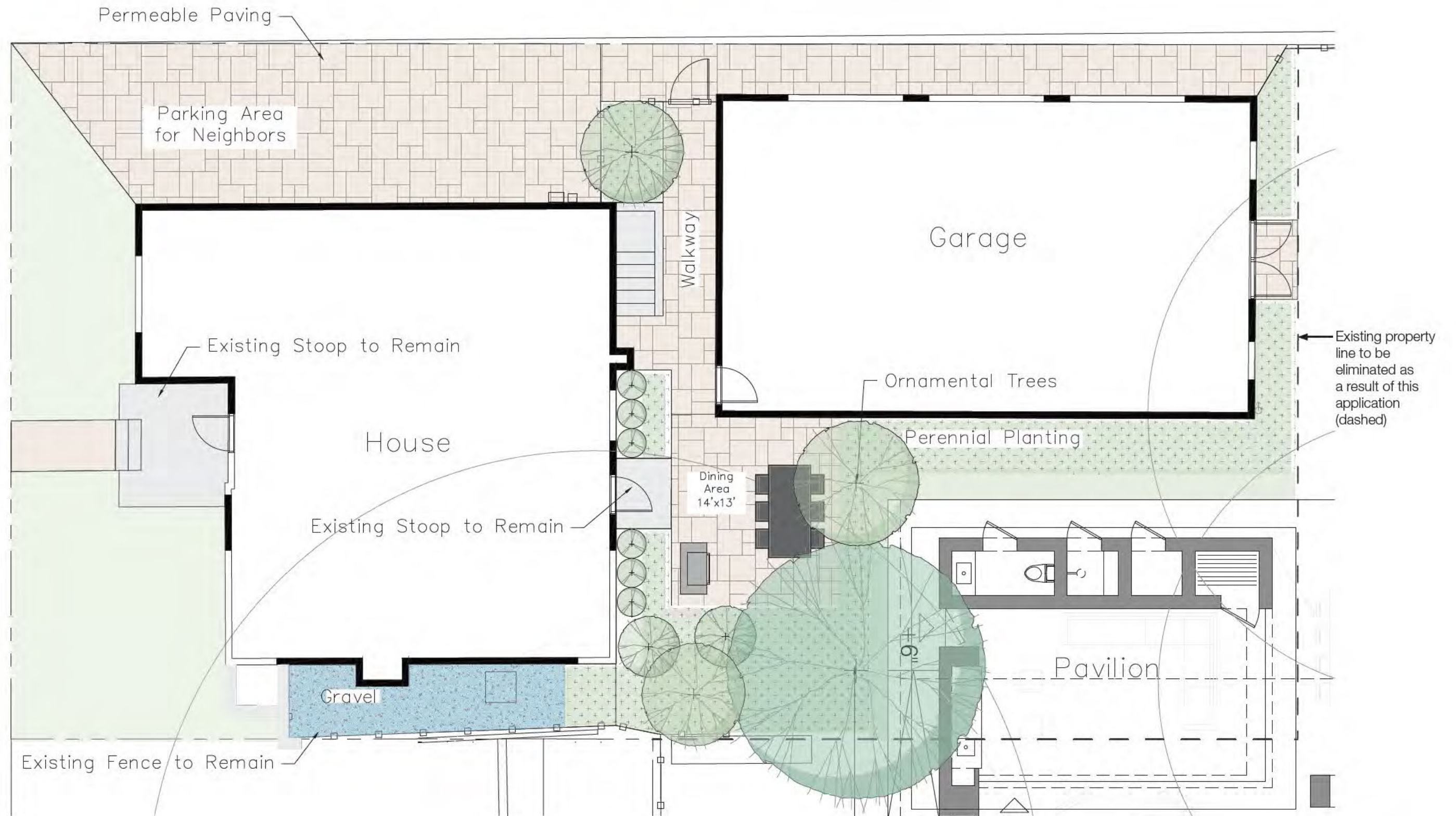


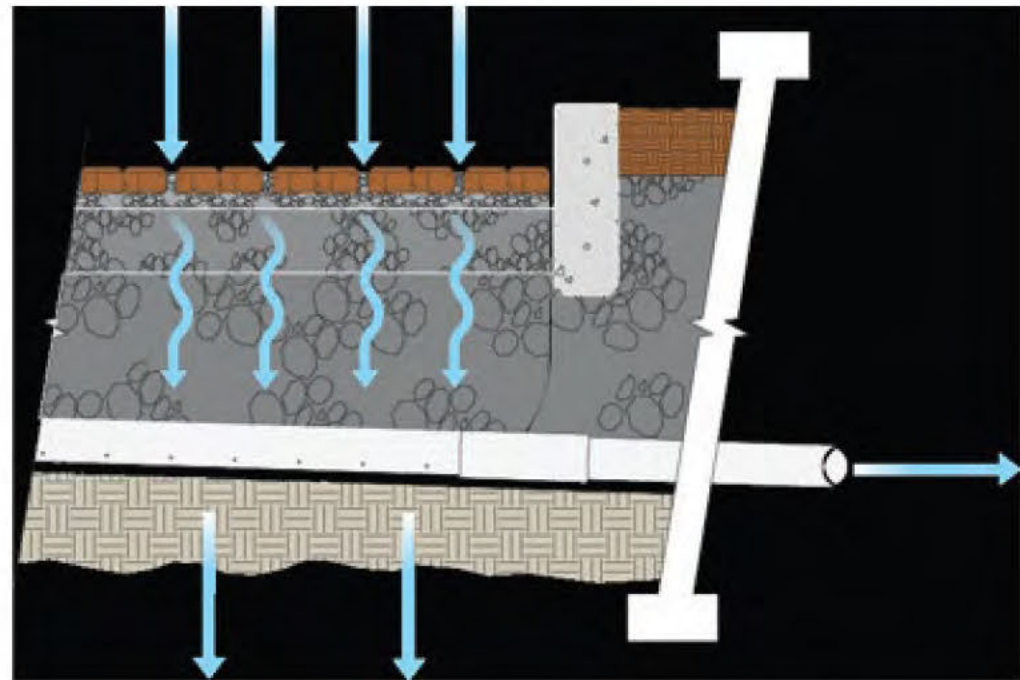
View from side yard looking west - glass closed



View from backyard looking southeast







The proposed design utilizes the Unilock TREO system to create an organic pattern that compliments the home's aesthetic.



Unilock Treo Permeable Pavers, Tuscany



FLYNN LAW OFFICES

AN ILLINOIS LLC

1007 CURTISS STREET, SUITE 1

DOWNERS GROVE, IL 60515

(312) 218-8621

jflynn@flynnlawllc.com

May 6, 2026

RE: Ownership Verification for 315 N. Euclid, Oak Park, Illinois 60302

To Whom It May Concern:

Please be advised that Flynn Law, LLC represents Mary Jo and Stephen Schuler.

This letter confirms that the property at 315 N. Euclid, Oak Park, Illinois 60302, is titled in the name of a land trust held by Chicago Title Land Trust Company, Trust Number 8002347847 (the "Land Trust") as evidenced by a copy of the deed attached hereto as **Exhibit A**.

This letter further confirms the Land Trust is owned by Mary Jo Schuler and Stephen Schuler as tenants by the entirety as evidenced by a copy of the Land Trust attached hereto as **Exhibit B**.

Please contact my office if you require any additional information.

Sincerely,

A large black rectangular redaction box covering the signature of the attorney.

Attorney at Law
Flynn Law, LLC
ARDC No. 6229253

FLYNN LAW OFFICES

AN ILLINOIS LLC

1007 CURTISS STREET, SUITE 1

DOWNERS GROVE, IL 60515

(312) 218-8621

jflynn@flynnlawllc.com

May 6, 2026

RE: Ownership and Lease Verification for 714 Erie Street, Oak Park, Illinois 60302

To Whom It May Concern:

Please be advised that Flynn Law, LLC represents 529 Beloit LLC.

This letter confirms that 529 Beloit LLC is the owner of the real property commonly known as 714 Erie Street, Oak Park, Illinois 60302, as evidenced by the deed attached hereto as **Exhibit A**.

This letter further confirms that the single member of 529 Beloit LLC is Serenity Investments LLC. Serenity Investments LLC is owned entirely by Mary Jo Schuler and Stephen Schuler as evidenced by the Biennial Report filed with the Alaska Secretary of State attached hereto as **Exhibit B**.

Finally, attached hereto as **Exhibit C** is a lease agreement for the rental of 714 Erie Street, Oak Park, Illinois 60302, which was signed by tenant [REDACTED]

Please contact my office if you require any additional information.

Sincerely,

[REDACTED]
John Flynn
Attorney at Law
Flynn Law, LLC
ARDC No. 6229253

- lieu

06 July 2026

Robert Bernhart
Zoning Administrator
Village of Oak Park
123 Madison St
Oak Park, IL 60302

Re: Response to Variation Standards
Proposed lot consolidation at 315 N Euclid Ave and 714 Erie St, Oak Park, IL 60302

Bob,

Please see our Responses to the Variation Standards below in [blue](#).

A written response to each of the following standards that must be met in order for a variation to be granted (Section 14.3 E of the Village of Oak Park Zoning Ordinance) must be submitted. Each standard must be quoted from the Zoning Ordinance and then followed by a reasoned response to the standard. Please note that all three standards must be met in order for the ZBA to grant any variances.

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.

- The proposed zoning lot consolidation will eliminate an existing, significantly undersized lot, which is also legal non-conforming as to lot coverage, building coverage, and impervious surface coverage.
- The variance requested will allow the Applicant to maintain the existing structures on the properties after they are consolidated into a single zoning lot. Requiring the homeowners to demolish an existing structure as a condition of eliminating the undersized, nonconforming lot would result in undue hardship.
- Both structures are in good condition, provide value to the homeowners, and will comply with all other applicable zoning standards after the proposed consolidation (e.g. setbacks, lot coverage, impervious coverage).

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 particular hardship is due to the properties' existing physical condition and configuration. The Erie lot is significantly undersized and has an existing detached garage.

- The proposed lot consolidation will bring both properties into conformity with the Zoning Code, subject to the requested variation.

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.

- This is a unique circumstance, in that the applicant is seeking to consolidate two existing improved properties for unified use, while maintaining existing structures.

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 variation does not change or add any structures on the site. It will merely allow existing structures to remain, and will have no adverse impact on public health, safety, and welfare in the surrounding neighborhood.
- The two detached garages are proposed to be maintained in their current condition. Both garages are located on the rear alley and well screened from neighboring properties and streets by existing buildings and mature landscaping.
- Following the proposed zoning lot consolidation, the owners intend to make modifications to other accessory improvements within their back yard. All of the proposed new improvements will be zoning compliant.
 - Allowing the variation will enable the planned pavilion to be built in a location that straddles the existing lot line. This location provides the greatest public benefit because it preserves mature trees and maximizes setbacks and screening, respecting the fabric of the Frank Lloyd Wright Historic District.
- The adjacent neighbors support the request.

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.

- The proposed variation does not change or add any structures on the site and therefore will have no adverse impact to the supply of light and air to adjacent properties or increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

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

- The proposed variation is consistent with the spirit and intent of the Ordinance. It does not change the density or character of the neighborhood.
- Eliminating the existing lot size/ coverage nonconformities on the Erie lot will actually promote the intent of the Zoning Code and the Village's land use policies, while allowing existing structures to be maintained.

- The Zoning Code favors consolidation of undersized lots into a single zoning lot—see Section 15.4(E).

Thank you for your consideration.

Sincerely,



Danielle Beaulieu AIA, LEED AP BD+C
Principal

July 6, 2026

Zoning Department
Village of Oak Park
123 Madison St
Oak Park, IL 60302

Dear Zoning Staff,

Please accept this letter of support related to our neighbor's pending application with the Village of Oak Park to consolidate their primary residence (315 N Euclid Ave) and 714 Erie (a rental property owned by the Schuler's) into a single zoning lot and maintain their two existing detached garage structures. Our next-door neighbors are Mary Jo & Stephen Schuler who reside at 315 N. Euclid Avenue as the property owners.

The Schuler's have discussed with us their plans to consolidate their two properties into a unified zoning lot, which will allow them to build a pavilion structure that straddles the current property line between 315 N. Euclid and 714 Erie. On June 25, we had a chance to walk through the pavilion project on site with the Schuler's and their architect (Danielle Beaulieu) to learn more about the proposed project. Prior to our arrival to this meeting, the architect staked out the perimeter boundaries of the pavilion so we could see the exact placement of the structure. We also reviewed a site plan and concept drawings of the pavilion.

We would like to formally register our support of the proposed plan for the Schuler Family to consolidate their lots and build a pavilion, while maintaining the two existing garage structures. Both garages face the rear alley and are well screened from our property by existing landscaping. The target location of the pavilion will allow the Schuler's to preserve mature trees which enhance the landscape views in our neighborhood.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

Becky & Dennis Egolf
301 N. Euclid Avenue
(Northwest corner of Euclid & Erie)