



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: 613 S Grove Ave.

Property Identification Number(s)(PIN): 16-18-116-014-0000

Name of Property Owner(s): Renee and Chad Eliason

Address of Property Owner(s): 613 S Grove Ave. Oak Park, IL. 60304

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

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): Daina Furuya

Applicant's Address: [REDACTED]

Applicant's Contact Information: Phone [REDACTED] E-Mail [REDACTED]

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other
(If Other - Describe): Architect

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: Parking pad in the front yard.

Size of Parcel (from Plat of Survey): 2735.39 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-3-35 Single Family</u>	<u>Single Family Residence</u>
To the South:	<u>R-3-35 Single Family</u>	<u>Single Family Residence</u>
To the East:	<u>R-3-35 Single Family</u>	<u>Single Family Residence</u>
To the West:	<u>R-3-35 Single Family</u>	<u>Single Family Residence</u>

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

If Yes, how? _____

Is the property in question currently subject to any zoning relief? Yes No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? 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: 9. SITE DEVELOPMENT STANDARDS Section: 9.3 ACCESSORY STRUCTURES AND USES

Article: 9. SITE DEVELOPMENT STANDARDS Section: 9.4 PERMITTED ENCROACHMENTS

Article: _____ Section: _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not COOK contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

The blocks on Grove and Carpenter Avenue between Harrison and Madison Street do not have alleys behind their properties. In addition to this, the properties are shorter in depth compared to most properties in Oak Park, providing few residents to have a rear garage in their property. Due to these reasons, many of the residents in these block have a common hardship for finding appropriate places to park their vehicles. Often these residents resort to inconvenient permit-street -parking, and by creating off-street parking, such as this project, will lessen congestion and on-street-over-night parking. Variances approval for these special single family residential lots will update and improve property values with parking solutions, as some of these lots have been developed before personal cars and parking areas were a standard part of living.

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.

Daina Furuya

(Printed Name) Applicant

[Redacted Signature]

5.6.2026

Date

Renee Elias
(Printed Name) Owner

Chad Elison

[Redacted Signature]

[Redacted Signature]

5/6/26

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

6 DAY OF MAY, 2026

[Redacted Signature]

(Notary Public)





May, 6th 2026

Mr. Robert Bernhart
Zoning Administrator
Development Services
Village of Oak Park
123 Madison St.
Oak Park, IL. 60302

RE: ZBE Variation Standards Response
Proposed Parking Pad in Front Yard at the Eliason Residence
613 S. Grove Avenue, Oak Park, IL. 60304

Tects LLC has been hired to assist the owners with an addition of a front-yard drive-way and an alteration to their front porch at the address above. This letter is to address the Variance Standards. As mentioned in the project summary, we are requesting the permitted use of the front yard as a driveway/parking, i.e. relief from the Accessory Structures and Uses provisions of the Residential District Dimensional Standards as set out in Section 9.3(A)(5)(b) and Table 9-1, Zone R-3-35 pertaining to the work below.:

- Reduction of the existing front deck in its footprint.
- Relocation of the front deck entry stairs to the side of the reduced front deck.
- Proposed 418.32 sq.ft. permeable paver drive way in the existing front yard.

Please see below our responses to the Variation Standards:

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.

Response: The dimensional limitation combined with the lack of a rear alley in the block makes it impossible to situate a parking area in the rear or the side of the property. The narrow lot makes it impossible to provide adequate access to a potential parking area, a garage in the rear, or to have drive-way parking on the side yard. These factors create a physical hardship of lacking an on-site parking predating the homeowner's involvement. The closest night time permit parking is two blocks away on Madison Street, and

Daina Furuya, RA, REP

[Redacted signature line]

[Redacted contact information]

www.tectslc.com



this distance significantly, and negatively impacts their quality of life and property value.

The home owners, Renee and Chad Eliason have tried negotiating with their neighbor at 609 S. Grove Ave. to grant them easement to use the neighbor's drive way to access the home owner's rear yard for a potential rear parking space. However, the neighbors only agreed to grant the Eliasons a partial easement to the front portion of their driveway to be able to access the front yard. Therefore we are seeking approval of the variance to have a parking area in the front yard. We will formalize the **neighbor's** easement when we know this variance was approved and we can proceed with the construction.

b. The particular physical surroundings, shape or topographical conditions of the specific property imposed 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 subject property is located on a non-conforming lot of substandard minimum width(27.5 ft. <35 ft.) and minimum Lot Area(2735.39 ft. <3500 ft.) relative to the dimensions required under Zone R-3-35 in Table 4-1 of the Oak Park Zoning Ordinance. In addition to these limiting lot dimensions, there are no alleys on blocks of Grove and Carpenter Avenue between Harrison and Madison Street. These physical conditions limit the homeowners in locating parking areas in the rear or the side, which are most common in our village for single family residences.

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.

Response: This problem was inherent to the property since the owners purchased the house in 2019.

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.

Response: No, approval of this variance will not be detrimental to the public health or safety. **We will be using the neighbor's curb cut and driveway,** so the amount of new paving will be minimum. The proposed



permeable pavers will contribute in lessening storm wash-offs by retaining rain water within the property.

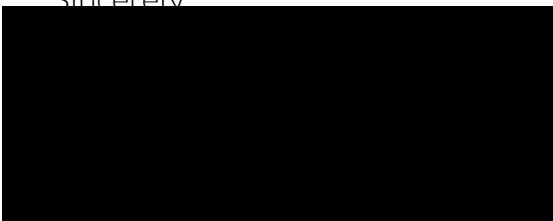
b. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

Response: No, approval of this variance will not impare any of the above. The existing stairs of the front porch which currently encroaches in the front yard setback will be relocated out of the setback, resulting in more open clean space. Also, the parking pad built of permeable pavers, dimensions **15'-2 1/4"W x 27'-6"L**, will be flush to the ground. The parking area will allow the owners to increase the welfare and safety of the neighborhood by lessening street parking of their vehicles, and upgrade their property to include on-site parking which is basically standard to today's single family homes.

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

Response: Home owners with narrow lots on the blocks surrounded by the aforementioned streets(Grove, Harrison, Carpenter and Madison) share the same problem, and some have resolved them with similar strategies, by creating parking areas in their front and side yard setbacks. For instance, their neighbor to the South, 615 S. Grove Ave. were permitted to create front yard parking at some point. We are aware of similar solutions at 605 N Cuyler Avenue. This variance would achieve parity with such properties.

Sincerely



Daina Furuya, RA, REP
Principal
Tects LLC
Phone: [REDACTED]
eMail: [REDACTED]



May, 6th 2026

Mr. Robert Bernhart
Zoning Administrator
Development Services
Village of Oak Park
123 Madison St.
Oak Park, IL. 60302

RE: ZBE Project Summary
Proposed Parking Pad in Front Yard at the Eliason Residence
613 S. Grove Avenue, Oak Park, IL. 60304

Tects LLC has been hired to assist the owners with an addition of a front-yard drive-way and alterations to their existing front porch at the address above. We request review and approval of the following proposed alterations for the permitted use of the front yard as a driveway/ parking:

- Reduction of the existing front deck in its footprint.
- Relocation of the front deck entry stairs to the side of the reduced front deck.
- Proposed 418.32 sq.ft. permeable paver drive way in the existing front yard.

The subject property is located on a non-conforming lot of substandard minimum width(27.5 ft. <35 ft.) and minimum Lot Area(2735.39 ft. <3500 ft.) relative to the dimensions required under Zone R-3-35 in the Oak Park Zoning Ordinance. This dimensional limitation combined with the lack of a rear alley makes it impossible to have a garage in the rear, or driveway in the side yard. This creates a physical hardship for the homeowners not having an on-site parking space.

Without the variance approval, the homeowner's vehicle parking needs are limited. They have been resorting to street-permit-over-night-parking, or renting limited expensive private garages in the neighborhood.

The proposed front deck alteration with a parking pad would allow the homeowners to get their vehicles off of the streets, and improve the function of their single family residence.

Please refer to the attached documents, and drawings. Thank you for your consideration of this matter, and please feel free to contact me if you have any questions or concerns.

Daina Furuya, RA, REP

T [REDACTED]

www.tectslc.com

t e c t s

Sincerely,



Daina Furuya, RA, REP
Principal
Tects LLC
Phone: [REDACTED]
eMail: [REDACTED]



• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

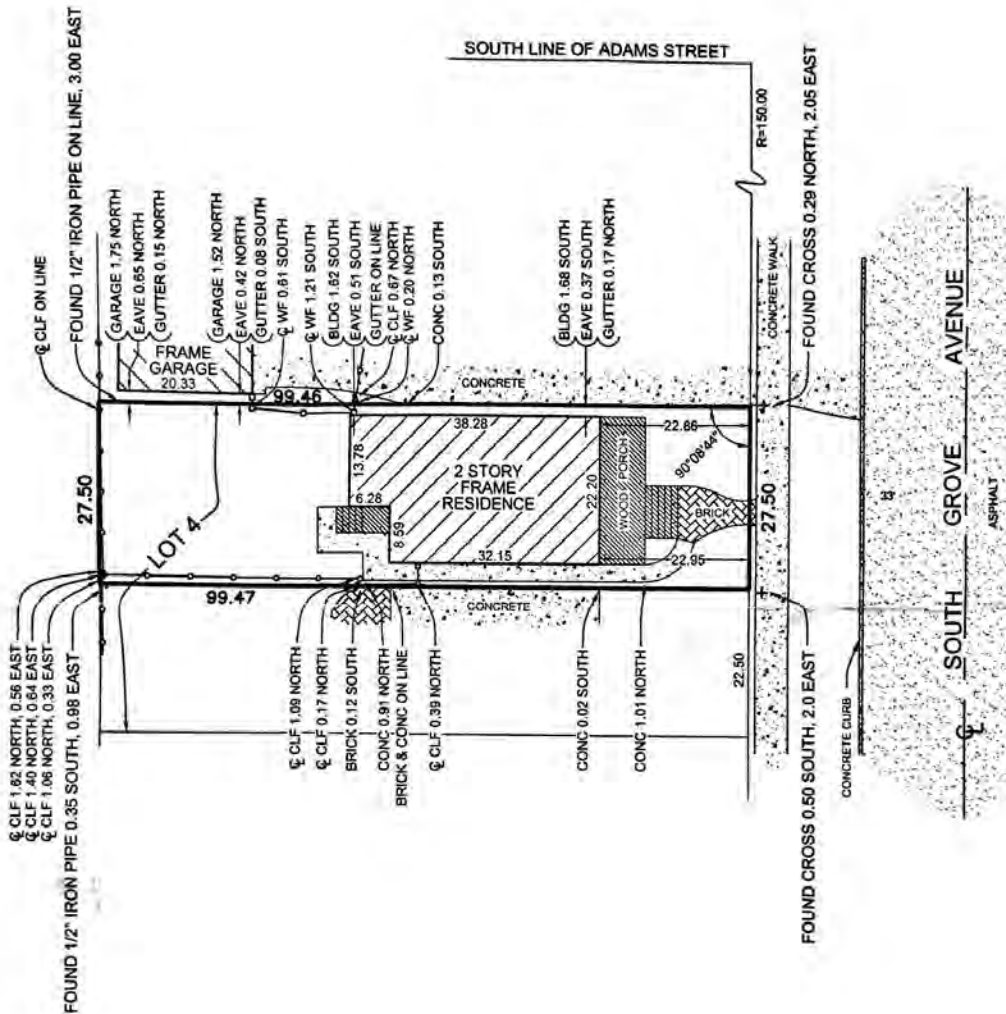
SCHOMIG LAND SURVEYORS, LTD.

PLAT OF SURVEY

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

LOT 4 (EXCEPT THE SOUTH 22 1/2 FEET THEREOF) IN BLOCK 8 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF OAK PARK AVENUE IN THE PARTITION BY CIRCUIT COURT OF COOK COUNTY, ILLINOIS OF THE EAST 1/2 OF LOT 2 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 613 SOUTH GROVE AVENUE, OAK PARK.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY, UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITHOUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEY DATE: APRIL 22ND, 2019.
BUILDING LOCATED: APRIL 22ND, 2019, FILE: 052012.CRD
ORDERED BY: MICHAEL GOGGIN'S LAW OFFICE
PLAT NUMBER: 190455 SCALE: 1" = 20'

- LEGEND
- M. = MEASURED DIMENSION
 - R. = RECORDED DIMENSION
 - B.L. = BUILDING LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - C. = CENTER LINE
 - C.L.F. = CHAIN LINK FENCE
 - W.F. = WOOD FENCE
 - V.F. = VINYL FENCE
 - I.F. = IRON FENCE

STATE OF ILLINOIS }
COUNTY OF COOK } ss. LOT AREA: 2,735 SQUARE FEET.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

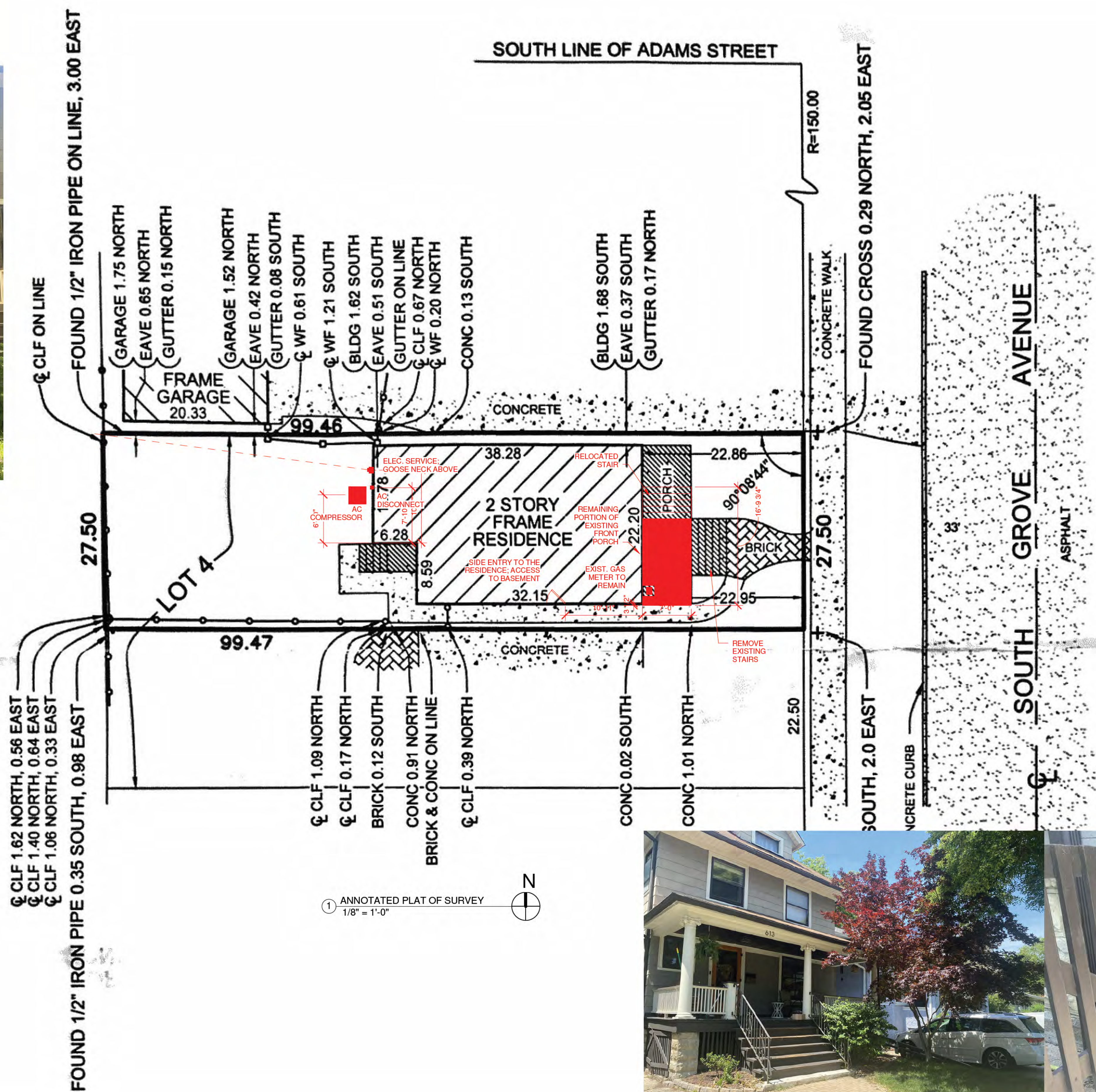
BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446



LICENSE EXPIRATION
11-30-2020



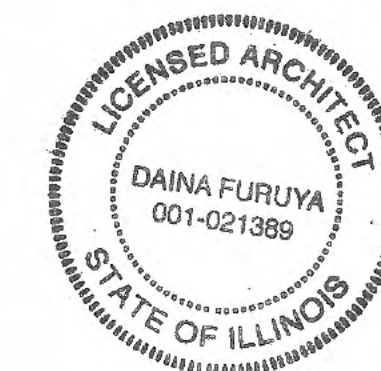
② ELEC. SERVICE, METER, AC COMPRESSOR AND DISCONNECT
12" = 1'-0"



① ANNOTATED PLAT OF SURVEY
1/8" = 1'-0"



③ EXIST. FRONT PORCH AND GAS METER
12" = 1'-0"

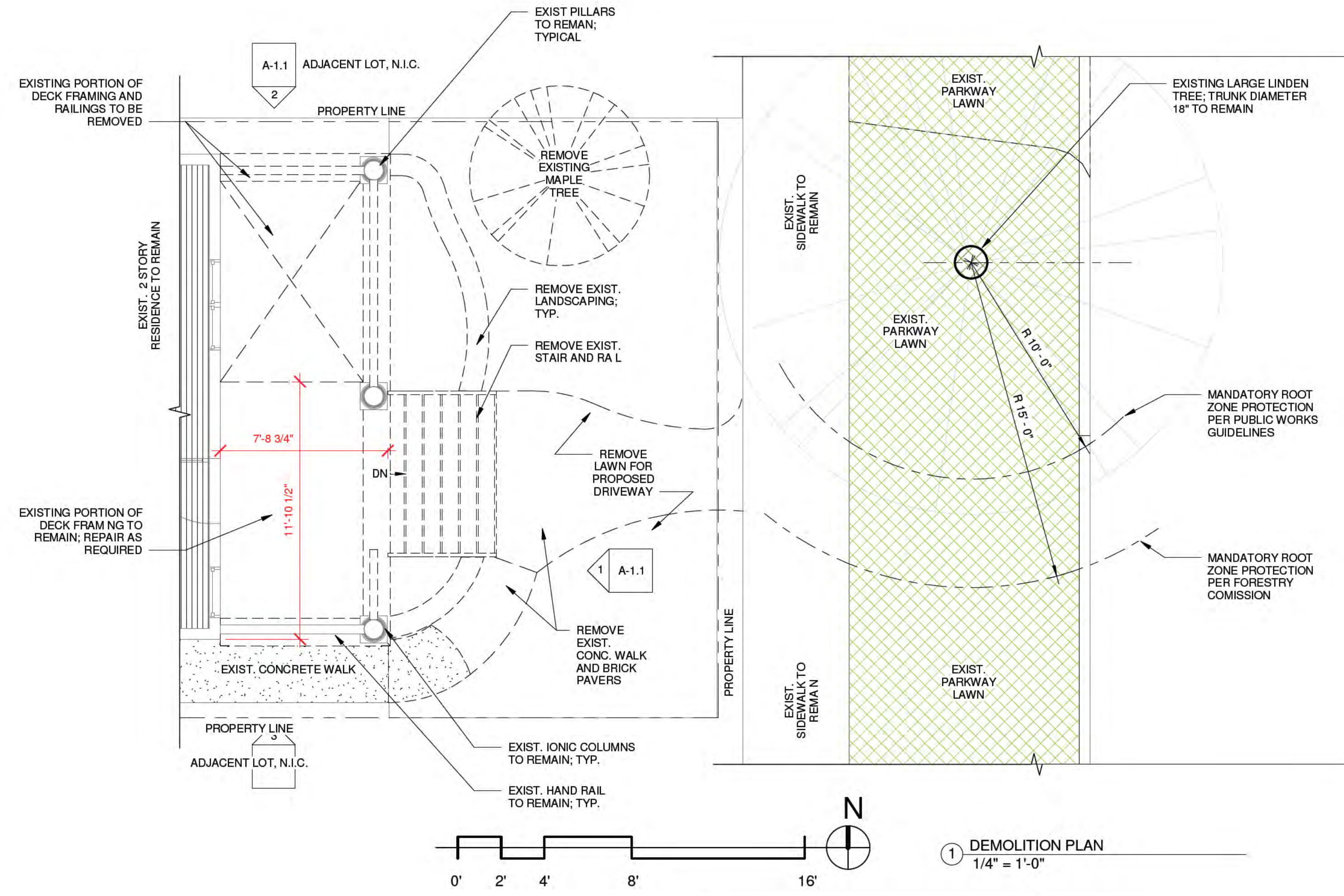


ARCHITECT'S CERTIFICATION
This is to certify that I am a licensed Architect in the State of Illinois and that these drawings, sheets No. A-0 through A-1.1 inclusive, were prepared under my personal supervision and to the best of my knowledge conform to all

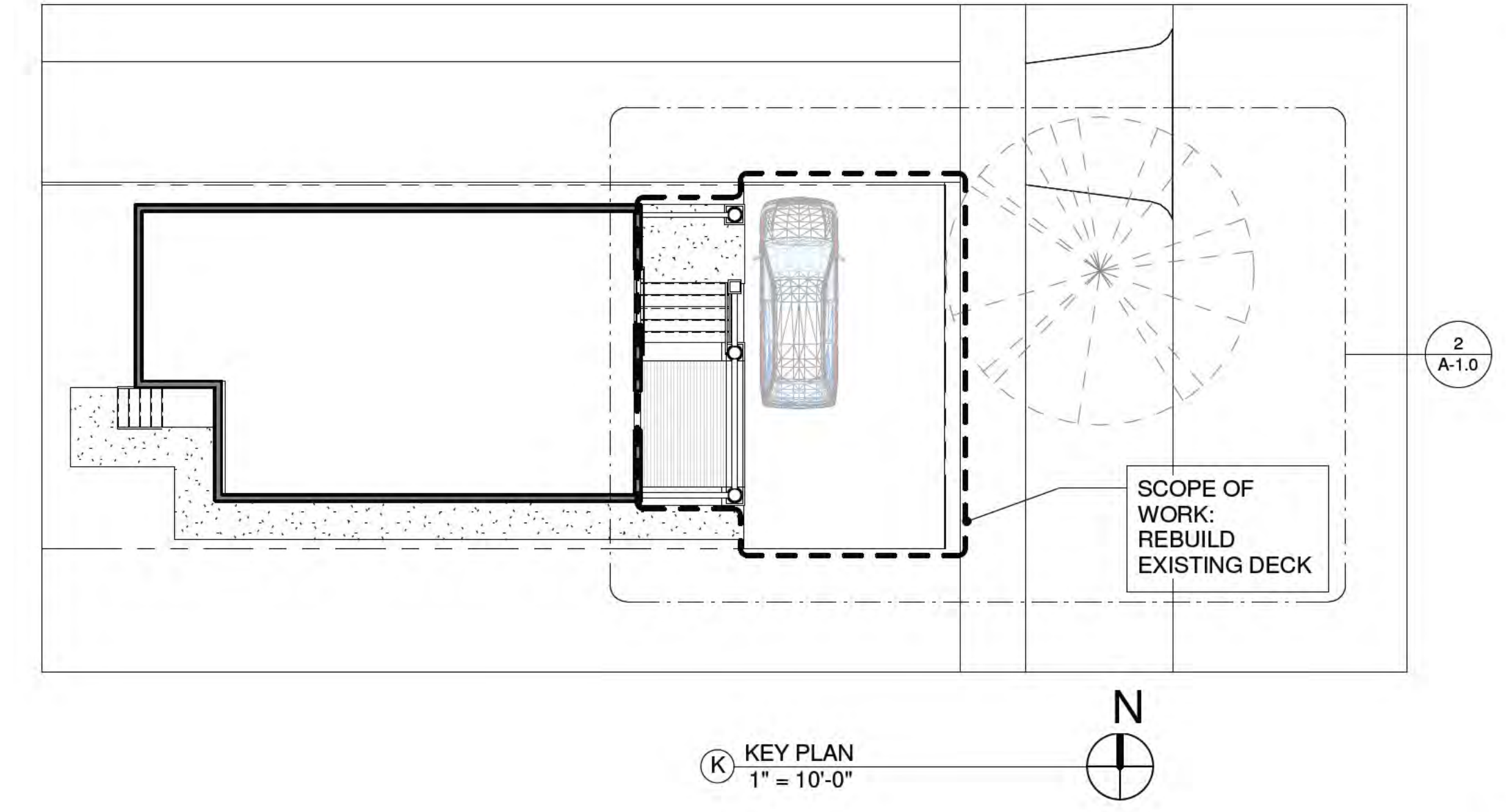
OWNER
CONTRACTOR
NOTES:

ELIASON RESIDENCE
DRIVEWAY
619 S GROVE AVE, OAK PARK, IL 60304

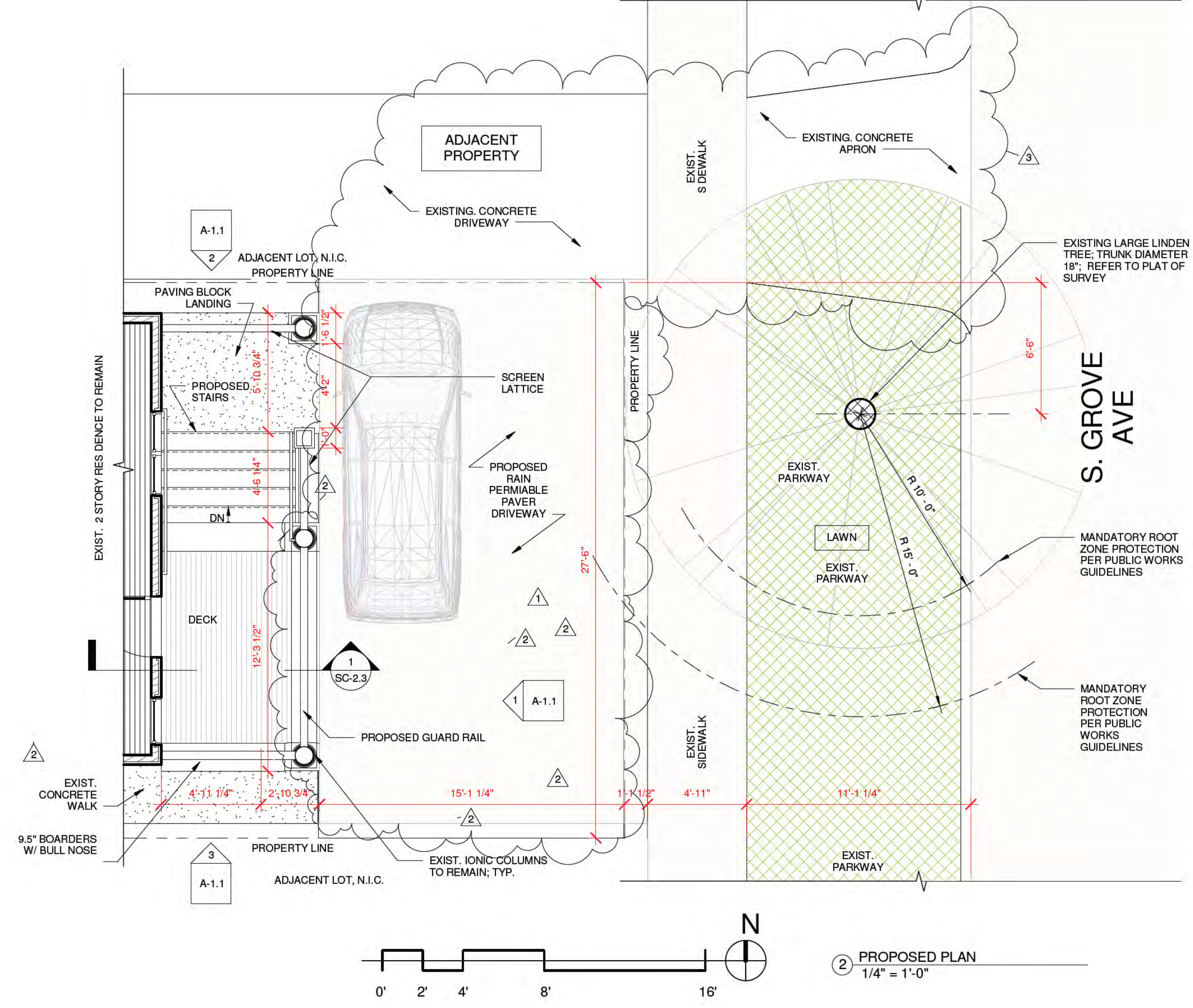
Project number	25R03
FOR PERMIT	
Date	5/31/2026
Drawn by	Author
Checked by	Checker



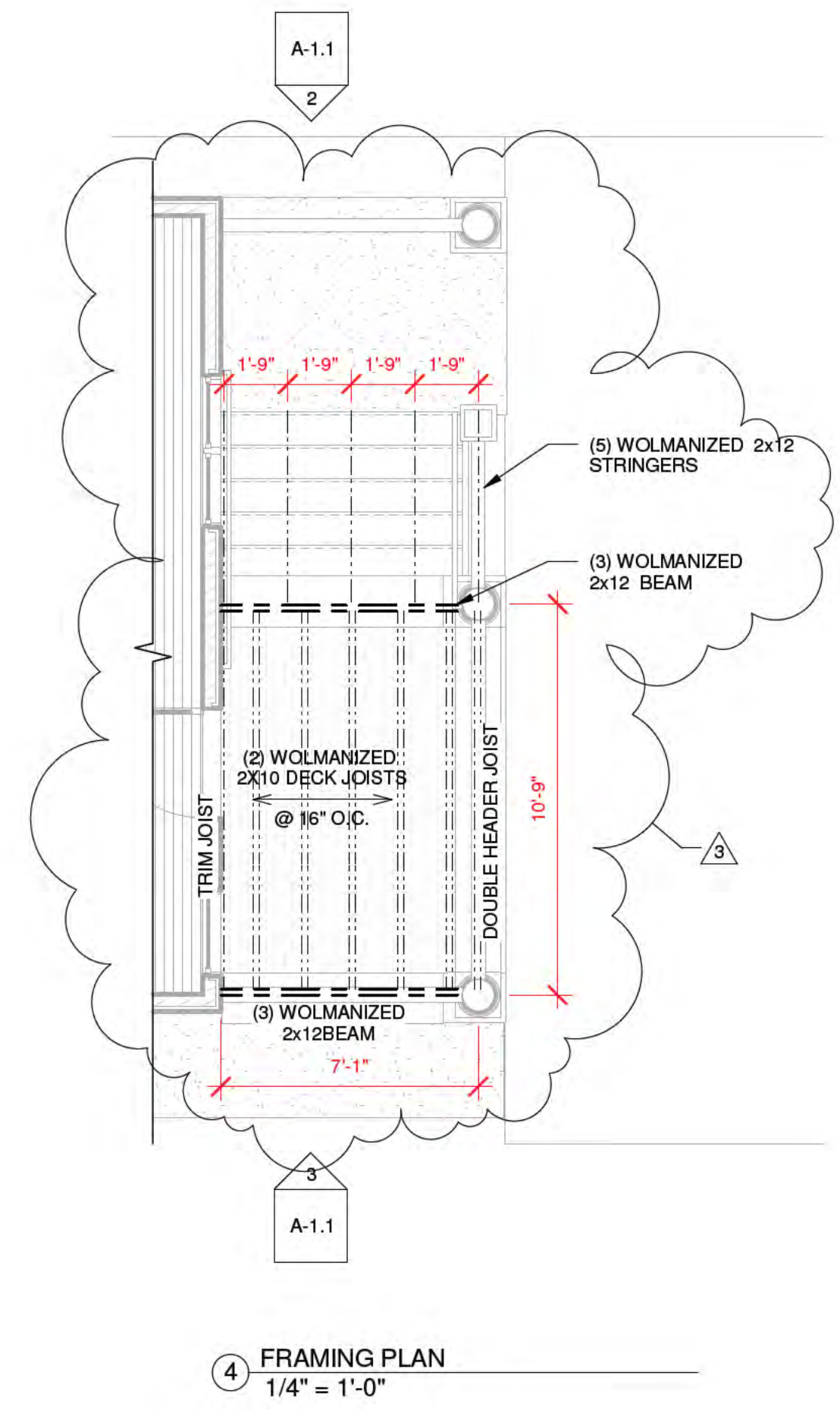
1 DEMOLITION PLAN
1/4" = 1'-0"



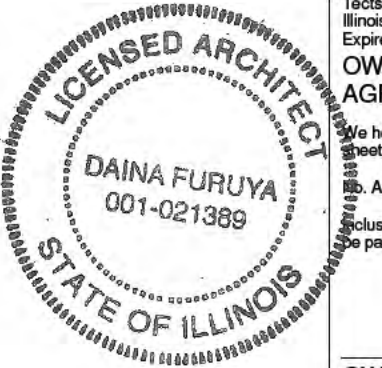
K KEY PLAN
1" = 10'-0"



2 PROPOSED PLAN
1/4" = 1'-0"



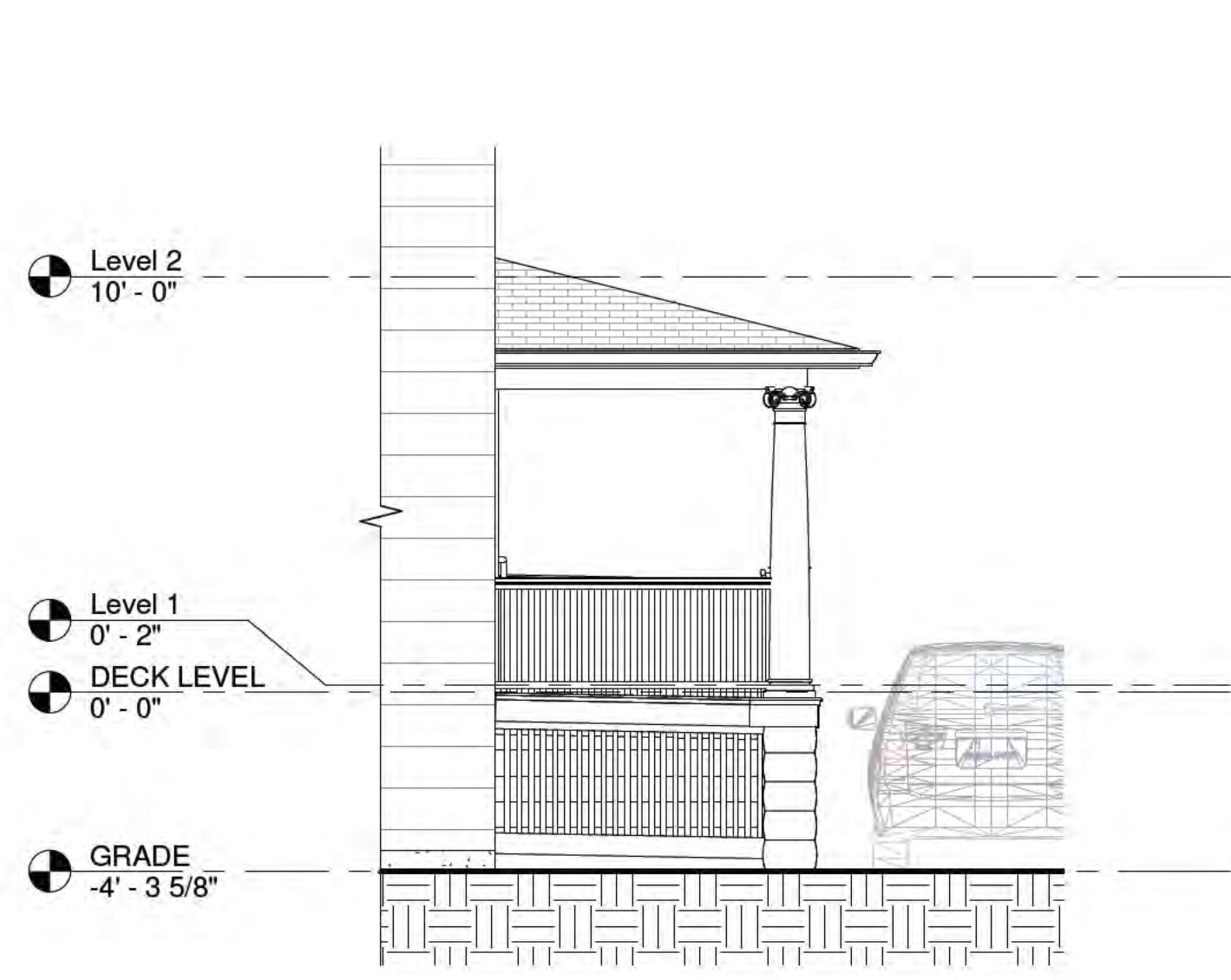
4 FRAMING PLAN
1/4" = 1'-0"



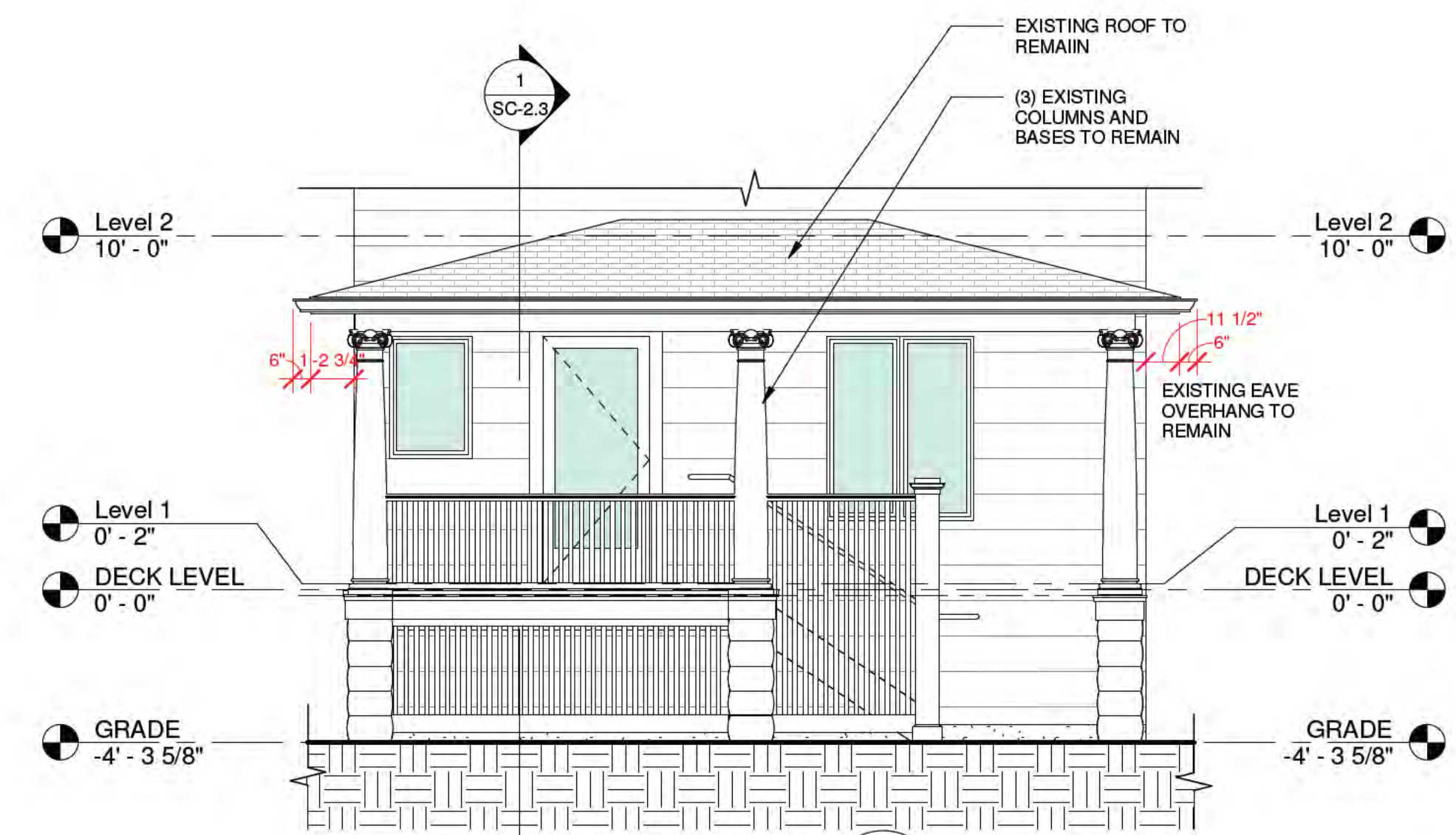
DAINA FURUYA LLC
001-021389
STATE OF ILLINOIS
LICENSED ARCHITECT

OWNER-CONTRACTOR AGREEMENT
I hereby accept these drawings, sheets A-0 through A-1.1 inclusive, and acknowledge them to be part of the contract documents.

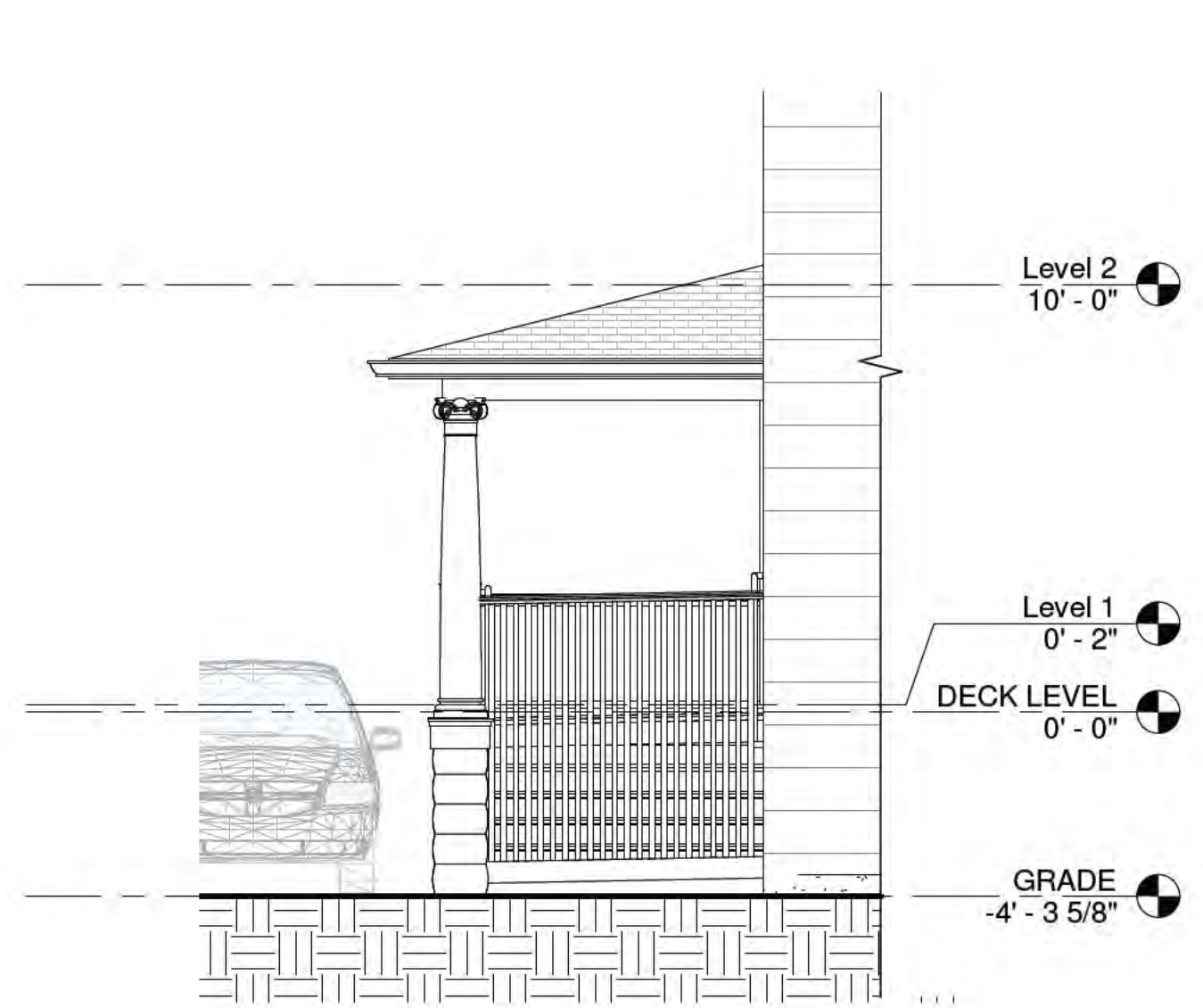
OWNER	ELIASON RESIDENCE DRIVEWAY
CONTRACTOR	619 S GROVE AVE, OAK PARK, IL. 60304
NOTES:	
FOR VARIANCE	2026.06.04
PARKING TRAIL CLEARANCE REVISION	2026.01.27
PERMIT CORRECTION	2025.12.19
Project number	25R03
FOR PERMIT	
Date	5/31/2026
Drawn by	Author
Checked by	Checker



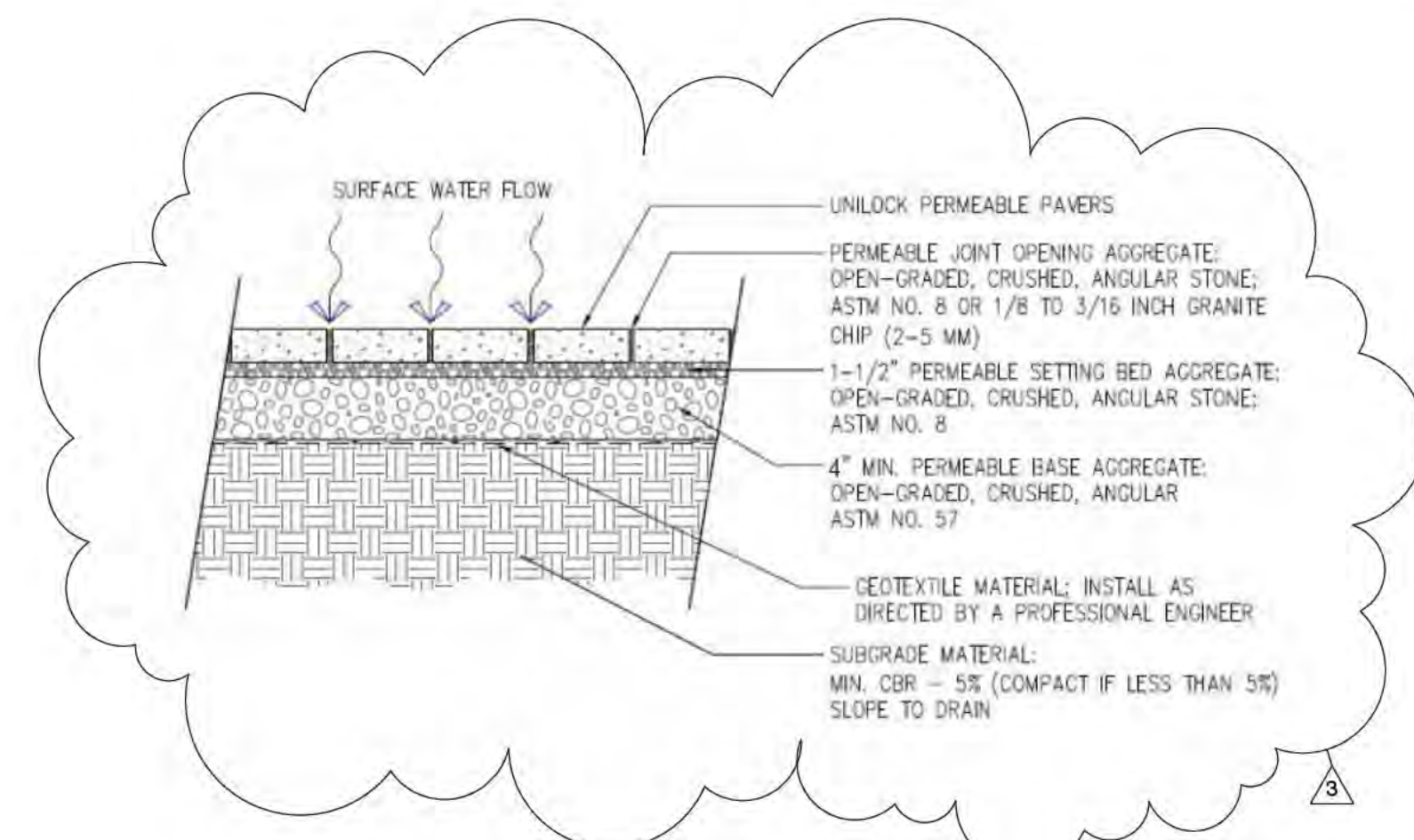
3 ELEVATION- SOUTH
1/4" = 1'-0"



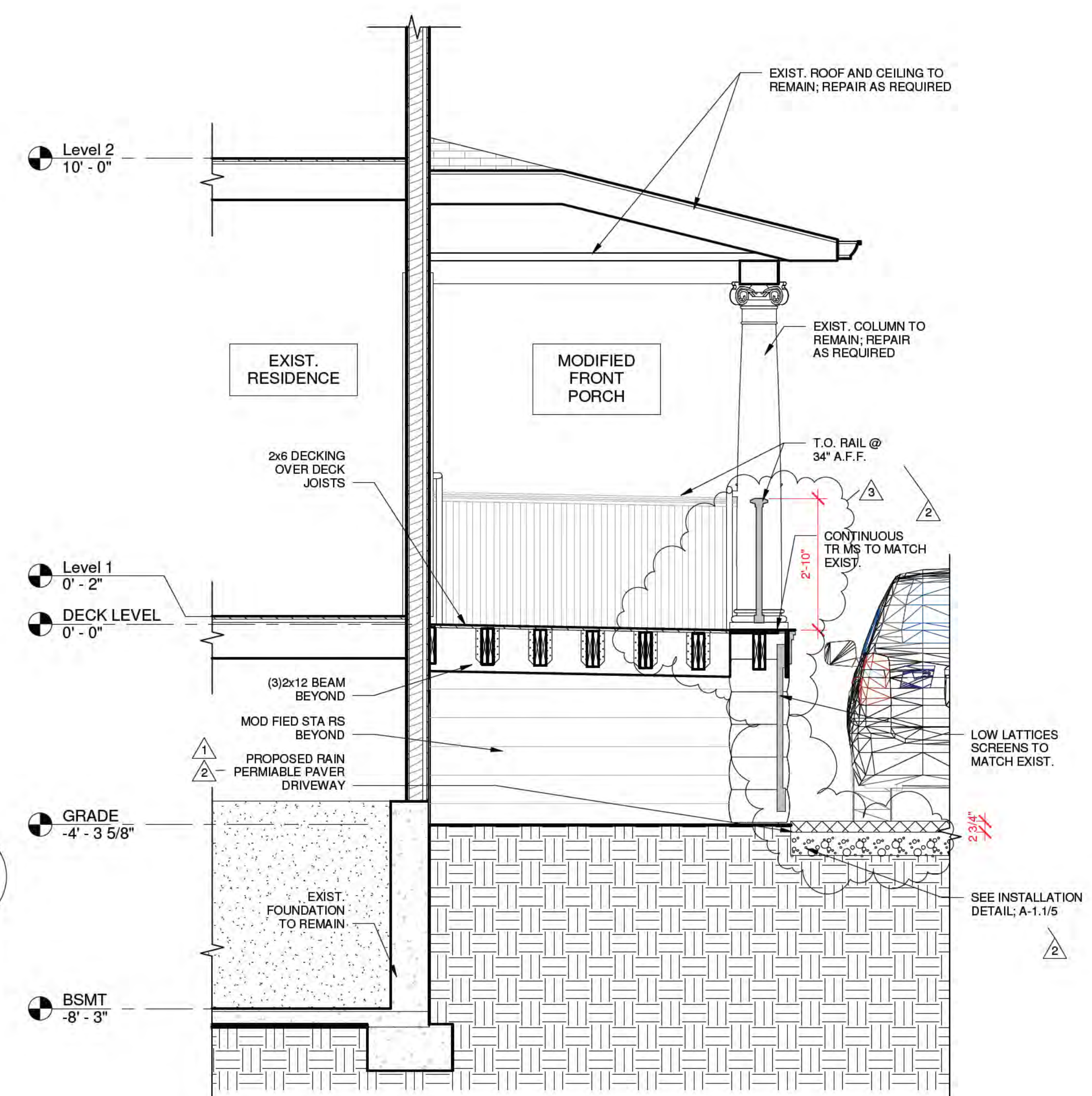
1 ELEVATION- EAST
1/4" = 1'-0"



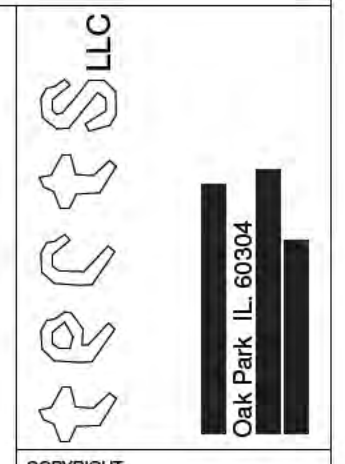
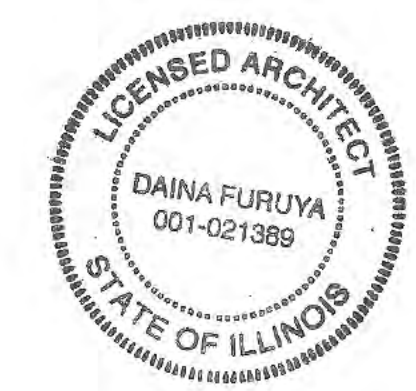
2 ELEVATION- NORTH
1/4" = 1'-0"



5 PERMEABLE PAVER INSTALLATION DETAIL
1" = 1'-0"



4 SECTION AT MODIFIED DECK.
1/2" = 1'-0"



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ARCHITECT'S CERTIFICATION
This is to certify that I am a licensed Architect in the State of Illinois and that these drawings, sheets, No. A-0 through A-1.1 inclusive, were prepared under my personal supervision and to the best of my knowledge conform to all

Illinois License #134-006889-0001 Expires April 2026
OWNER-CONTRACTOR AGREEMENT
We hereby accept these drawings, sheets No. A-0 through A-1.1 inclusive, and acknowledge them to be part of the contract documents.

OWNER

CONTRACTOR
NOTES:

ELIASON RESIDENCE DRIVEWAY
619 S GROVE AVE, OAK PARK, IL 60304

3	FOR VARIANCE	2026.06.04
2	PARKING TRAIL CLEARANCE REVISION	2026.01.27
1	PERMIT CORRECTION	2025.12.19

Project number 25R03
FOR PERMIT
Date 5/31/2026
Drawn by Author
Checked by Checker

A-1.1

From: [REDACTED]
To: [Bernhart, Robert](#); [REDACTED]
Subject: Fwd: Easement Agreement
Date: Sunday, May 31, 2026 5:35:46 PM

Caution! This message was sent from outside your organization.

[Block sender](#) | [Report](#)

Here is the written agreement from our neighbors to pursue an easement.

Begin forwarded message:

From: Raquel and Ryan White [REDACTED]
Date: May 31, 2026 at 17:04:27 CDT
To: [REDACTED]
Subject: Easement Agreement

Renee, Chad,

This message is to confirm Raquel's and my agreement to pursue an easement of perpetual access. This will be for a portion of our driveway to be defined at later date.

Thanks,

Ryan

Ryan White
Raquel White

[REDACTED] 8593
[REDACTED]