



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: 652 Erie St, Oak Park, IL. 60302

Property Identification Number(s)(PIN): 16-07-207-017-0000

Name of Property Owner(s): RZMZ Family Trust (Ricardo and Mehgan Zuniga TTEEs)

Address of Property Owner(s): 652 Erie St., Oak Park, IL. 60302

E-Mail of Property Owner(s): _____ Phone: _____

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): Mehgan Zuniga & Ricardo Zuniga

Applicant's Address: 652 Erie St, Oak Park, IL. 60302

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: To permit the final two and a half forward sections of a 6-foot-tall solid wood privacy fence replacement to extend into the front yard setback to connect cleanly with the existing iron fence. Due to the unique configuration of the lot, this boundary functionally serves as a side/rear privacy buffer against a neighbor's property and a Village easement, but technically falls within the legal definition of the front yard footprint. The rest of the 144-linear-foot fence replacement is proceeding under standard compliance; this variance is uniquely requested to complete the final connection in its identical, pre-existing historical footprint.

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.

Mehgan Zuniga
(Printed Name) Applicant


(Signature) Applicant

6/23/26
Date

Ricardo Zuniga
(Printed Name) Owner


(Signature) Owner

6-23-26
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

23 DAY OF June, 2026


(Notary Public)





Yard View

View from inside our yard showing how the 6-foot fence line perfectly shields our primary outdoor living space up to the iron fence boundary



Street View

View from Erie Street sidewalk showing the exact section in question. The neighbor's 6-foot privacy fence continues forward to the sidewalk, meaning our proposed in-ink replacement adds zero extra visual mass or obstruction to the neighborhood block.



Trap View #1



Trap View #2

Detailed view looking down through the 12-inch Village easement between fences.

Photos

6'H Layered cedar wood fence

Wood Fence



Transparent Fence Stain & Seal

The Wood Defender Transparent Fence Stain and protectant utilizes ultra-fine transparent pigments to highlight the wood's grain and other positive characteristics, and increase resistance to UV rays. The stain goes on easy in just one coat with no runs, drips, or back-bruising. It is often used on new cedar or redwood fences that have a lot of natural beauty to amplify, as well as for pre-stain facilities that choose to stain outdoor building materials prior to installation.

Wood Defender

TRANSPARENT FENCE STAIN

Transparent Fence Cedar Tone

Wood Defender

TRANSPARENT FENCE STAIN

Transparent Fence Leatherwood





(assumed)

KABAL SURVEYING COMPANY

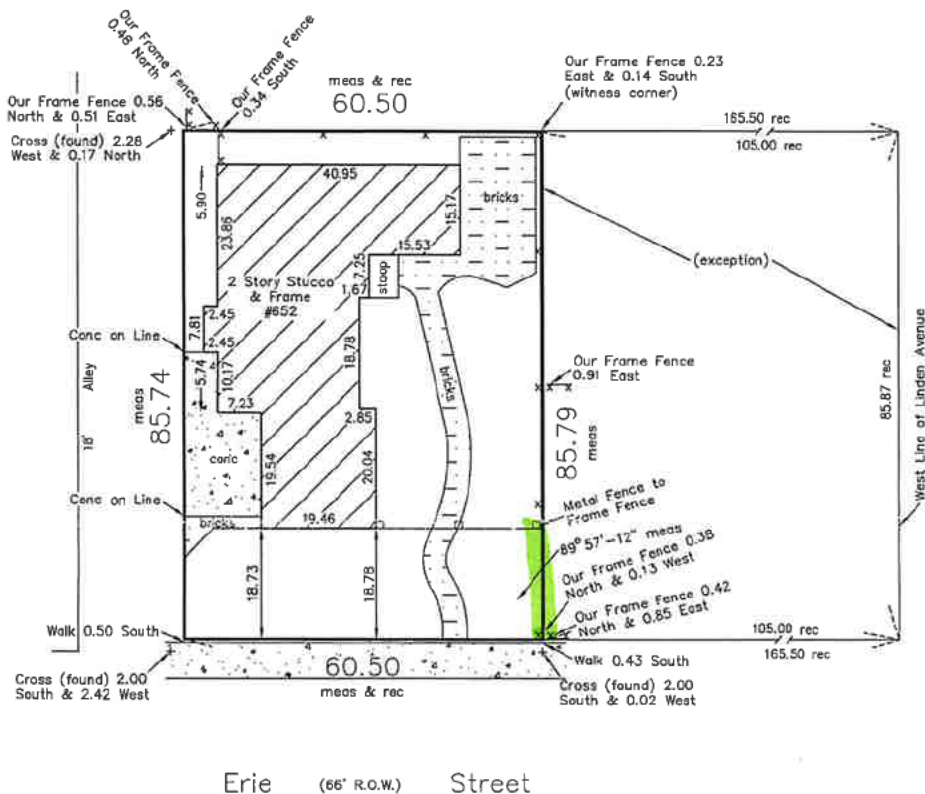
Land Surveying Services

Plat of Survey

Lot 24 (except the East 105 feet) in Subdivision of Block 20 in James W. Scoville's Subdivision in the West half of the Northeast quarter of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Address: 652 Erie Street, Oak Park

10407 West Cermak Road
Westchester, Illinois 60154
(708) 662-2852
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabaSurveyingCompany.com
Registration No. 184-003061



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 5,188 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed April 19, 2022

Scale: 1 Inch =	20	ft.
Order No.	220615	
Ordered By:	Felton, Attorney at Law	



ORIGINAL SEAL IN RED

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK }

I, MITCHELL P. BALLEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Ballek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2022

Section 14.3 Variation Standards

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.
 - 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.
 - 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.

RESPONSES:

- a. *Strict application of the updated zoning ordinance creates severe physical maintenance and aesthetic hardship. As documented in Trap View #1 and Trap View #2, our fence runs parallel to a neighboring 6-foot fence with an approximately 12-inch gap between them. If we are denied the ability to complete the replacement in kind up to the iron fence line, this narrow unsightly and unmaintained corridor becomes visible and will collect more debris, windblown trash, and weeds. Because a person cannot physically fit between these structures to maintain them, a strict application of the code effectively forces a permanent, un-clearant blight at the highly visible front corner of our property.*
- b. *The property suffers from a highly anomalous lot configuration. While the property legally borders Erie Street to the south, the home itself uniquely faces East, turning this boundary into our functional private yard. Furthermore, as clearly captured in the wide-angle context photo Street View, the immediate neighbor's 6-foot privacy fence already runs the entire length of this shared line all the way to the street front. Because the visual mass of a 6-foot fence is already permanently established on this exact boundary line by the adjacent property, denying our match-line extension does not preserve an "open front yard" feel – it simply creates an asymmetric, awkward gap that targets our property utility without changing the neighborhood open space.*
- c. *The layout requiring this variance is entirely historical and was not self-created. The current fence line footprint and its clean connection point to the decorative iron fence have existed seamlessly for many years, originally built in compliance with older Village rules. The need for a variance is purely a result of subsequent amendments to the zoning ordinance that made an existing asset non-conforming.*

As the Street View image proves, we are merely seeking to execute an in-kind replacement of an established asset to maintain structural and security continuity that has defined this section of Erie Street for years.

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