



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: 817 Carpenter Ave.

Property Identification Number(s)(PIN): 16-18-132-027-0000

Name of Property Owner(s): Kit Shah

Address of Property Owner(s): _____

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): Christopher J. Bremer

Applicant's Address: 1033 South Boulevard, Oak Park, IL 60302

Applicant's Contact Information: Phone (773)612-9960 E-Mail cbremer@compass-architecture.com

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: Allow the rear setback to be 11" rather than 14'-5 3/4" as defined by Article 4. Residential Districts Table 4-1 from the Oak Park Zoning Ordinance, in order to permit the proposed 1-story addition including an attached 1-car garage.

Size of Parcel (from Plat of Survey): 2,716 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-3-35</u>	<u>single family residence</u>
To the South:	<u>R-3-35</u>	<u>single family residence</u>
To the East:	<u>R-3-35</u>	<u>single family residence</u>
To the West:	<u>R-3-50</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: 4. Residential Districts Section: Table 4-1 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 existing lot area of 2,716 square feet is significantly less than the required minimum lot area of 3,500 square feet. This is the result of the shallow lot depth of 72.42'. The area of building coverage proposed falls within the allowable limit, suggesting that the addition would be harmonious. The shallow lot depth is what's causing a standard-sized garage to attach to the house, requiring that the rear setback be reduced. It is harmonious with the neighborhood to allow the inclusion of a garage.

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.

Christopher J. Bremer
(Printed Name) Applicant

[Redacted Signature]
(Signature) Applicant

FEBRUARY 2, 2026
Date

Kit Shah
(Printed Name) Owner

[Redacted Signature]
(Signature) Owner

2/2/26
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2nd DAY OF February, 2026

[Handwritten Signature]
(Notary Public)





compass ARCHITECTURE, LLC

1033 South Boulevard
Oak Park, IL 60302
773-612-9960
www.compass-architecture.com

To: The Project Review Team and Zoning Board of Appeals	Date: February 5 th , 2026
Project Address: 817 Carpenter Ave.	Re: Application for Variance

Dear Zoning Team,

We are proposing a 1-story addition to the rear of the existing single-family residence at 817 Carpenter Ave. The Proposed Site Plan demonstrates that the addition would include an attached 1-car garage, stairs leading to basement and first floors, and a bathroom serving the first floor.

The existing lot depth of 72.42' is much shallower than the typical 125' depth. This results in a lot area of 2,716 square feet, which is significantly less than the minimum required lot area of 3,500 square feet. Consequently, it is impossible to include a standard-sized garage without attaching it to the house, and the depth required to store a vehicle results in a reduced rear yard. We are requesting a reduction of the 14'-5 3/4" required rear setback to 11".

The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted. While a detached garage is permitted in the rear yard, an attached garage is not. The shallow lot depth prevents a standard-sized garage from fitting on the lot without attaching to the existing residence. An attached garage will not fit without projecting into the rear yard.

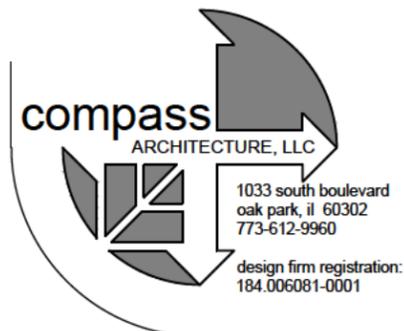
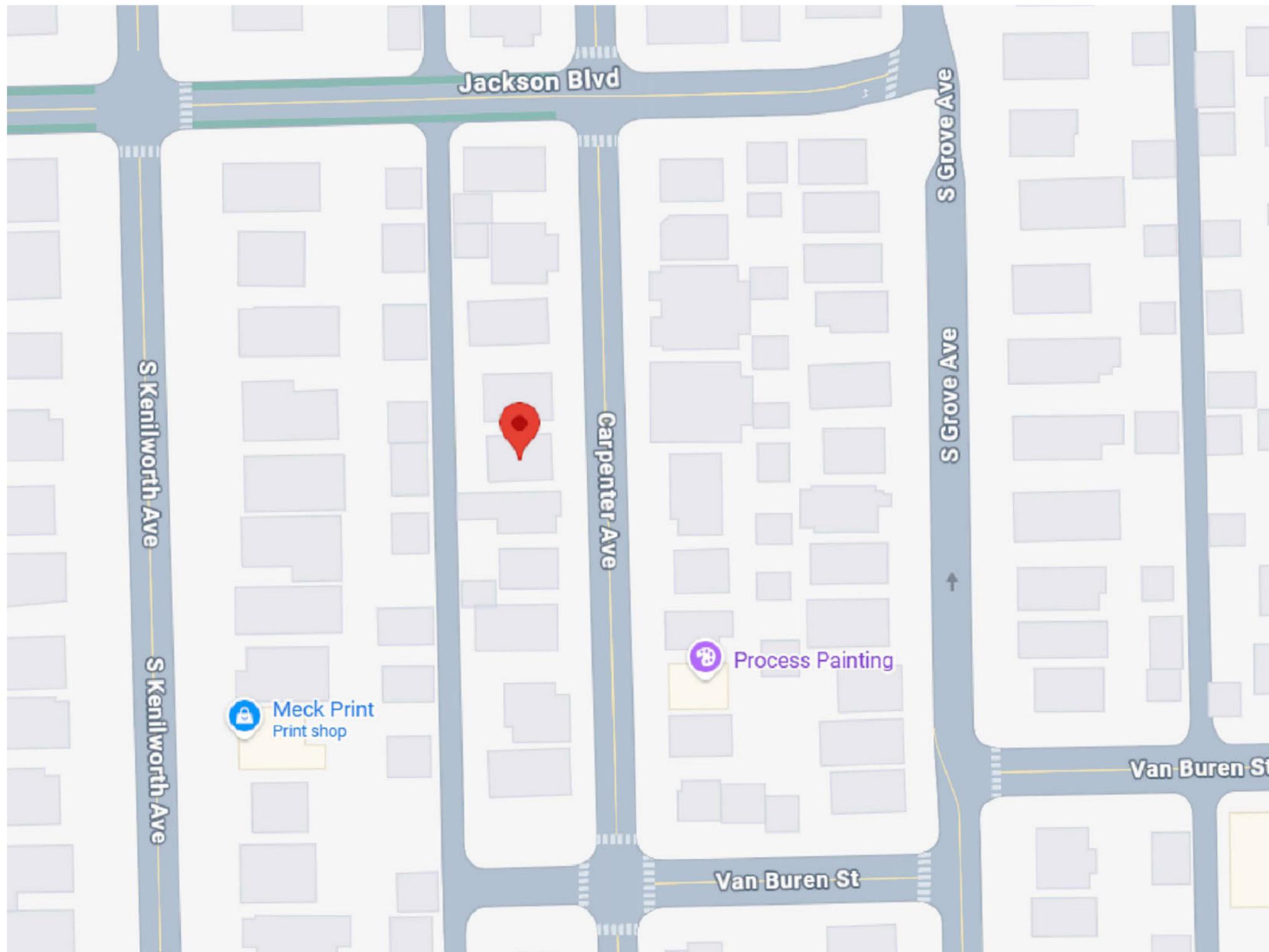
The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the Owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out. The shallow lot depth and resulting non-compliant lot area of this property imposes this hardship upon the Owner.



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. The plight of the Owner is due to the uniquely shallow lot depth and non-compliant lot area.

The proposed building coverage and impervious surface areas are both in compliance with the Zoning Ordinance's requirements, suggesting that the proposed variance is consistent with the spirit and intent of the Ordinance.

Given the above, we believe that the request for zoning relief to allow an 11" rear setback should be granted. Thank you for considering this.



PROJECT	817 CARPENTER AVE., OAK PARK, IL
DATE	FEBRUARY 5th, 2026
NAME	LOCATION MAP - SCALE: N.T.S.
DESCRIPTION	ZONING VARIANCE APPLICATION



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812-814 CARPENTER



818-820 CARPENTER W/ ATTACHED GARAGE



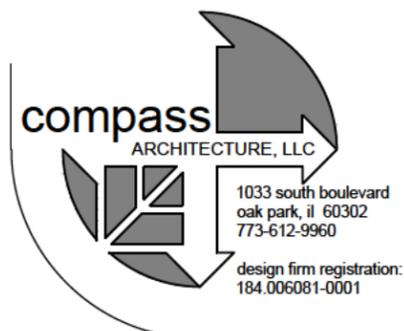
819 CARPENTER



817 CARPENTER



813 CARPENTER W/ ATTACHED GARAGE



PROJECT	817 CARPENTER AVE., OAK PARK, IL
DATE	FEBRUARY 5th, 2026
NAME	EXISTING FRONT ELEVATIONS ON CARPENTER AVE.
DESCRIPTION	ZONING VARIANCE APPLICATION

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SCHOMIG LAND SURVEYORS, LTD.

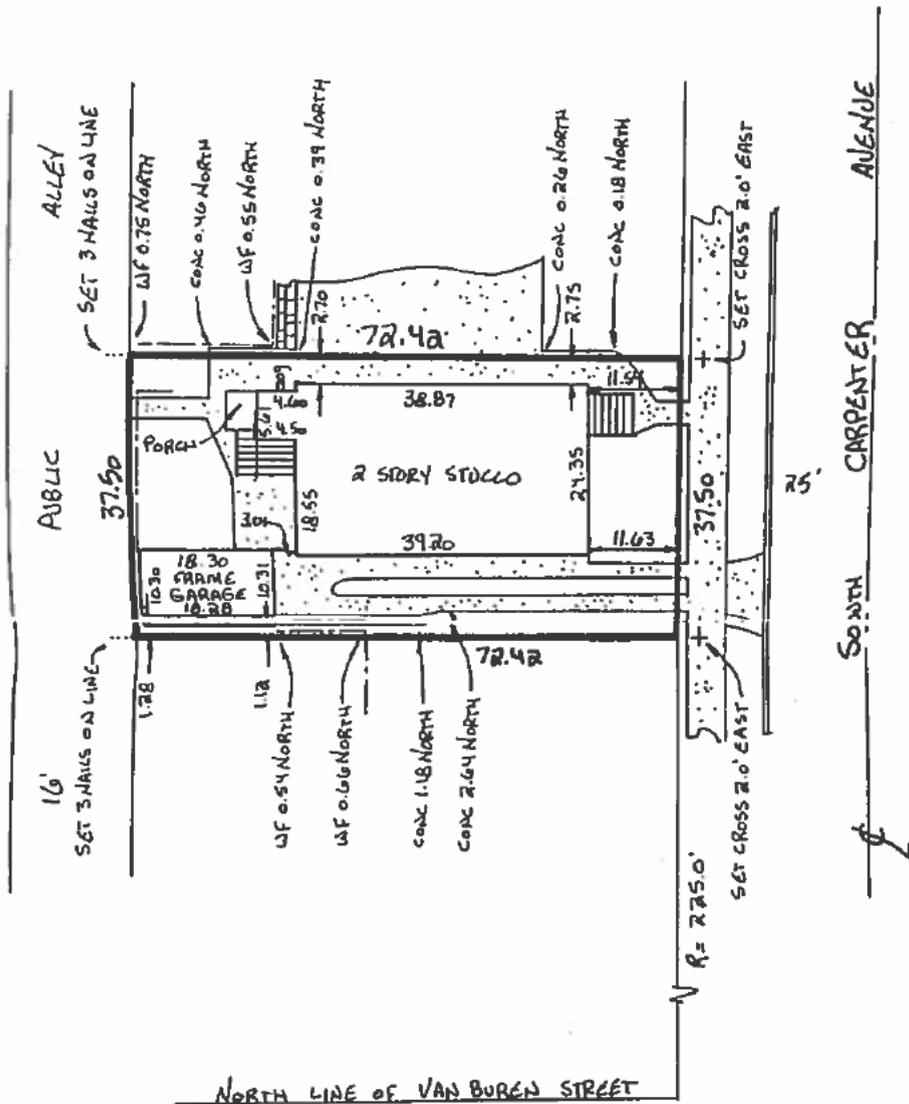
Plat of Survey

Russell Schomig PLS # 2446
William Schomig

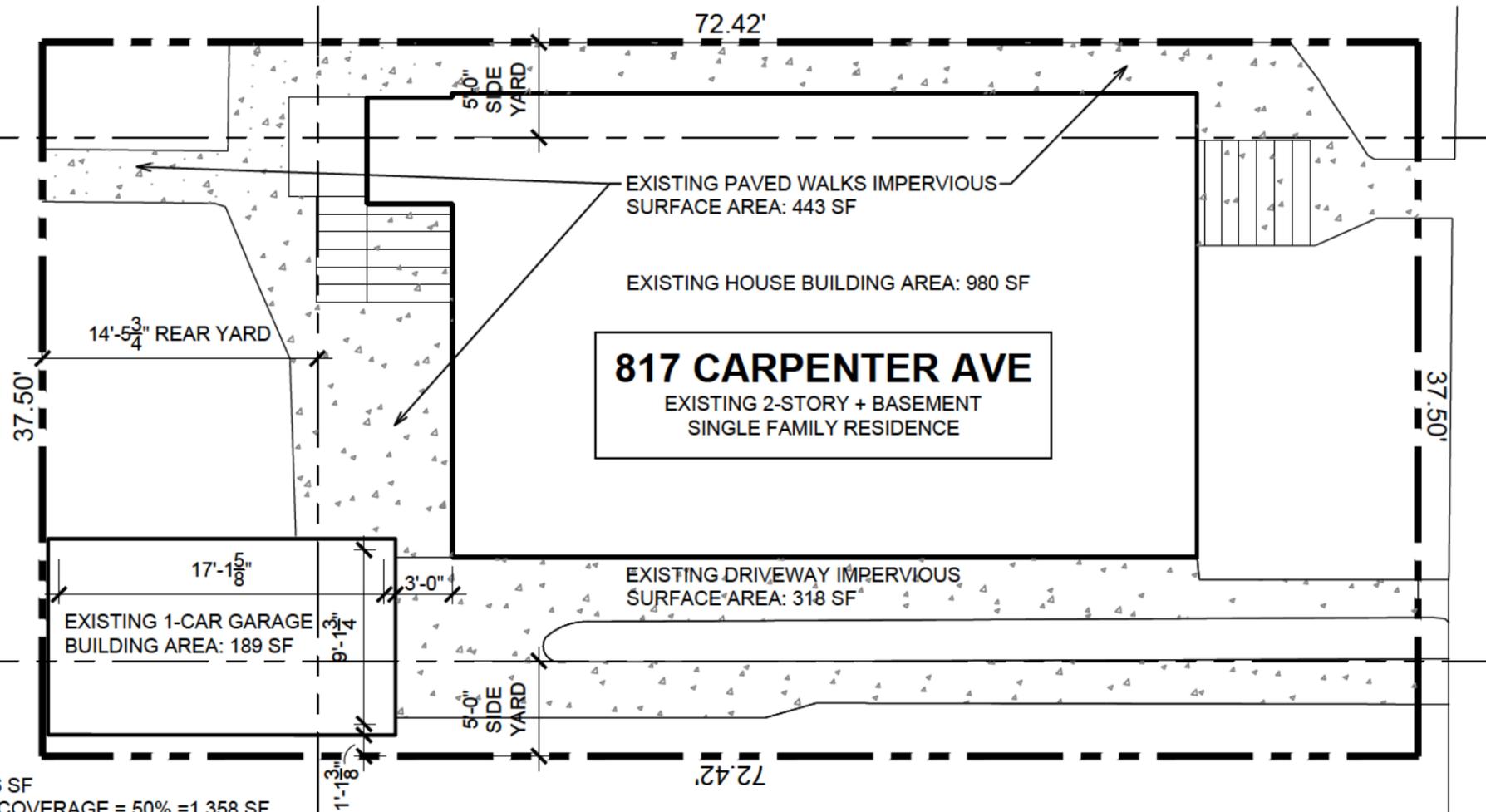
1915 East 31st Street
LaGrange Park, Illinois 60525
Office (708) 352-1452
Fax (708) 352-1454

THE SOUTH 1/2 OF LOT 29 IN PRICE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 4 IN THE PARTITION OF THE EAST 1/2 OF LOT 2 IN JERVIS AND OTHERS SUBDIVISION (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 817 SOUTH CARPENTER AVENUE



16' ASPHALT PUBLIC ALLEY



CARPENTER AVE

TWO-WAY TRAFFIC



R-3-35 ZONING

LOT AREA: 2,716 SF
 MAX. BUILDING COVERAGE = 50% = 1,358 SF
 MAX. IMPERVIOUS COVERAGE = 60% = 1,630 SF

REAR SETBACK 20% LOT DEPTH = 14.484'

EXISTING BUILDING COVERAGE	
EXISTING HOUSE	955 SF
EXISTING HOUSE ADDITION	25 SF
EXISTING GARAGE	189 SF
	1,169 SF

EXISTING IMPERVIOUS SURFACE COVERAGE	
EXISTING HOUSE	980 SF
EXISTING GARAGE	189 SF
EXISTING DRIVEWAY	318 SF
EXISTING PAVED WALKS	443 SF
	1,930 SF

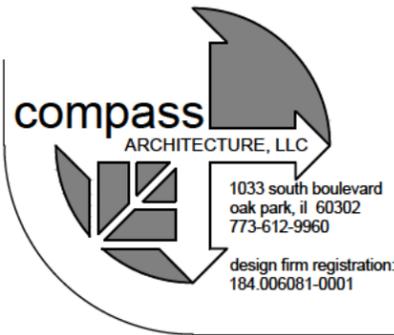
TOTAL AREA OF SITE: 2,716 SF

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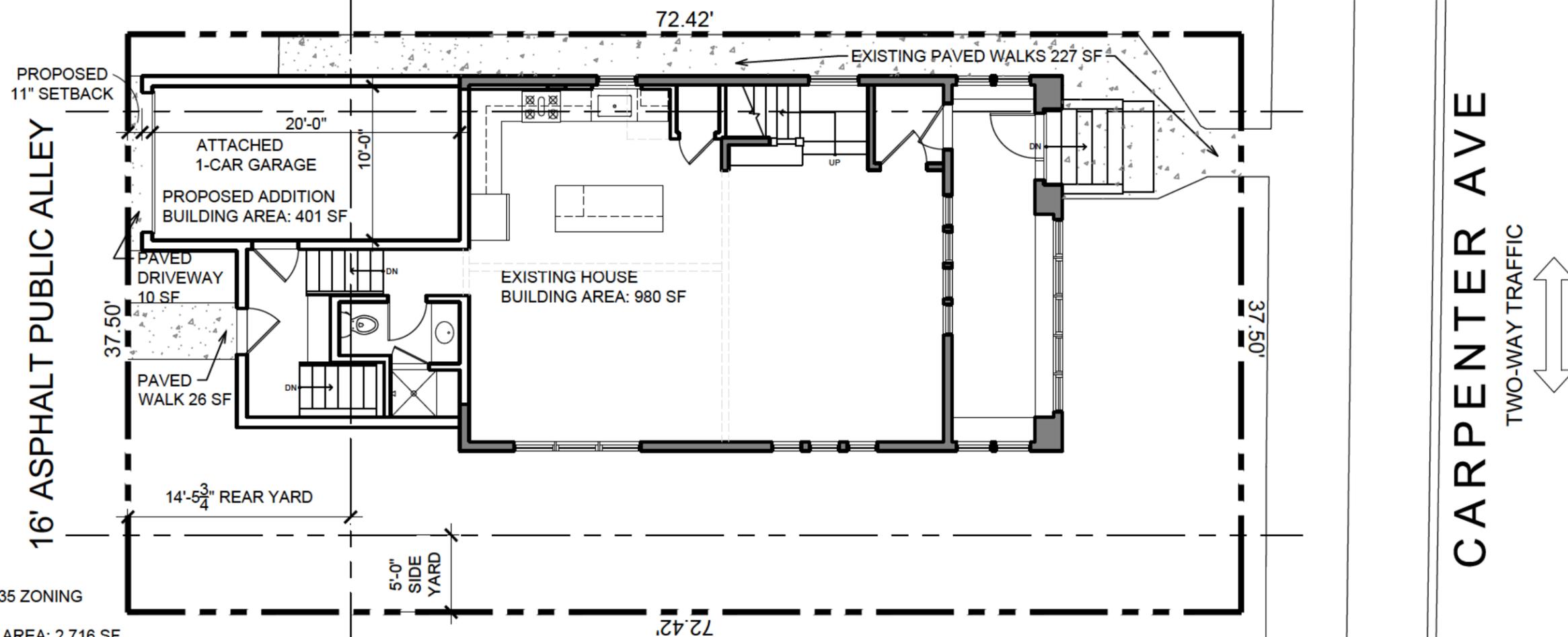
ALLOWABLE (50%): 1,358 SF
 EXISTING BUILDING COVERAGE: 43%

ALLOWABLE (60%): 1,630 SF
 EXISTING IMPERVIOUS COVERAGE: 71%

PROJECT	817 CARPENTER AVE., OAK PARK, IL
DATE	FEBRUARY 5th, 2026
NAME	EXISTING SITE PLAN - SCALE: 1/8" = 1'-0"
DESCRIPTION	ZONING VARIANCE APPLICATION



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R-3-35 ZONING

LOT AREA: 2,716 SF
 MAX. BUILDING COVERAGE = 50% = 1,358 SF
 MAX. IMPERVIOUS COVERAGE = 60% = 1,630 SF

REAR SETBACK 20% LOT DEPTH = 14.484'

PROPOSED BUILDING COVERAGE	
EXISTING HOUSE	955 SF
PROPOSED ADDITION (INCLUDING GARAGE)	401 SF
	1,356 SF

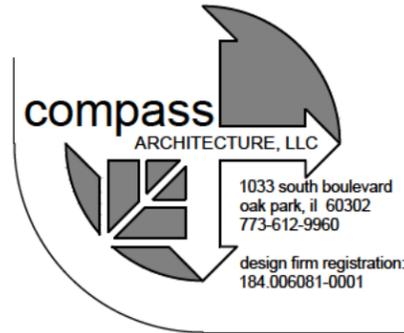
PROPOSED IMPERVIOUS SURFACE COVERAGE	
EXISTING HOUSE	955 SF
PROPOSED ADDITION (INCLUDING GARAGE)	401 SF
EXISTING PAVED WALKS	227 SF
PROPOSED PAVED WALK & DRIVEWAY	36 SF
	1,619 SF

TOTAL AREA OF SITE: 2,716 SF

TOTAL AREA OF SITE: 2,716 SF

ALLOWABLE (50%): 1,358 SF
 PROPOSED BUILDING COVERAGE: 50%

ALLOWABLE (60%): 1,630 SF
 PROPOSED IMPERVIOUS COVERAGE: 60%

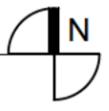


PROJECT
817 CARPENTER AVE., OAK PARK, IL

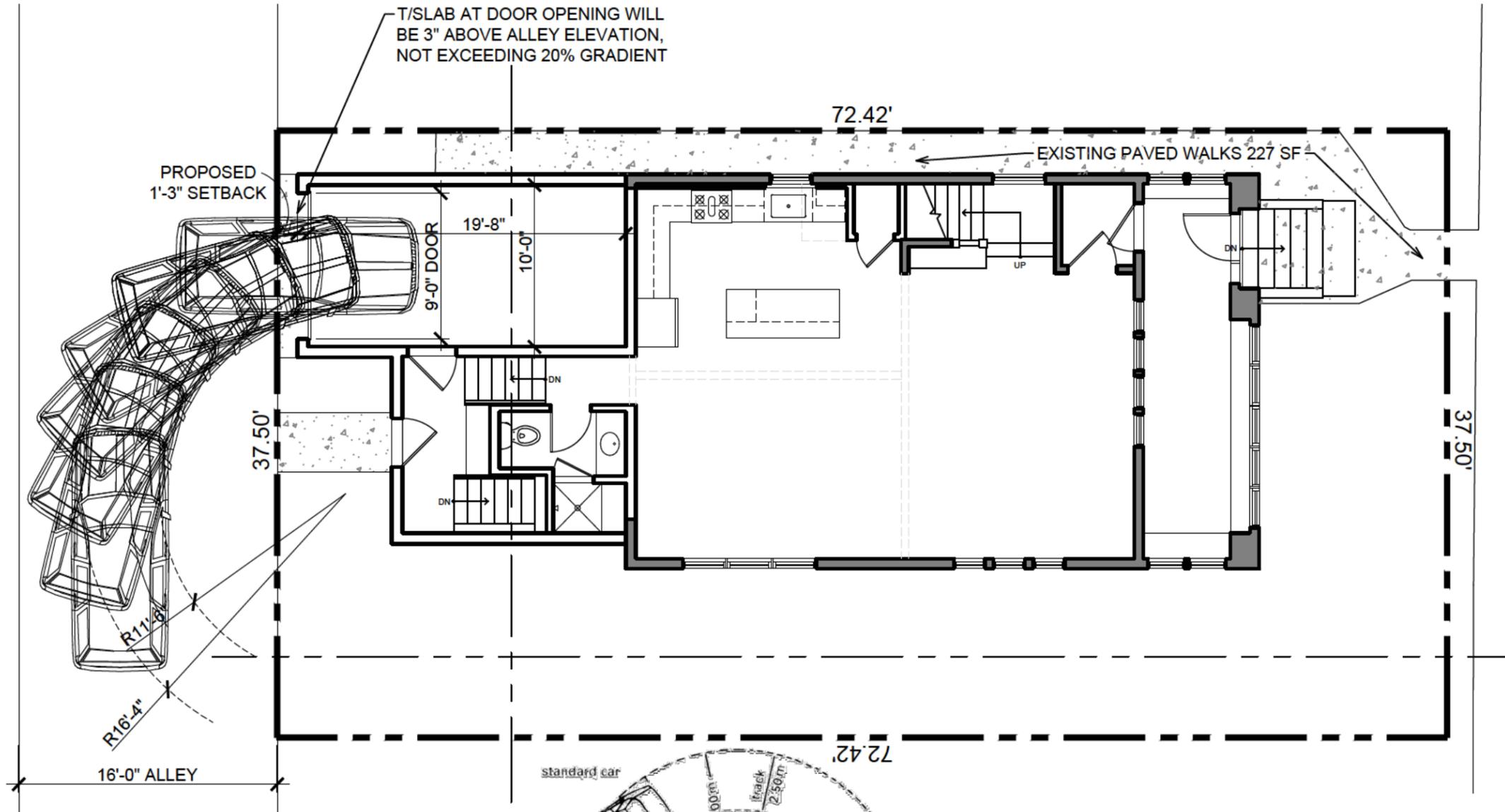
DATE
FEBRUARY 5th, 2026

NAME
PROPOSED SITE PLAN - SCALE: 1/8" = 1'-0"

DESCRIPTION
ZONING VARIANCE APPLICATION

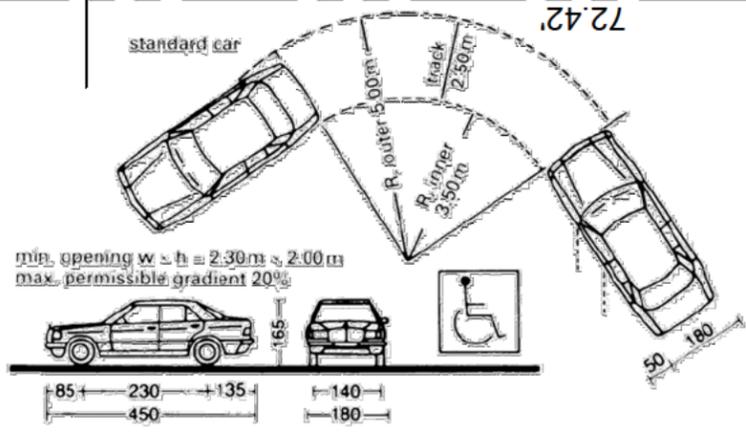
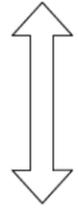


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CARPENTER AVE

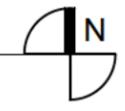
TWO-WAY TRAFFIC



Standard car

5m = 16.4'
3.5m = 11.6'

PROJECT	817 CARPENTER AVE., OAK PARK, IL
DATE	FEBRUARY 26th, 2026
NAME	TURNING RADIUS DIAGRAMS
DESCRIPTION	ZONING VARIANCE APPLICATION

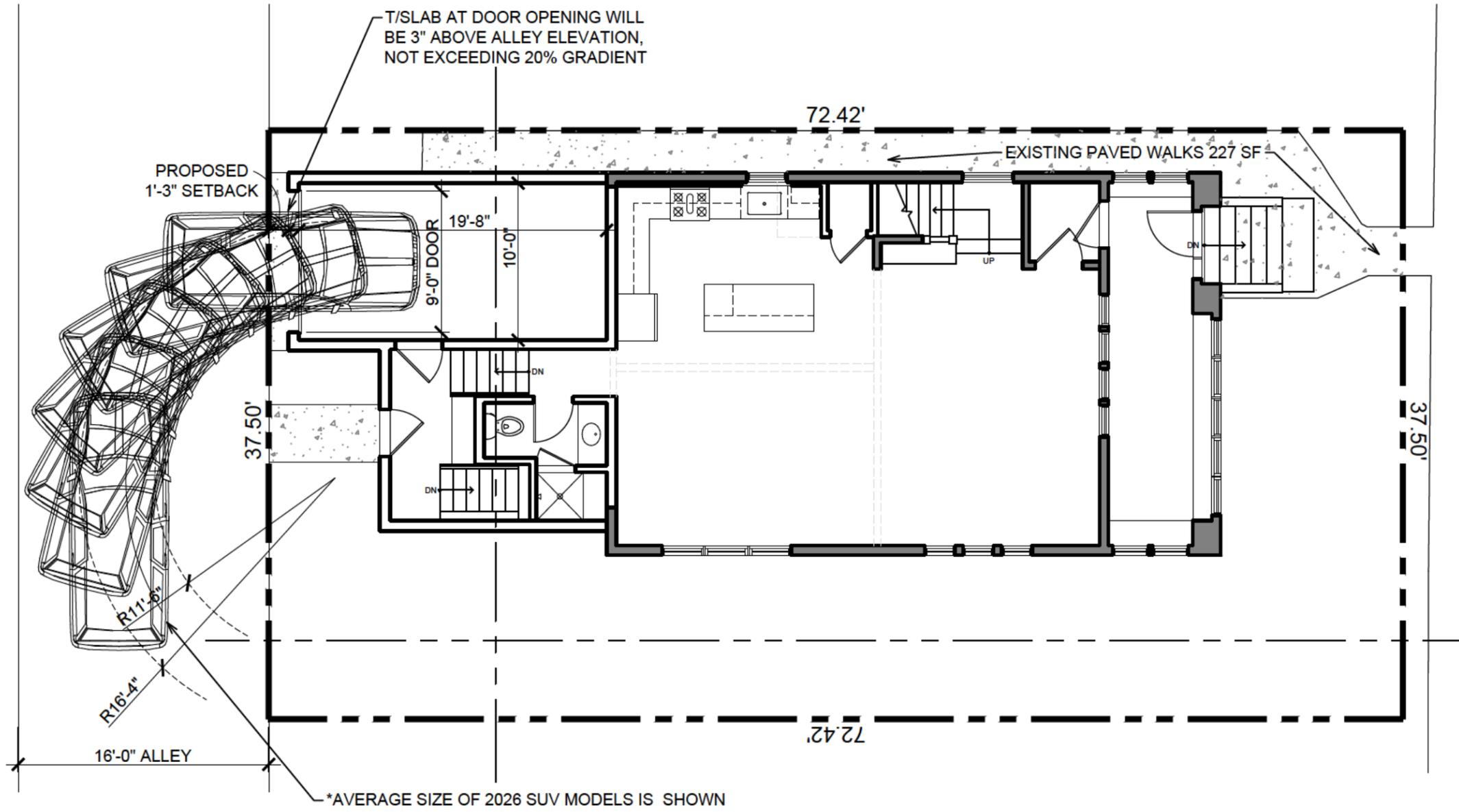


compass
ARCHITECTURE, LLC

1033 south boulevard
oak park, il 60302
773-612-9960

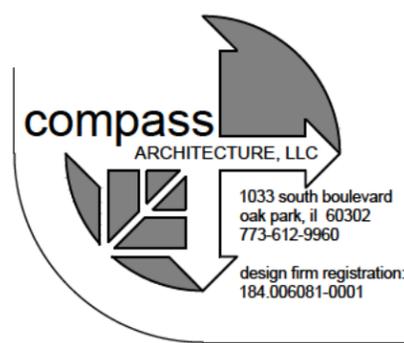
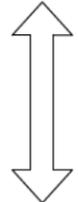
design firm registration:
184.006081-0001

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CARPENTER AVE

TWO-WAY TRAFFIC



PROJECT	817 CARPENTER AVE., OAK PARK, IL
DATE	FEBRUARY 26th, 2026
NAME	TURNING RADIUS DIAGRAM - AVERAGE 2026 SUV
DESCRIPTION	ZONING VARIANCE APPLICATION



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