

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): Mina Properties LLC				
Address/Location of Property in Question:1110 Harrison St, Oak Park, IL 60304				
Property Identification Number(s)(PIN): 16-18-127-024-0000				
Name of Property Owner(s): Mina Properties LLC				
Address of Property Owner(s):				
E-Mail of Property Owner(s): mikes1794@gmail.com Phone: 773-744-0524				
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):				
Applicant's Address: 4740 N Cumberland Ave #291 Chicago IL 60656				
Applicant's Contact Information: Phone 773 727 6821 E-Mail daniel@level.city Other;				
Property Interest of Applicant: X Owner Legal Representative Contract Purchaser Other				
Property Type: ⊠1 or 2 Family Residential ☐Multiple-Family ☐Commercial ☐Mixed-Use ☐Hospital ☐Institutional				
Zoning District: \square R-1 \square R-2 \square R-3(50) \square R-3(35) \square R-4 \square R-5 \square R-6 \square R-7 \square DT (1 – 2 - 3) \square GC \square HS \square MS \square NA \square NC \square RR \square H \square OS \square I				
Describe Variance Proposal: Garage access true existing driveway from Harrison Str because the alley is very narrow and or there was a telephone pole making alley entry challenging.				

Adjacent: Zoning Districts Land Uses To the North:	Size of Parcel (from Plat of Survey):	3,465	Square Feet
To the North: SFR To the South: To the East: To the East: To the West: Is the property in question currently in violation of the Zoning Ordinance? Yes X_No	Adjacent: Zoning Districts		
To the South:		CED	
To the East:			· · · · · · · · · · · · · · · · · · ·
Is the property in question currently in violation of the Zoning Ordinance?YesX_No			··· · · · · · · · · · · · · · · · · ·
Is the property in question currently subject to any zoning relief?	To the West:		
If Yes, how?			
If Yes, please provide relevant Ordinance No.'s			
Is the subject property located within any Historic District?Yes XNo If Yes:	If Yes, please provide relevant C	Ordinance No.'s	
Article:Section:			
Article:Section:	From what Section(s) of the Zoning Or	dinance are you reques	sting approval / relief?
Article:Section:	Article:	Section:	
Article:Section:	Article:	Section:	
Garage access true existing driveway from Harrison Str because			
	explain why, in your opinion, the grant o contrary to the intent and purpose of the	of this request will be in E Zoning Ordinance or (harmony with the neighborhood and not Comprehensive Plan;
	Garage access true existing drivew	vay from Harrison Str be	
ACCESS USED TO BE FROM HARRISON STR	ACCESS USED TO BE FROM H	ARRISON STR	

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.

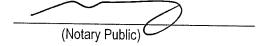
I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

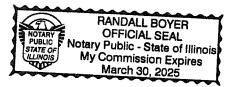
Mina Properties LLC	
(Printed Name) Applicant	
Talgam .	4/7/2022
(Signature) Applicant	Date
Mina Properties LLC	
(Printed Name) Owner	
Lalyano	4/7/2022
(Signature) Owner	Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF PION , 2000





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.

This would result in an undue hardship if not granted. The garage entrance from the ally would make it impossible for any vehicles to get in or out of the garage. The garage is so narrow to the ally due to the neighboring apartment building.

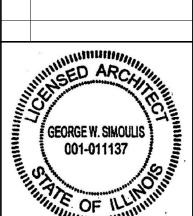
- b. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
- -The current surroundings include a ComEd pole and man-wires. The garage entrance from the ally would be in the middle of the ComEd pole and man-wires holding the pole. This situation is specific to this property and not a simple inconvenience. This is the last ComEd pole on the block.
- 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 unique to this particular property and there is no financial interest.
- 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.

There is no health or safety risk or concerns.

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.

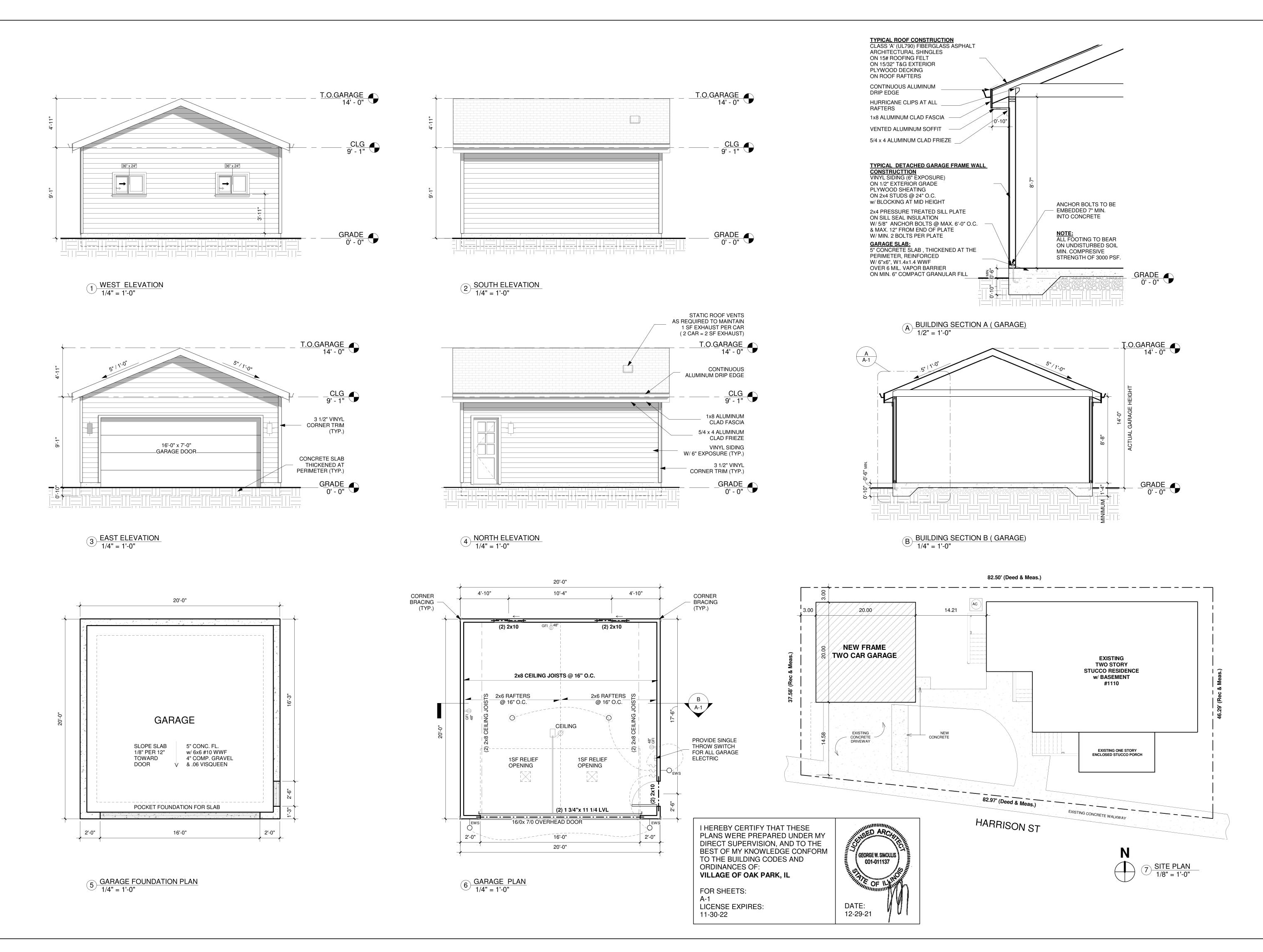
-<u>NO</u>

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



12-29-2021

SHEET No. **A-1**



SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM LICENSE NO.:184.006518

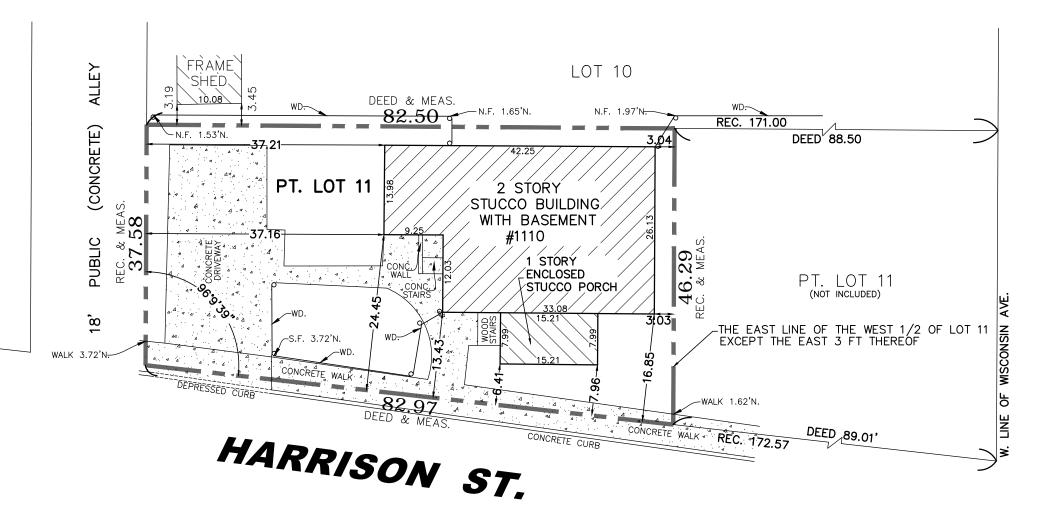
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068

phone: (773) 853-2672 phone: (630) 351-9489 www.landsurveyors.pro andrew@landsurveyors.pro

PLAT of SURVEY

ANDREW SPIEWAK LAND SURVEYOR. INC.

THE WEST 1/2 OF LOT 11 (EXCEPT THE EAST 3 FEET THEREOF) IN BLOCK 15 IN W. F. WILSON'S ADDITION TO OAK PARK JARVIS, A SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



COMMONLY KNOWN AS: 1110 HARRISON ST., OAK PARK, IL 60304 P.I.N. 16-18-127-024-0000 LAND AREA ±3,460 Sq.ft.

Legend

FENCE WD.= WOOD FENCE C.L.= CHAIN LINK N.F.= NORTH FACE S.F.= SOUTH FACE W.F.= WEST FACE E.F.= EAST FACE I.P.= IRON PIPE I.R.= IRON ROD I.F.= IRON FENCE V.F.= VINYL FENCE MEAS.= MEASURED REC.= RECORD

- IRON PIPE FOUND
 O IRON PIPE SET
- ₱ P.K. NAIL FOUND
 ₱ P.K. NAIL SET

PROJECT No: G448-2020

SCALE: 1 INCH EQUALS <u>15</u> FEET. DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.

ORDERED BY: COMPANY OR ORGANIZATION: ABD GROUP SURVEYED BY:AJ SURVEYING INC. Tel. 708-439-2488 CHECKED BY: ____AFS

STATE OF ILLINOIS) S.S.

ANDREW SPIEWAK LAND SURVEYOR, INC. A PROFESSIONAL DESIGN FIRM. LAND SURVEYING CORPORATION, LICENSE No.: 184.006518 HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 21 DAY OF DECEMBER A.D. 20 20. CHICAGO, ILLINOIS, DATE OF PLAT 22 DAY OF DECEMBER A.D. 20 20.

ILLINOIS PROFESSIONAL LAND SURVEYOR ANDRZEJ F. SPIEWAK LICENSE No. 035.003178 LICENSE EXPIRES 11/30/2022

PROFESSIONAL DESIGN FIRM, LAND SURVEYING CORPORATION. LICENSE NO. 184.006518 EXPIRES 04/30/2021

AL LAND

ANDRZEJ F. SPIEWAK LICENSE #3178

> CHICAGO ILLINOIS

S OF IL

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL













