



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: 1007 N Harlem Ave Unit A

Property Identification Number(s)(PIN): 16-06-307-041-0000

Name of Property Owner(s): David and Stephanie Yunez

Address of Property Owner(s): 1007 N Harlem Ave Unit A

E-Mail of Property Owner(s): stephanieyunez@gmail.com Phone: 773-899-6278

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: _____

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: The owners seek a variance to allow current privacy fence to remain at 6ft tall and 100% closed on all sides to enclose private yard.

Size of Parcel (from Plat of Survey): 2237 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-6</u>	<u>Townhouses</u>
To the South:	<u>R-6</u>	<u>Apartments</u>
To the East:	<u>R-6</u>	<u>Townhouses</u>
To the West:	<u></u>	<u></u>

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

If Yes, how? The fencing perpendicular to Harlem is taller than 5 ft and more than 50%.

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: 3 - Accessory Structures and Uses

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;

Our current neighborhood is comprised of townhouses and apartment or condo buildings which border Harlem Avenue, and is home to many kind, considerate neighbors. Often the proximity to the busy street and bus stop hinder the feeling of living in a safe, friendly neighborhood. Litter, including glass bottles, are found nearly daily in our yard despite upkeep. Strangers have approached our family and children while tending to our garden or visiting with neighbors. Having a tasteful privacy fence with the proposed variance demonstrates care for our property, interest in the security and privacy of our family and neighborhood, and will promote more neighborly gatherings and care of property.

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.

Stephanie E. Yunez

(Printed Name) Applicant

Steph E. Yunez
(Signature) Applicant

12/06/21
Date

Stephanie E. Yunez

David C. Yunez

(Printed Name) Owner

Steph E. Yunez David C. Yunez
(Signature) Owner

12/06/21
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

6 DAY OF December, 2021

Jason Franklin
(Notary Public)



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.

We, the owners, request a variance for the north and south sides of the property to allow a 100% closed, 6ft tall fence to ensure the security of the property and safety of the owners. We have on numerous occasions been approached by strangers and passersby, and regularly find litter and broken glass in our garden which have been discarded by passersby or thrown out of cars driving down Harlem. We hope to correct this undue hardship through the variance to secure the property for our private enjoyment.

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.

Surroundings allow for strangers and passersby to walk past the property and often they have approached the owners and the owners' children which is a concern of security and safety. The 50% open and 5ft height would allow us and our belongings to be exposed to the public.

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.

Being approached by strangers, finding litter and broken glass in the garden, and noise pollution from the busy street would be able to breach a 50% open fence, which is what the zoning ordinance currently allows. The proximity to the busy street and the bus stop makes it easy for individuals to disrespect private property, as some have entered the property to use, and even steal, personal items that are meant to be kept outside. Such things include, but are not limited to, outdoor furniture and a garden hose. A 50% open fence would still allow for ill-disposed litter to penetrate the barrier and minimize the quality, security and safety of the property.

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.

We believe that granting the variation will not affect public health, safety, or welfare, as similar fences exist for townhomes further north on Harlem.

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 will not impair light or air to adjacent property and the public property will not be intruded upon. A private yard with consistent fencing throughout would likely improve property values for the neighborhood and is inline with the values of 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 (100% closed and 6ft high on the north and south sides of the property) ensures the security and safety of the owners' family and property.

cta
pace  **bus stop**

90 Harlem
 North to Harlem Blue Line station
Weekdays, early morning thru late evening
Weekend/holidays, early morning thru mid-evening

307 Harlem 
 North to Elmwood Park Village Hall
Daily, early morning thru late evening

318 North 
 West to Northlake Commons
Daily, early morning thru late evening

TEXT CTABUS 18379 to 41411 for estimated CTA arrival times.
transit.chicago.com pacebus.com (312) 836-7000 TTY (312) 836-4949

SPEED
LIMIT
30





INVOICE



Invoice Number

151

Creation Date

June 4, 2021

American Standard Builders

1824 S 7th Avenue

Maywood IL 60153

(708)674-5587

☎ (708) 543-4251

86-1259706

Americanstandardbuilders@gmail.
com

INVOICE TO:

Stephanie

1007 N Harlem

Ave

Unit A

Oak Park, IL

Description	Quantity	Unit Price (\$)	Total (\$)
Pressure-Treated Fence (Pine) Installation of 80' of 6' high pressure-treated solid board fence with pressure-treated posts. Two gates and tear down included.	1	2,200.00	2,200.00

Subtotal	\$2,200.00
Grand Total	\$2,200.00
Payments	\$2,200.00
Total Due	\$0.00

A handwritten signature in black ink that reads 'Stephanie Yunez'.

Stephanie Yunez

Sketch



