



# 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: 412 IOWA ST.

Property Identification Number(s)(PIN): 16-06-418-022-0000

Name of Property Owner(s): LOIS PLATT, ANTHONY RONNING

Address of Property Owner(s): 412 IOWA ST., O.P. 60302  
lplatt@aol.com 609-630-728-1403

E-Mail of Property Owner(s): tonyronning@sbcglobal.net Phone: TONY - 708-524-9265

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: BUILD 2-STORY ADDITION WHICH  
EXTENDS 3'-0" BEYOND REAR YARD SETBACK.

Size of Parcel (from Plat of Survey): 7377 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-2</u>	<u>RESIDENTIAL</u>
To the South:	<u>R-2</u>	↓
To the East:	<u>R-2</u>	↓
To the West:	<u>R-2</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: 4.4 Section: TABLE 4.1, MIN. REAR SETBACK  
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 HOME IS SMALLER THAN MOST  
NEIGHBORING HOUSES, AND THE RELATIVELY SMALL  
ADDITION IS IN KEEPING WITH THE OVERALL  
SCALE OF STRUCTURES IN THE SURROUNDING AREA.  
EVEN WITH THE VARIANCE, THE HOUSE WILL BE  
SUBSTANTIALLY ~~LESS~~ FURTHER FROM THE REAR  
LOT LINE THAN THE ADJACENT HOME TO THE  
EAST.

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.

LOIS PLATT

(Printed Name) Applicant

[Signature]

(Signature) Applicant

12-22-20

Date

ANTHONY RONNING

(Printed Name) Owner

[Signature]

(Signature) Owner

12-22-20

Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

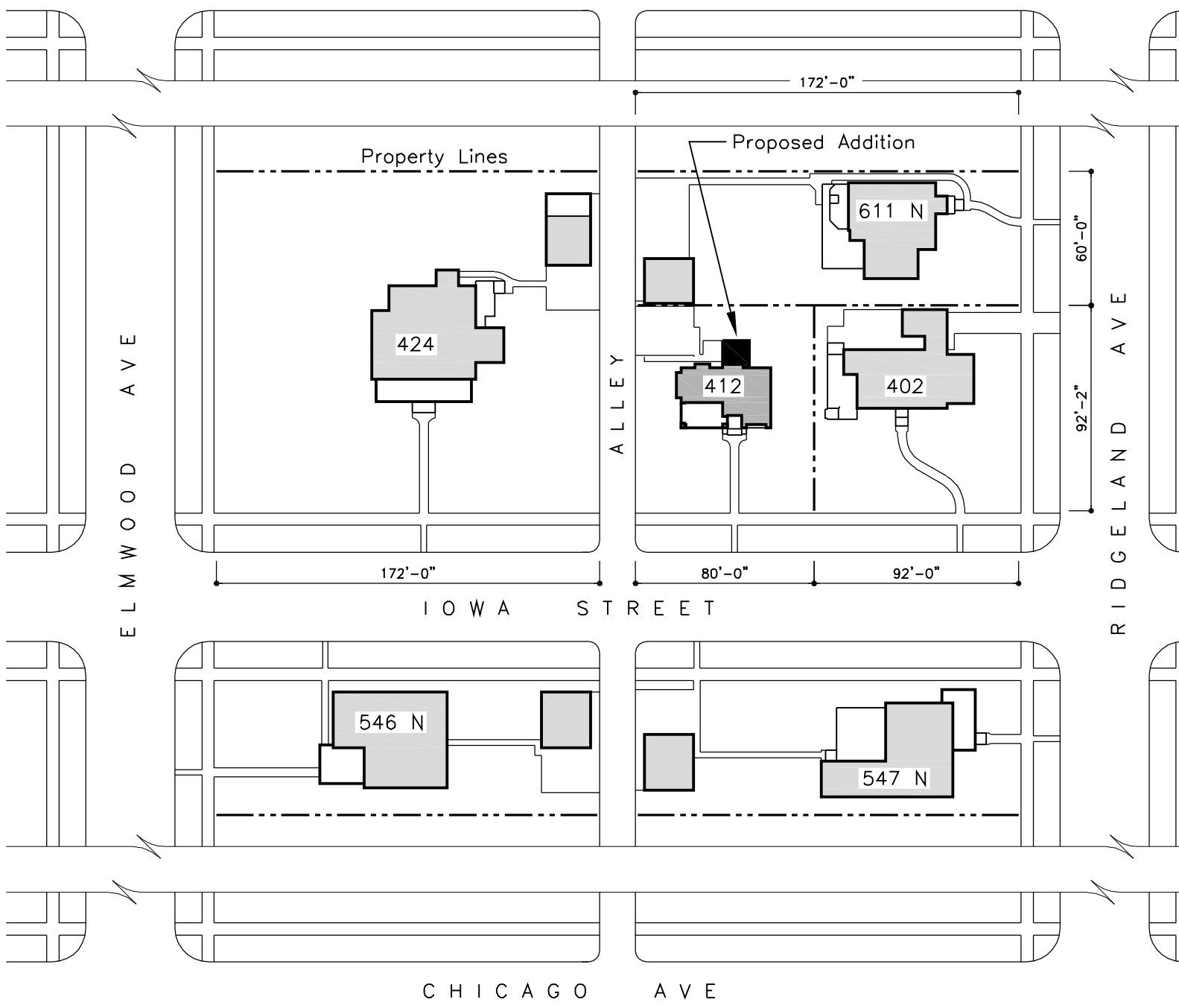
22<sup>nd</sup> DAY OF December, 2020

Mariana Sanchez  
(Notary Public)



EXHIBIT - B

AUGUSTA BLVD



ELMWOOD AVE

IOWA STREET

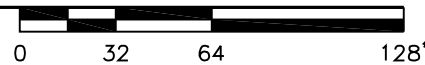
RIDGELAND AVE

CHICAGO AVE



LOCATION MAP

1/64" = 1'-0"

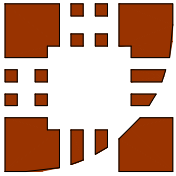


PLATT/RONNING RESIDENCE  
412 IOWA STREET  
OAK PARK, IL  
LOIS PLATT 630-728-1403

ANTHONY RONNING - ARCHITECT  
412 IOWA ST. OAK PARK, IL  
License No. 001-014042  
708-524-9265  
tonyronning@sbcglobal.net

Dec 19, 2020





ANTHONY RONNING  
ARCHITECTS

412 Iowa Street  
Oak Park, Illinois 60302

tonyronning@sbcglobal.net  
708-524-9265

December 30, 2020

Mr. Michael Bruce  
Zoning commission  
Village of Oak Park

Project Summary for New Addition at  
412 Iowa St.  
Owner: Lois Platt and Anthony Ronning

**Project Description:**

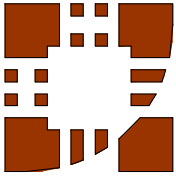
The proposed project creates a two-story addition with a First Floor Bathroom and an enlarged back entrance plus a Second Floor Exercise Room. We are asking for a variance to go 3'-0" over the rear yard setback.

**Evidence:**

- Application for Variance
- Zoning Administrator's Decision – to be provided by Zoning Administrator
- Proof of Ownership
- Project Summary
- Response to Approval Standards
- Exhibit-A: Plat of Survey
- Exhibit-B: Location Map
- Exhibit-C: Drawings. dated 12-19-20
  - Sht.1 – Proposed and Existing Site Plans
  - Sht.2 – Existing North Elevation
  - Sht.3 – Proposed First Floor Plan
  - Sht.4 – Proposed Second Floor Plan
  - Sht.5 – Proposed North Elevation
  - Sht.6 – Proposed Section and West Elevation
- Exhibit-D: Photos – Views of House
- Exhibit-E: Photos – Views from House
- Exhibit-F: Photos – Adjacent Properties
- Exhibit-G: Additional Drawings
  - Sht.1 – Perspective Views
  - Sht.2 – Shading Study
- Exhibit-H: Letters from Neighbors.

**Hardship:**

The shape of the lot has created a hardship. The subject property is only 92'-2" deep - nearly 80' shorter than typical lots in the area. The existing house's position on this shallow lot allows only 7'-6" for an addition within the rear yard setback.



ANTHONY RONNING  
ARCHITECTS

412 Iowa Street  
Oak Park, Illinois 60302

tonyronning@sbcglobal.net  
708-524-9265

Jan 28, 2021

Michael Bruce  
Zoning Commission  
Village of Oak Park

REVISION of Response to Standards for New Addition at  
412 Iowa Street  
Owner: Lois Platt and Anthony Ronning

- a. The strict application of the terms of the Ordinance will result in undue hardship unless the specific relief requested is granted.

The project addresses the following hardships:

First, there is no bathroom on the first floor. We wish to correct this for the aging population of both current and potential future owners.

Second, the home's small size diminishes its property value relative to the surrounding larger houses. While it is, technically, a four-bedroom home, two of those bedrooms are only 7'-9" wide and can barely accommodate a twin bed and small dresser. While it remains a four-bedroom home, the second floor of the addition could become a third *reasonably sized* bedroom.

- 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 nearly square shape of the property (80'wide x 92'deep) and the house's position on the lot will only allow 7 ½' to build an addition on the back that fits within the current rear yard setback. Our lot is approximately half the depth of typical lots on this block. While the property shape could allow a more considerable addition on the side, there are two problems with that option. First, the existing first floor layout would require alterations to either the Dining Room or Living Room (the two most significant interiors in the home). Second, a side addition would be visible from the street, which is problematic for a home in the Frank Lloyd Wright Historic District.

- 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.

The property layout was determined over a century ago.

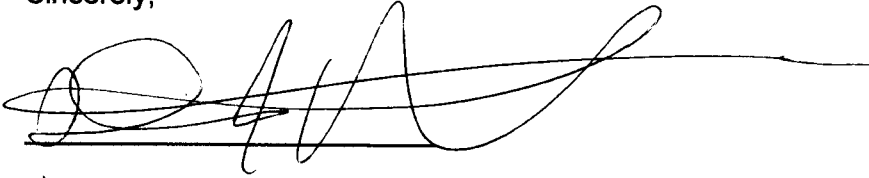
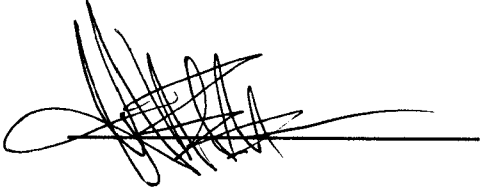
## Exhibit-H Letter from Neighbor

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Zoning Board of Appeals  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302

We, Daniel Fernandes and Meghan Fernandes, residing at  
and the owners of the property at 611 N Ridgeland Ave, are writing in  
reference to The Application for Zoning Variance at 412 Iowa St. We have reviewed the  
plans of the proposed addition related to the variance application at 412 Iowa St and  
have no objection to the variance requested by Lois Platt and Anthony Ronning, the  
owners of the property at 412 Iowa Street.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'Daniel Fernandes', written over a horizontal line.A smaller, more densely scribbled handwritten signature in black ink, appearing to be 'Meghan Fernandes', written over a horizontal line.

## Exhibit-H Letter from Neighbor

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Zoning Board of Appeals  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302

We, Noel Weidner and Kathryn Weidner, residing at  
and the owners of the property at 402 Iowa Street, are writing in  
reference to The Application for Zoning Variance at 412 Iowa St. We have reviewed the  
plans of the proposed addition related to the variance application at 412 Iowa St and  
have no objection to the variance requested by Lois Platt and Anthony Ronning, the  
owners of the property at 412 Iowa Street.

Sincerely,

Noel Weidner

Kathryn Weidner



Exhibit-H Letter from Neighbor

December 21, 2020

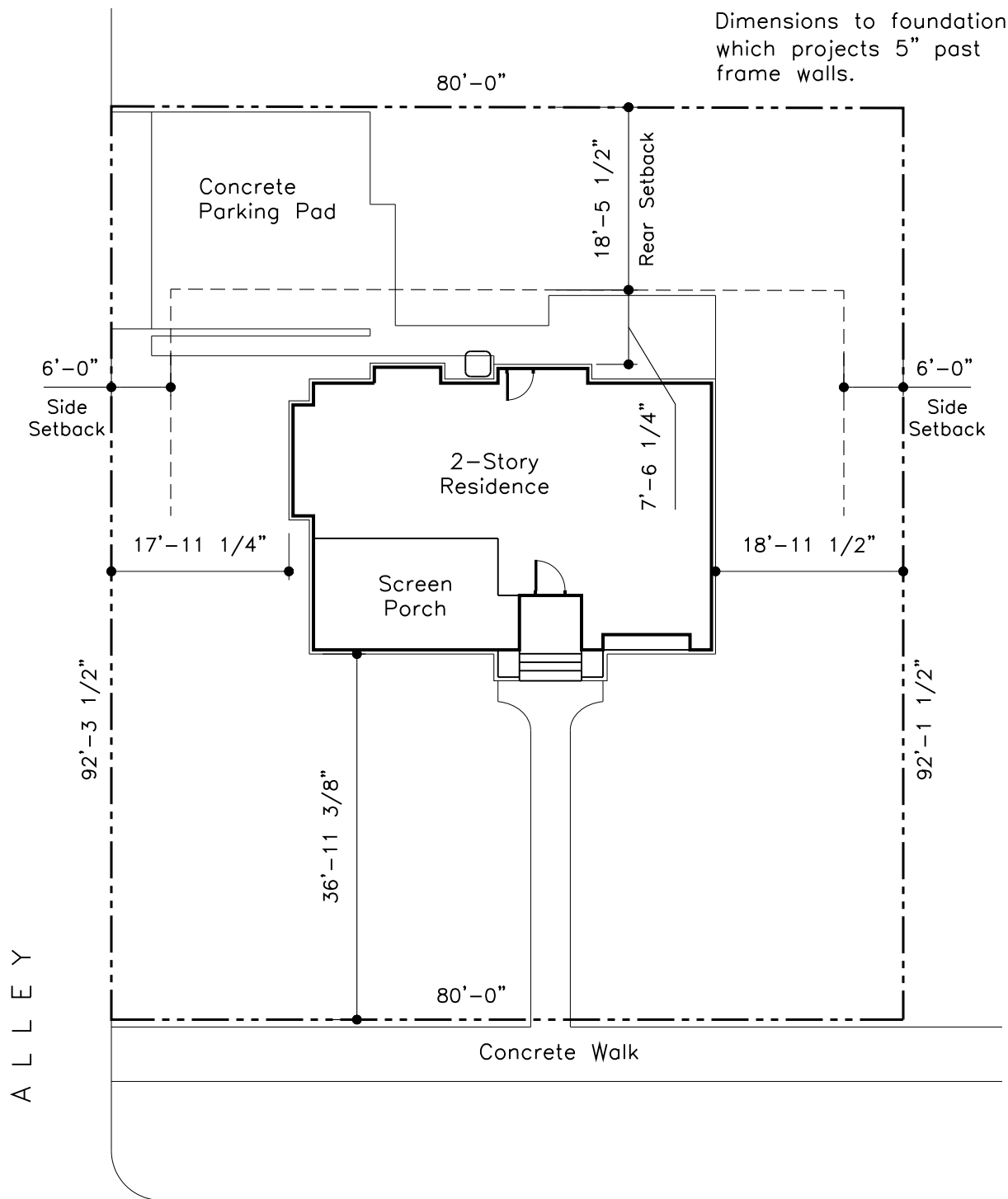
Zoning Board of Appeals  
Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302

We, Janis C. Johnston and \_\_\_\_\_, residing at  
and the owners of the property at 424 Iowa Street, are writing in  
reference to The Application for Zoning Variance at 412 Iowa St. We have reviewed the  
plans of the proposed addition related to the variance application at 412 Iowa St and  
have no objection to the variance requested by Lois Platt and Anthony Ronning, the  
owners of the property at 412 Iowa Street.

Sincerely,

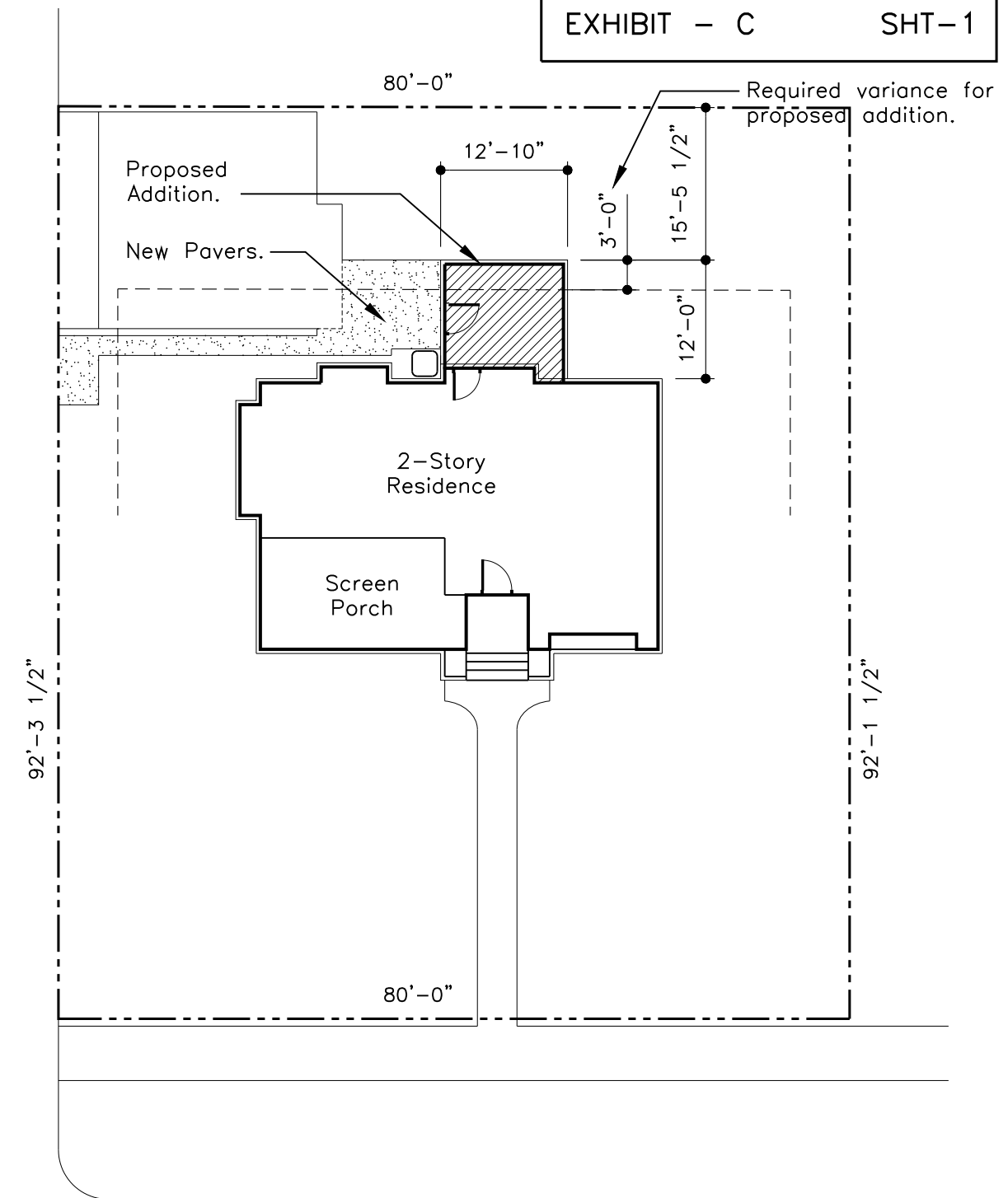
Janis C. Johnston

\_\_\_\_\_



EXISTING SITE PLAN

1/16" = 1'-0"



PROPOSED SITE PLAN

1/16" = 1'-0"



PLATT/RONNING RESIDENCE  
 412 IOWA STREET  
 OAK PARK, IL  
 LOIS PLATT 630-728-1403

ANTHONY RONNING - ARCHITECT  
 412 IOWA ST. OAK PARK, IL  
 License No. 001-014042  
 708-524-9265  
 tonyronning@sbcglobal.net

Dec 19, 2020

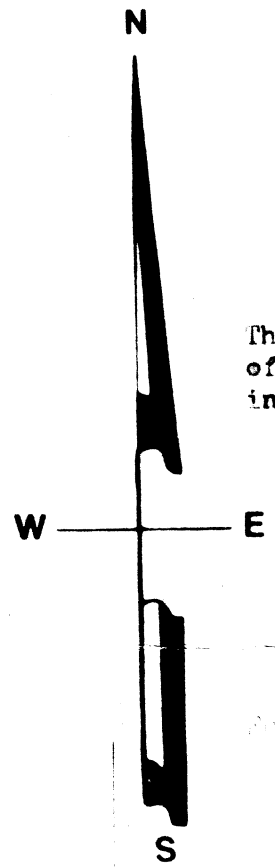
# PLAT OF SURVEY

## NORTHWEST SURVEY SERVICE

685-4077  
685-4078

4425 W. IRVING PARK RD.  
CHICAGO, ILLINOIS 60641

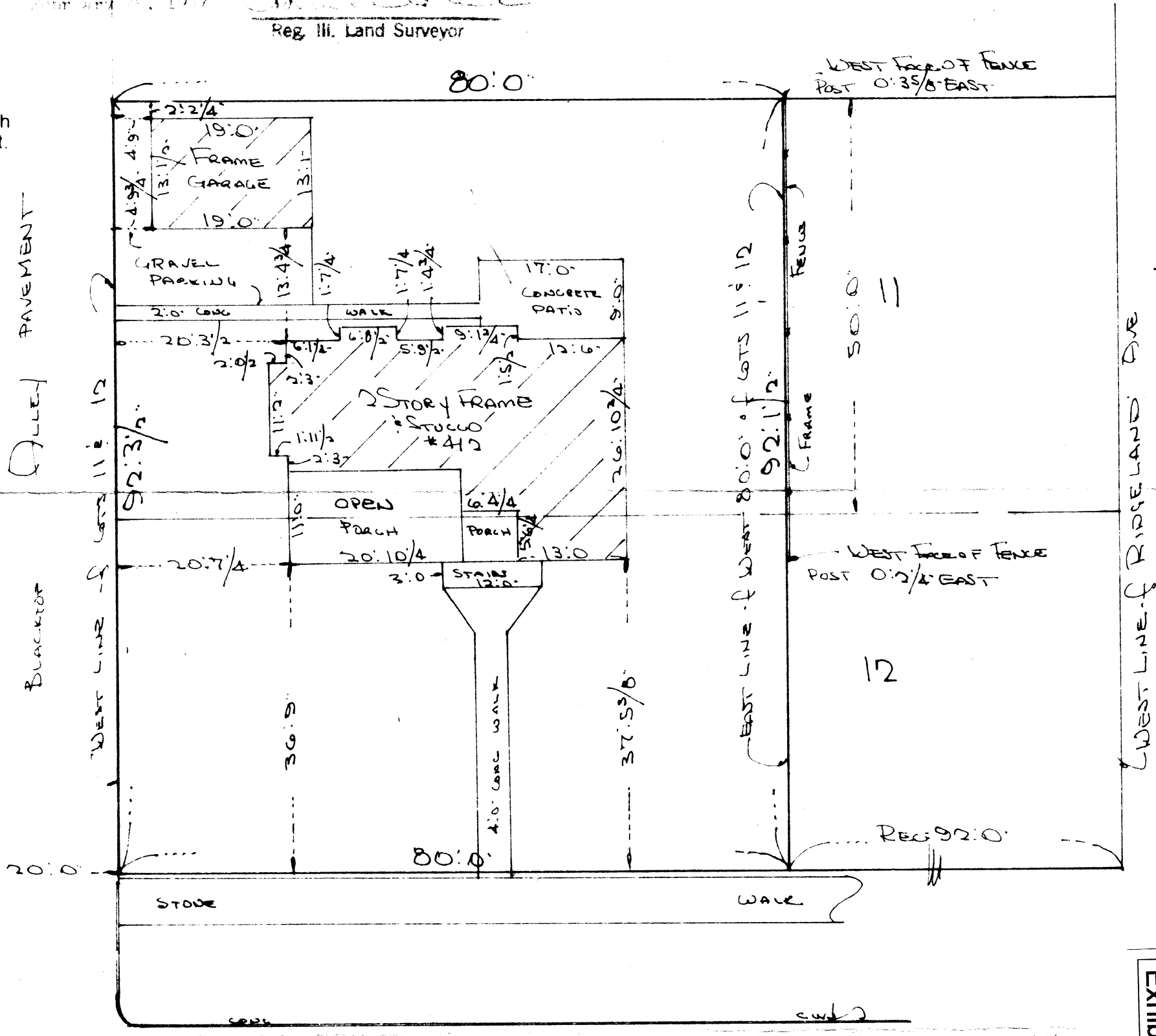
The West 80 feet of Lots 11 and 12 in the Subdivision of Block 7 in Fair Oaks, a Subdivision of the South 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.



State of Illinois )  
County of Cook ) ss.  
Donald E. Lund a Reg. III. Land Surveyor  
do hereby certify that I have surveyed the above  
described property.

April and 25, 1987 *[Signature]*  
Reg. III. Land Surveyor

Scale 1 inch = 15 feet.



W. IOWA ST.

Order No. 86863  
Date April 9, 1986  
Ordered By Dearborn Realty  
Recertified for Platt-Koch

State of Illinois )  
County of Cook ) ss.  
I, Walter H. Bauer a Reg.  
III. Land Surveyor do hereby certify that the Building  
on the above property has been located under my  
supervision.

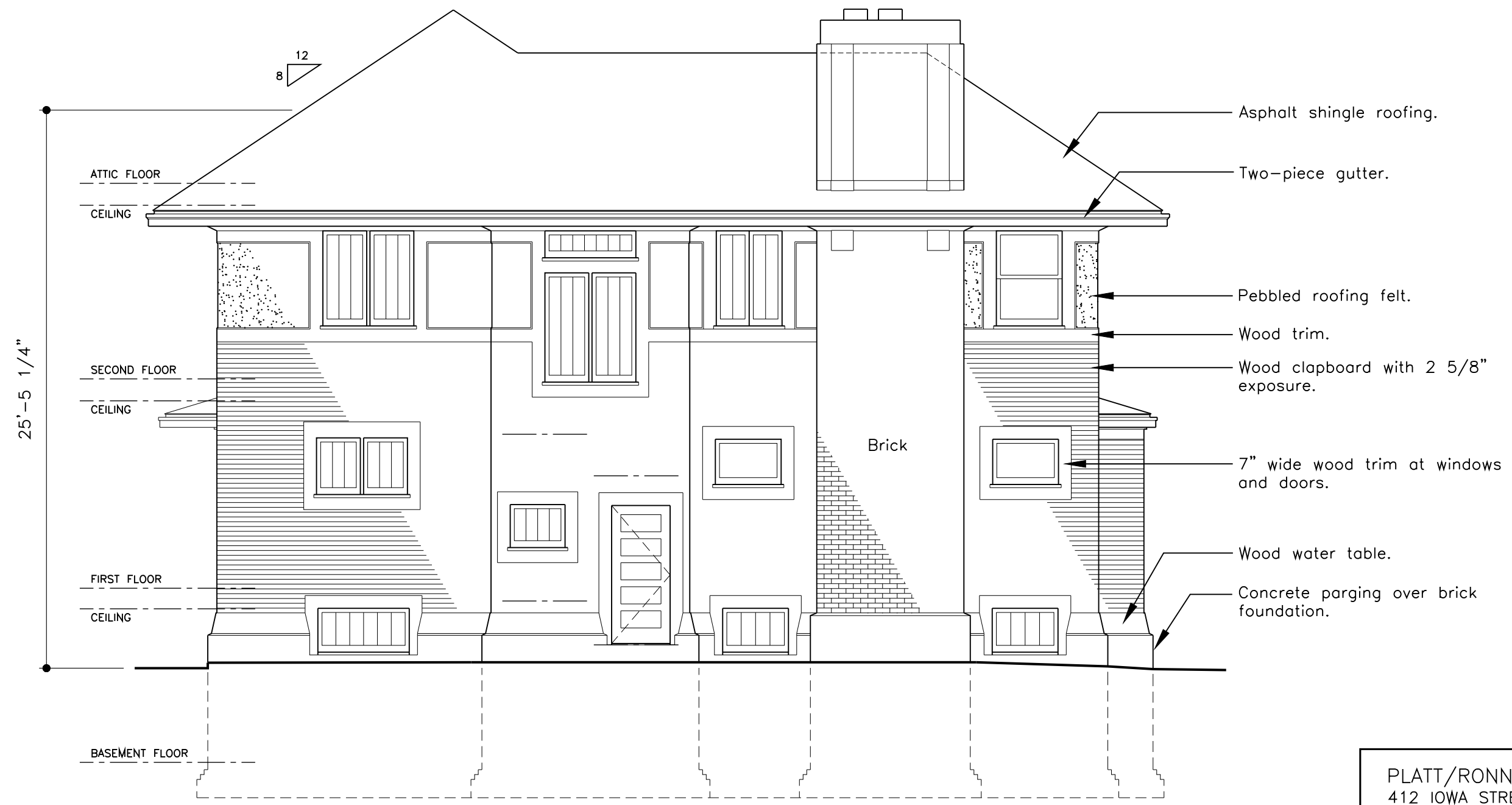
State of Illinois )  
County of Cook ) ss.  
I, Walter H. Bauer a Reg.  
III. Land Surveyor do hereby certify that a survey of  
the above described property has been made under  
my supervision and that the plat hereon drawn is a  
correct representation of said survey corrected to a  
temperature of 62° Fahrenheit

April 9, 1986

*[Signature]*  
REG. ILL. LAND SURVEYOR

*[Signature]*  
REG. ILL. LAND SURVEYOR

Exhibit-A Plat of Survey



EXISTING NORTH ELEVATION

3/16" = 1'-0"



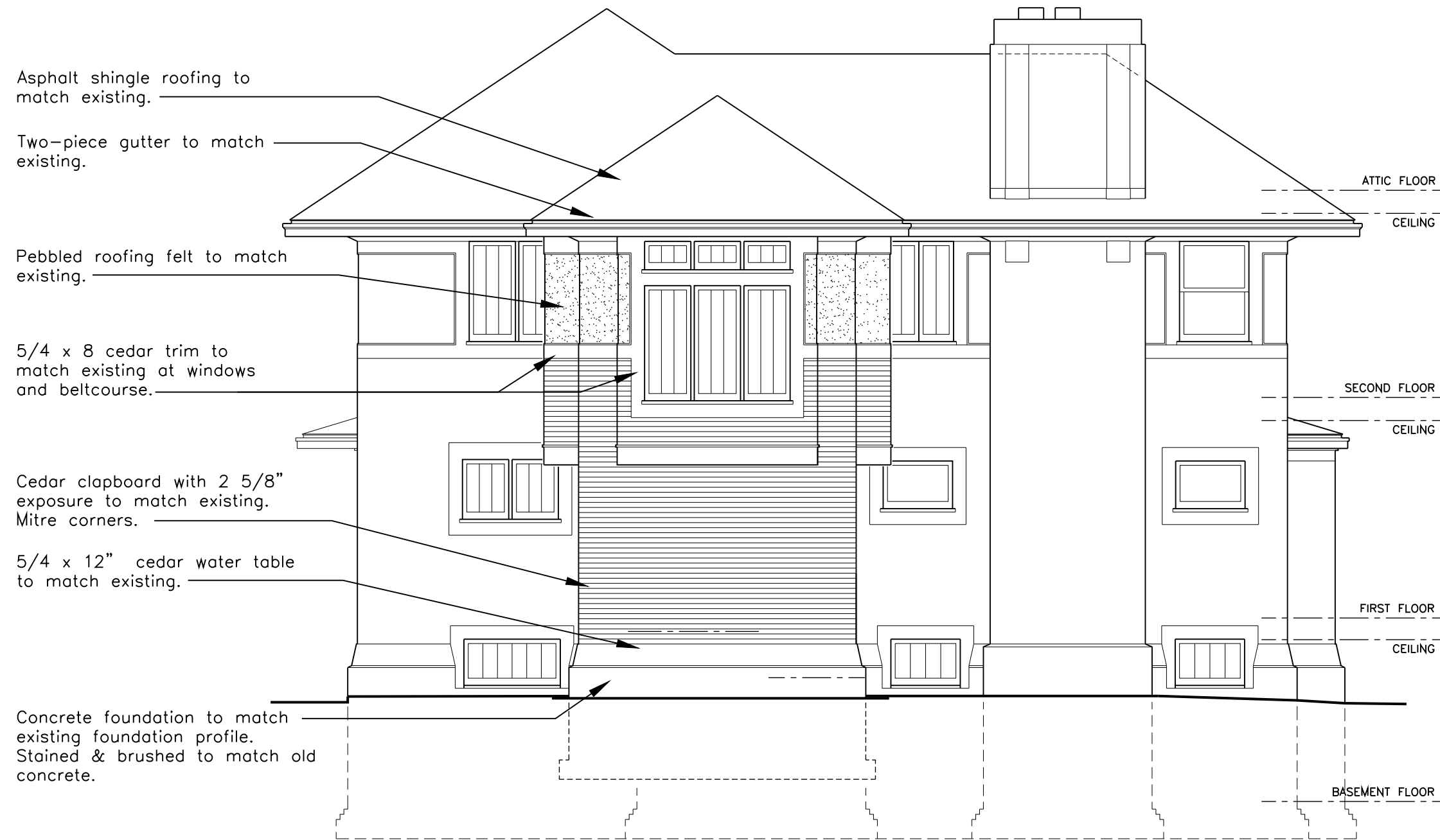
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Dec 19, 2020





Asphalt shingle roofing to match existing.

Two-piece gutter to match existing.

Pebbled roofing felt to match existing.

5/4 x 8 cedar trim to match existing at windows and beltcourse.

Cedar clapboard with 2 5/8" exposure to match existing. Mitre corners.

5/4 x 12" cedar water table to match existing.

Concrete foundation to match existing foundation profile. Stained & brushed to match old concrete.

ATTIC FLOOR

CEILING

SECOND FLOOR

CEILING

FIRST FLOOR

CEILING

BASEMENT FLOOR

**PROPOSED NORTH ELEVATION**

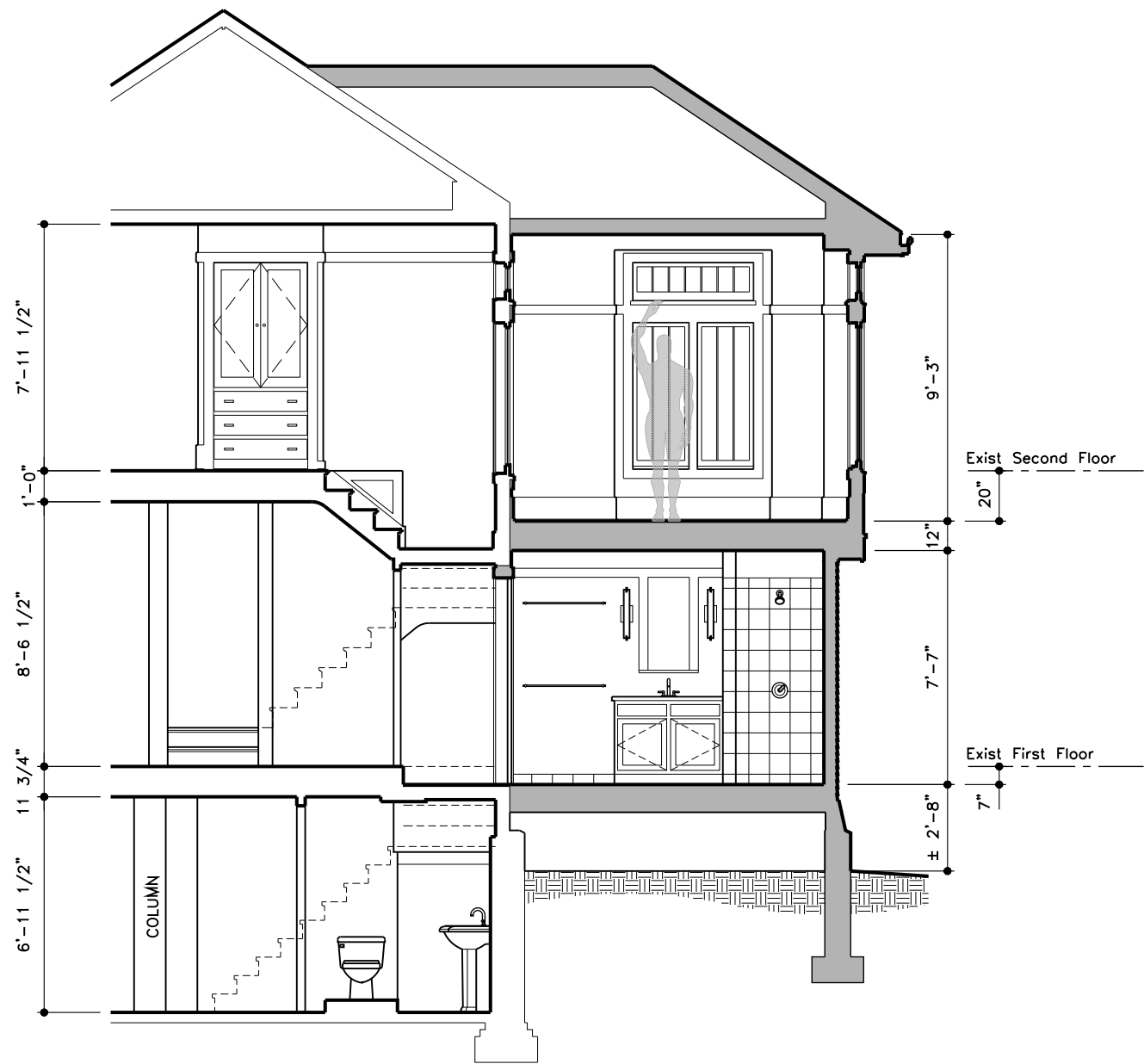
3/16" = 1'-0"



PLATT/RONNING RESIDENCE  
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 LOIS PLATT 630-728-1403

ANTHONY RONNING - ARCHITECT  
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 tonyronning@sbcglobal.net

Dec 19, 2020



PROPOSED SECTION

3/16" = 1'-0" 0 2 4 8 12'



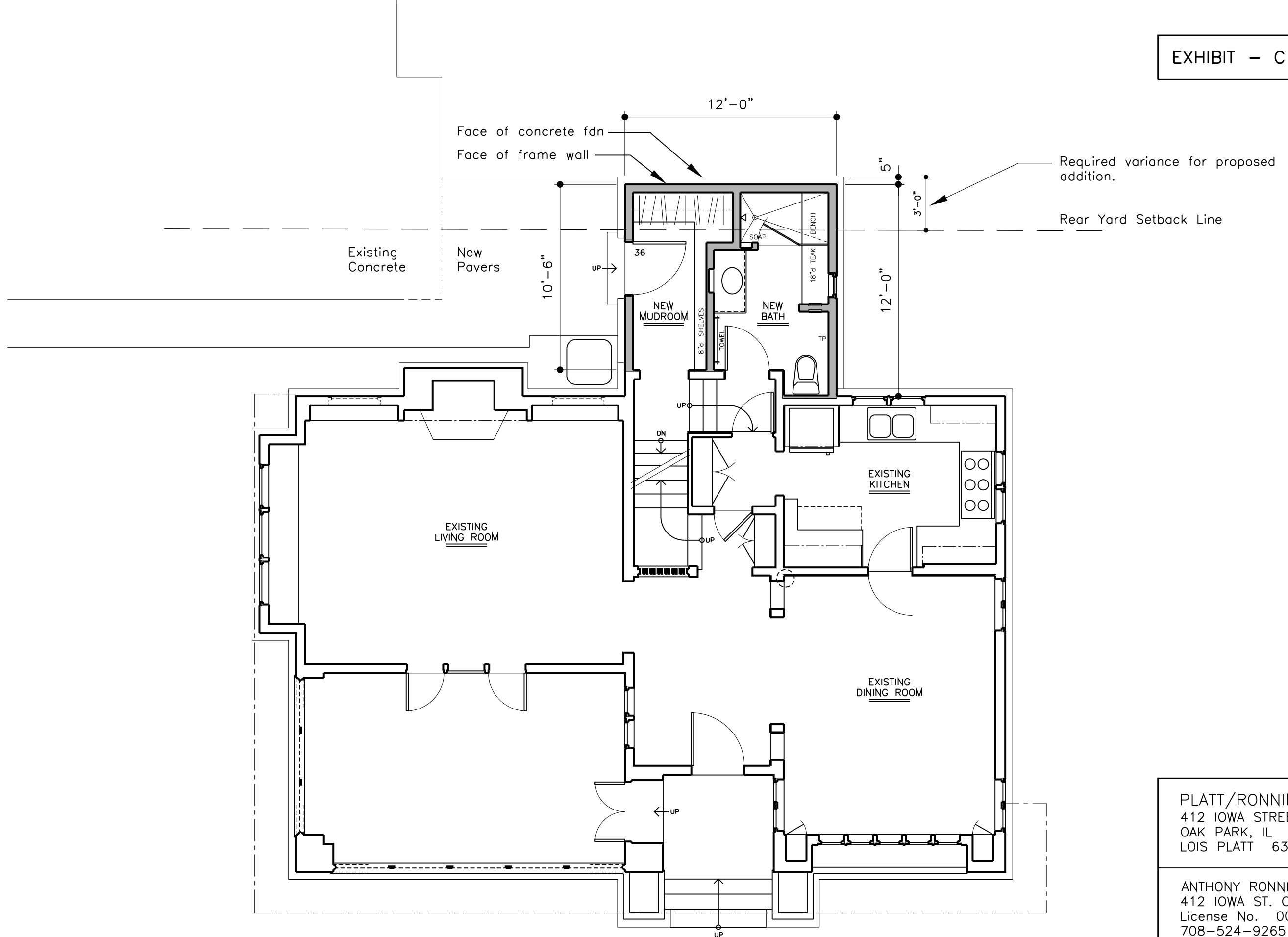
PROPOSED WEST ELEVATION

3/16" = 1'-0" 0 2 4 8 12'

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Dec 19, 2020



PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0"

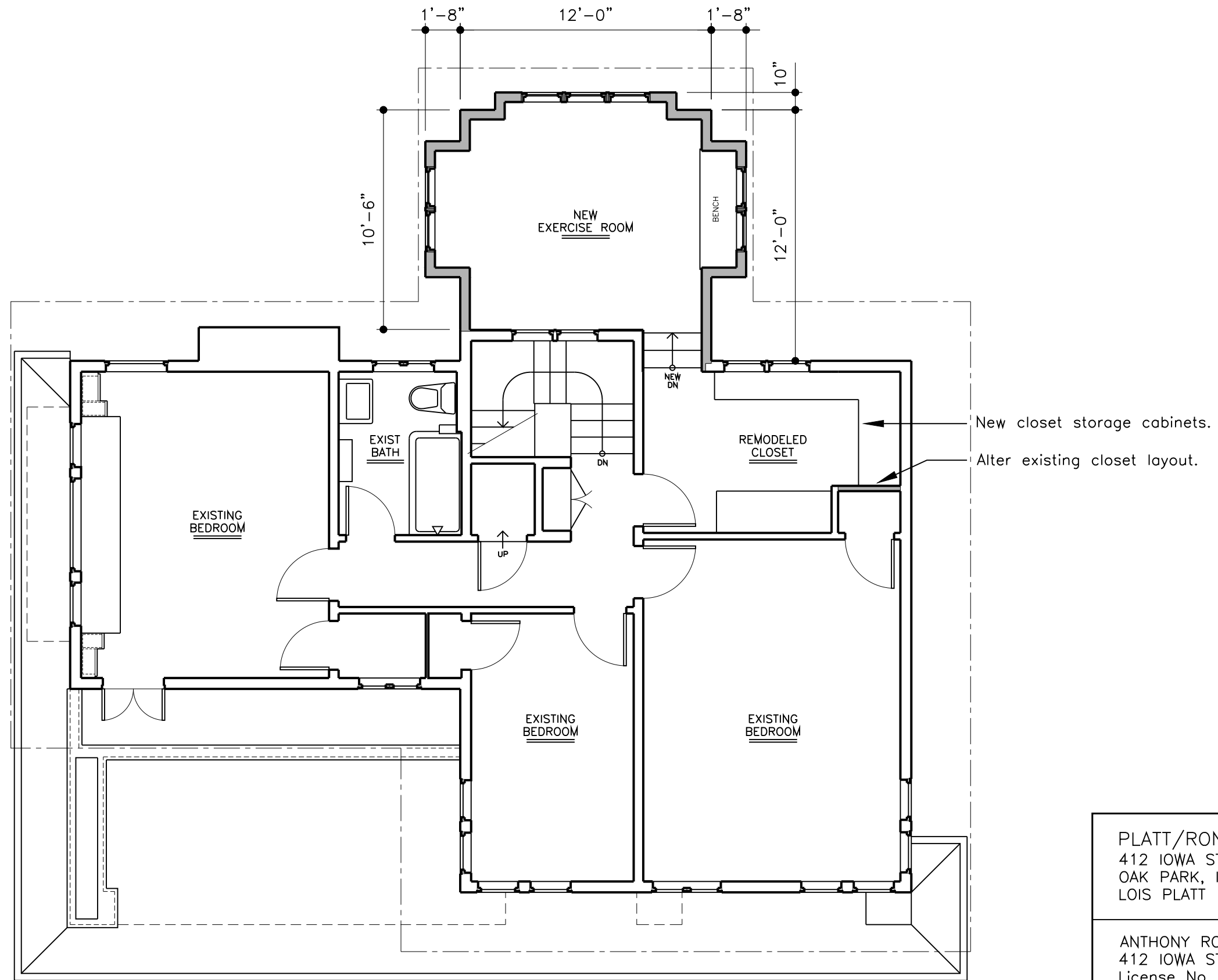


PLATT/RONNING RESIDENCE  
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Dec 19, 2020



PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"

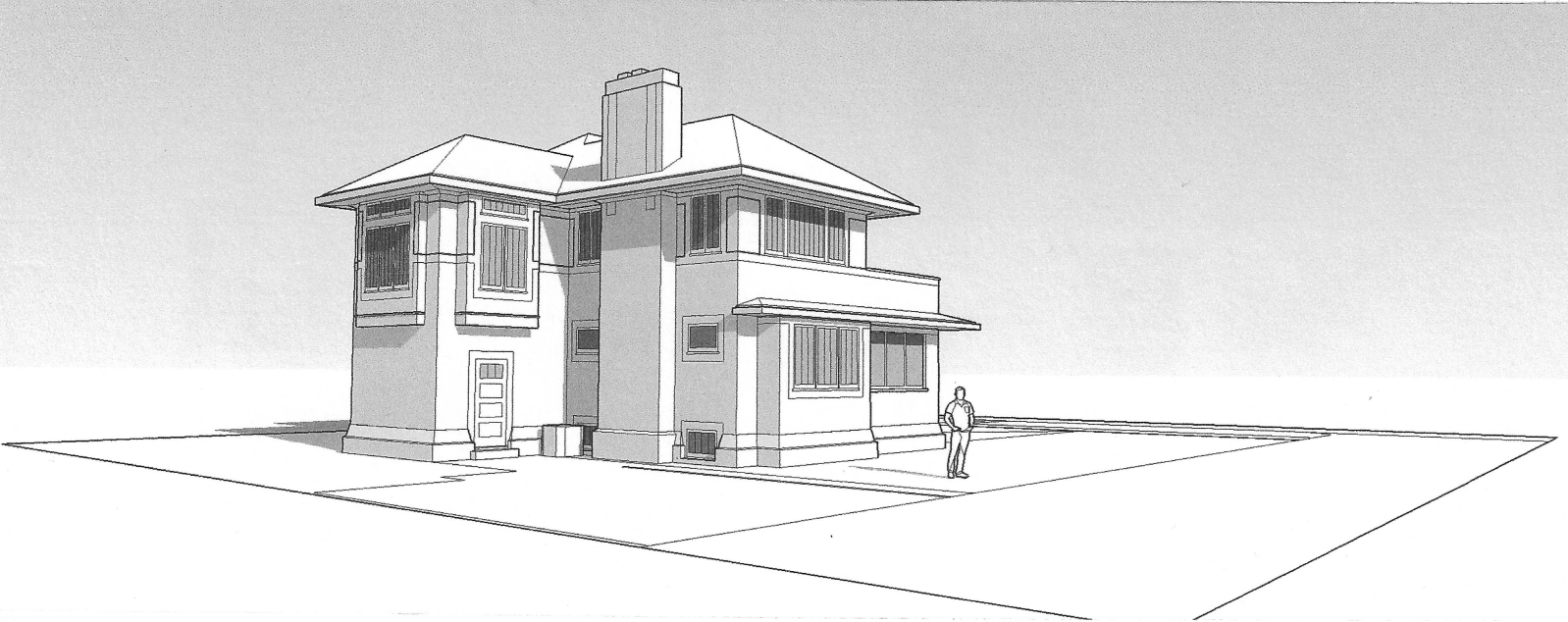


PLATT/RONNING RESIDENCE  
 412 IOWA STREET  
 OAK PARK, IL  
 LOIS PLATT 630-728-1403

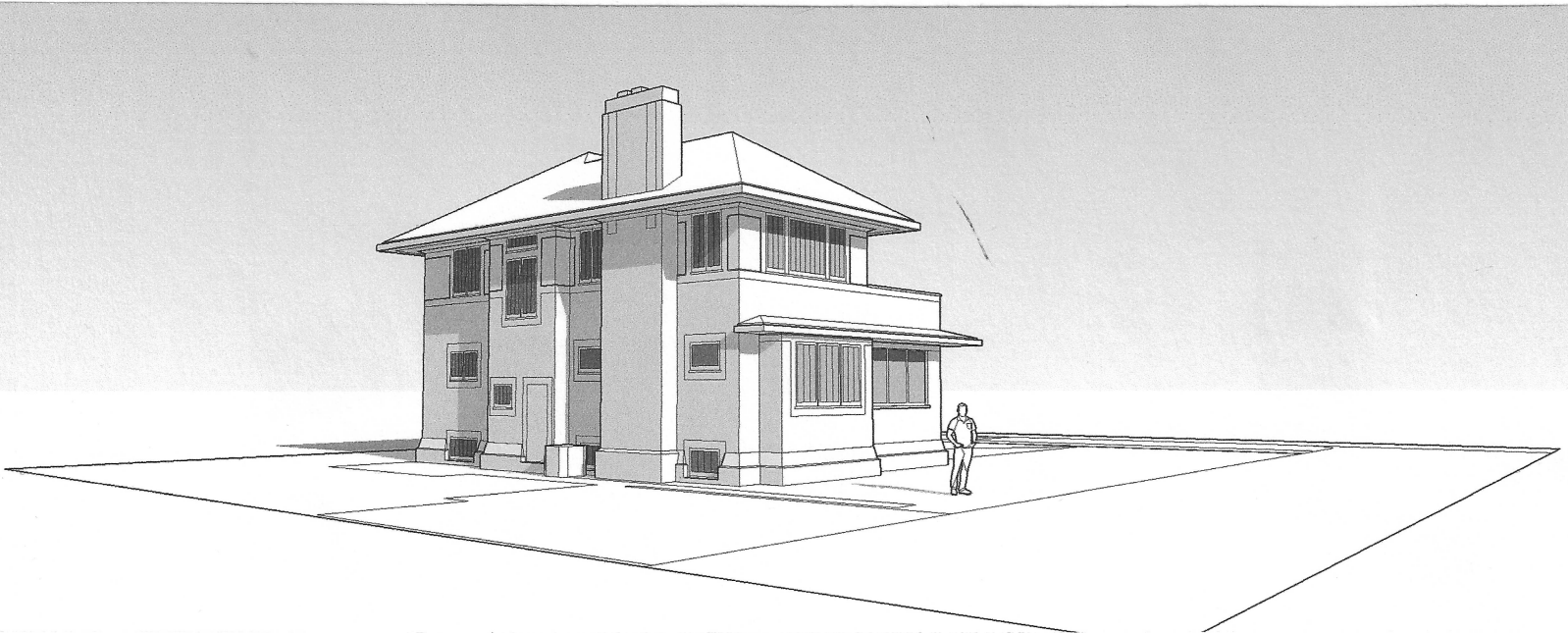
ANTHONY RONNING - ARCHITECT  
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 License No. 001-014042  
 708-524-9265  
 tonyronning@sbcglobal.net

Dec 19, 2020

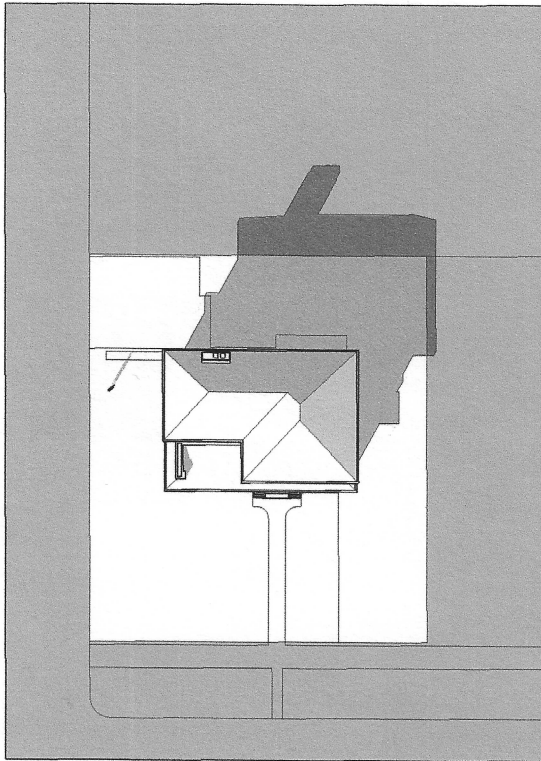




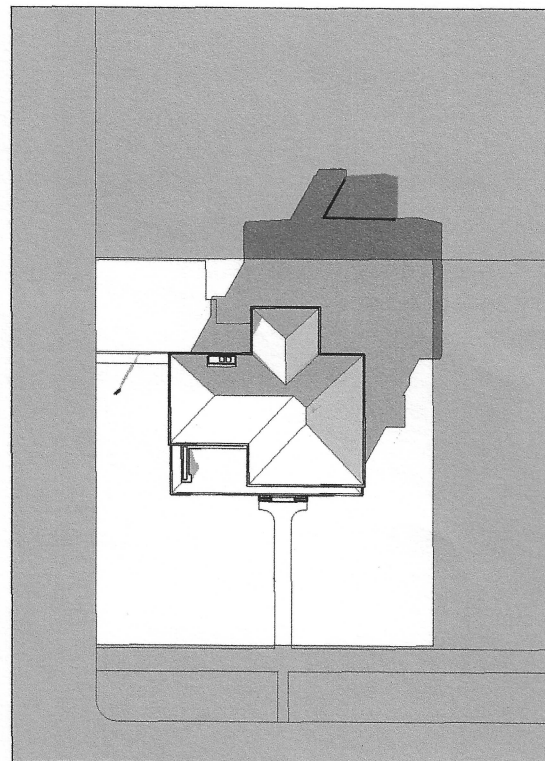
Perspective View of Proposed Addition



Perspective View of Existing House



Existing Plan with Shading



Proposed Plan with Shading



The comparative plans show early-afternoon shading cast by the existing and proposed schemes on a spring or fall day. The white area is the subject property. The gray area above is 60' at scale to match the width of the adjacent north lot.

## Exhibit-D Views of House

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*Photo 1*

South side (facing street)

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*Photo 2*

East side (Facing 402 Iowa Res.)

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*Photo 3*

North side (to receive proposed addition)

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*Photo 4*

West Side (facing alley)

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## Exhibit-F Adjacent Properties

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*Photo 9*

Northwest View from Iowa Street  
402 Iowa at right  
Subject property at left



*Photo 10*

Northeast View from Iowa street  
424 Iowa at left  
Subject property at right (beyond alley)



*Photo 11*

Southeast View from Alley  
402 Iowa at left



*Photo 12*

Southwest View from Back Yard  
424 Iowa at right (beyond alley)



## Exhibit-E Views from House

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*Photo 5*

View East from House at location of  
Proposed Addition

611 N Ridgeland on left  
402 Iowa on right



*Photo 6*

View North from House at location of  
Proposed Addition

Looking into backyard of 611 N Ridgeland



*Photo 7*

View West from House at Location of  
Proposed Addition

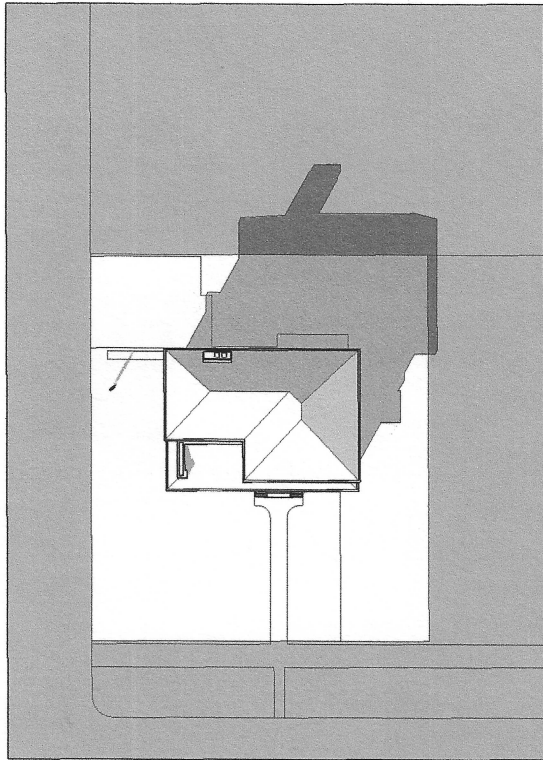
424 Iowa at opposite side of alley



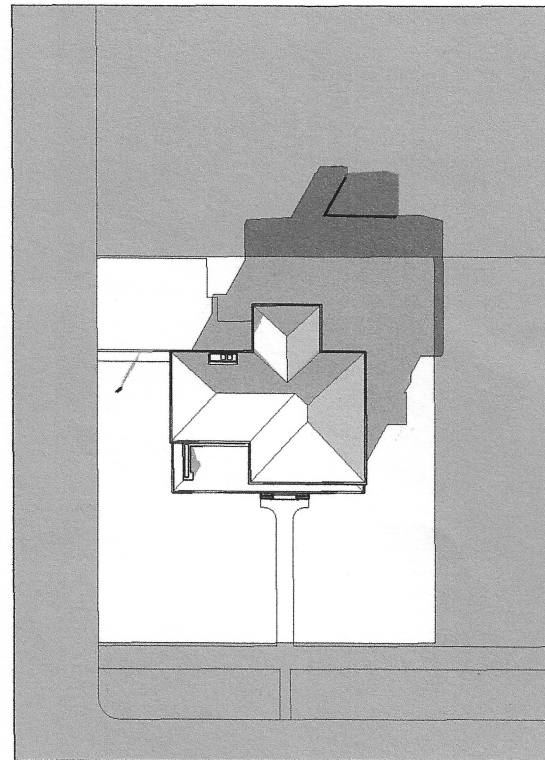
*Photo 8*

View South from House at Front Door

547 N Ridgeland at opposite side of street



Existing Plan with Shading



Proposed Plan with Shading



The comparative plans show early-afternoon shading cast by the existing and proposed schemes on a spring or fall day. The white area is the subject property. The gray area above is 60' at scale to match the width of the adjacent north lot.