



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: 850 Linden Ave Oak Park, IL 60302

Property Identification Number(s)(PIN): _____

Name of Property Owner(s): Emily and Matt McNulty

Address of Property Owner(s): 850 Linden Ave Oak Park, IL 60302

E-Mail of Property Owner(s): emilykmcnulty@gmail.com Phone: 9206558151

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) N/A

Name of Applicant(s) (if different than Property Owner): N/A

Applicant's Address: 850 Linden Ave Oak Park, IL 60302

Applicant's Contact Information: Phone 9206558151 E-Mail emilykmcnulty@gmail.com

Other: _____

Property Interest of Applicant: X Owner ____ Legal Representative ____ Contract Purchaser ____ Other

(If Other - Describe): _____

Property Type: X 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 proposed new garage structure would be built the same distance from the curb as the existing garage, which has been approved by the Oak Park Historic Preservation Commission. The line of sight from the alley would not be altered, as the existing historic structure represents the same positioning of the new structure on its northern side.

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

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

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 9.3 (N) (2) (b)

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 proposed new garage will not get any nearer to the sidewalk than the existing garage, which is original to the property, maintaining historic precedent. The lines of sight from the alley will not change with our proposed new build, and will be consistent with the existing line of sight that neighbors who use the alley are already accustomed to. Moving the structure further South will take it out of alignment with the historic home. Additionally, moving the foundation of the new structure further South may negatively effect the tree roots in the yard causing the trees to die. The location of an electrical pole across the alley could also impact the homeowners ability to pull into the 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.

Emily McNulty and Matt McNulty
(Printed Name) Applicant

Emily McNulty and Matt McNulty

(Signature) Applicant

March 03, 2024
Date

Emily McNulty and Matt McNulty
(Printed Name) Owner

Emily McNulty and Matt McNulty

(Signature) Owner

March 03, 2024
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, _____

(Notary Public)

Updated September 2017



123 Madison Street, Oak Park, Illinois 60302

September 15, 2023

Emily and Matt McNulty
850 Linden Ave
Oak Park, IL 60302

Re: **Advisory Review – 850 Linden Ave**

Dear Ms. and Mr. McNulty:

As you know, the proposed garage project at 850 Linden Ave was reviewed at the Historic Preservation Commission meeting on September 14, 2023. As the project does not meet the definition of demolition in the Historic Preservation Ordinance, this review is advisory only. The Architectural Review Guidelines recommend the following for garages:

New Construction - Including Garages

- New construction shall be compatible with the adjacent buildings and the historic district as a whole.
- New garages shall be accessed from the alley where alleys exist at the rear of any house. Where driveways and curb cuts exist, do not widen.
- New garages shall be compatible with the style, size, material, roof profile and details of the primary historic building on the lot.
- When a demolition of a significant accessory structure occurs, the new structure should closely resemble it to the greatest extent possible.

The Historic Preservation Commission reviewed the plans and elevations for your project and had the following specific recommendations to assist in making the new garage compatible within the historic district:

- Consider painted wood, LP Smartside, or Boreal TruExterior polyash siding as more appropriate alternatives to vinyl.
- Add trim around the garage door.
- Use 6-over-1 light sash windows to match the house (rather than 6-over-6, which was shown).
- The Commission fully supports your intent to reuse historic windows, particularly the quarter-round windows.

Oak Park's Historic Districts are a nationally-recognized treasure that depend on homeowners like you to maintain their historic integrity for generations to come. We appreciate the time and consideration you put towards the maintenance of your historic home.

This Advisory Review letter will be attached to your permit and your permit will be approved for Historic. You will receive a notification from the Village when your permit is finalized. If you have any questions, please contact Susie Trexler at strexler@oak-park.us or (708) 358-5443.

Sincerely,

Susie C. Trexler

Urban Planner
Historic Preservation
Village of Oak Park, Illinois
Direct Line: (708) 358-5443
Website: www.oak-park.us

McNulty Garage Proposal at 850 Linden

August 2, 2023 – Prepared by homeowner, Emily McNulty

Builders: [Regal Garages & Builders](#)

5858A N. Milwaukee Ave. Chicago, IL 60646

708-734-2500

hello@regalgarages.com

Homeowners: Emily and Matt McNulty

850 Linden Ave. Oak Park, IL, 60302

920-655-8151; 920-246-9367

emilykmcnulty@gmail.com

matthewemcnulty@gmail.com

Project Narrative

The goal of our garage build will be to create a serviceable recreation of the existing garage. We have taken care in our design considerations to maintain the historic character and preserve the style of the existing garage as much as possible in accordance with the following parameters outlined in the [2023 Architectural Review Guidelines](#):

1. New construction shall be compatible with the adjacent buildings and the historic district as a whole.
2. New garages shall be accessed from the alley where alleys exist at the rear of any house. Where driveways and curb cuts exist, do not widen.
3. New garages shall be compatible with the style, size, material, roof profile and details of the primary historic building on the lot.
4. When a demolition of a significant accessory structure occurs, the new structure should closely resemble it to the greatest extent possible.

We have opted for a gambrel roof, siding and roofing material selections that closely resemble the original construction, and window placement which coincides with the original garage's design.

At the time of purchase, our [home inspectors](#) strongly recommended that we look into rebuilding the garage as the cost to repair or replace the garage door, electrical, cracked foundation, lead windows and doors, and water-damaged leaning wall in order to make the garage safe for use would be significant. These aspects of the existing garage are documented in the photo section of this project summary document.

We are very proud to live in the historic district of Oak Park and hope to preserve the design and integrity of the property we fell in love with. Thank you for your time and consideration.

Please see [Condition Survey](#) documentation from Regal Garages.

Sincerely,
Emily and Matt McNulty

Existing Garage Photos

Hi-res and close-up details featuring areas of concern can be found [here](#).



Surrounding Area Photos (including neighboring garages that have been rebuilt)

Hi-res available [here](#).



Builder Material Samples (physical samples will also be brought to in-person meeting with the Historic Preservation staff)



Documentation Links

- [Completed Application for Certificate of Appropriateness](#)
- [Architectural Drawings](#) for the planned garage build
- [Condition Survey](#) from Regal Garages
- [Home Inspection Report](#) completed at the time of purchase (5/4/2022)
- [Signed Work Proposal](#) with Regal Garages, specifying material estimates
- [SJK Preservation - Structural Engineer Letter of Recommendation](#)



Application for Public Hearing VARIANCE

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Address/Location of Property in Question: 850 Linden Ave.

Property Identification Number(s)(PIN): _____

Name of Property Owner(s): _____

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.) _____

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H OS I

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To the West:	_____	_____

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If Yes, how? _____

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If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

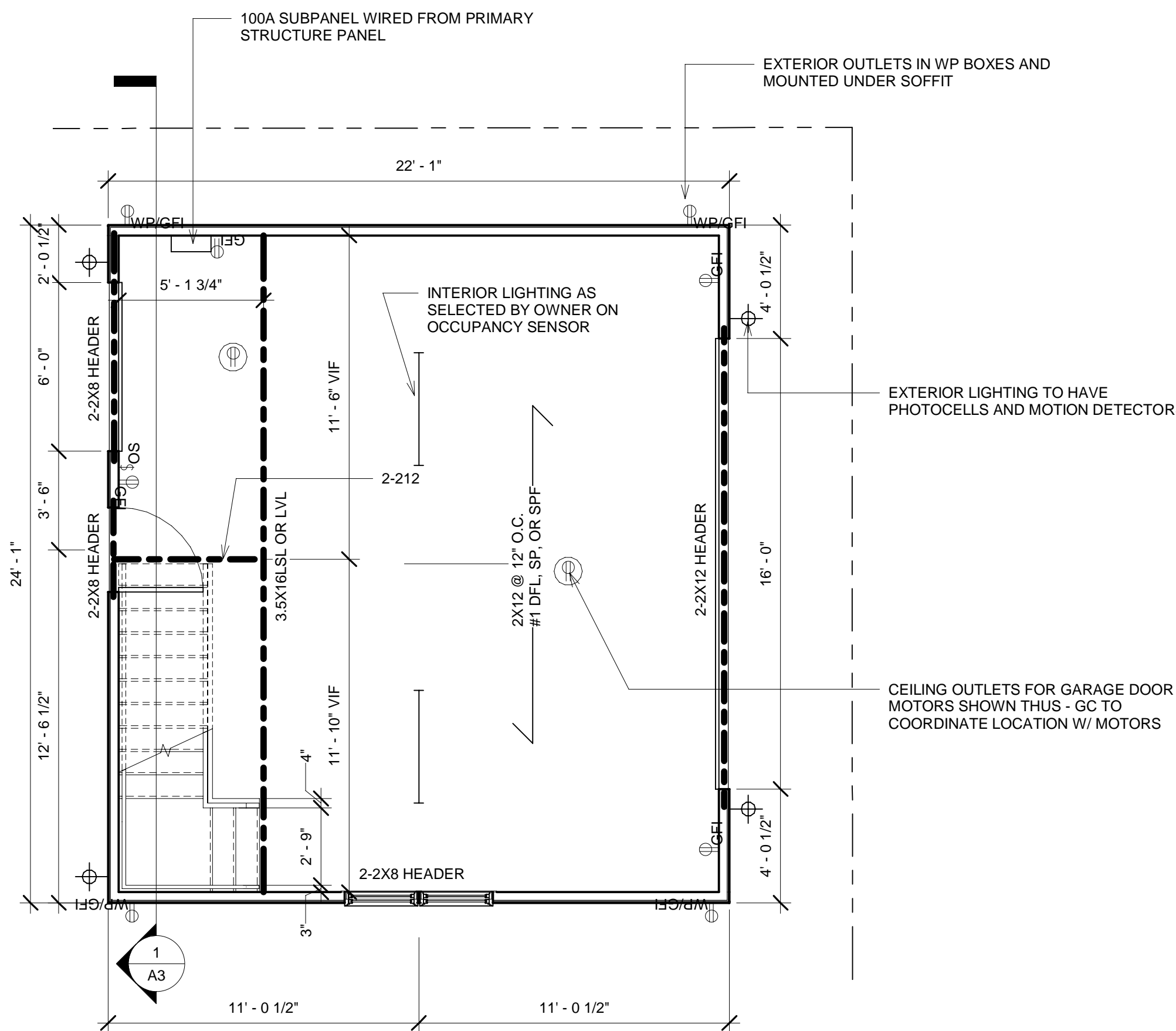
From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: _____ Section: _____
Article: _____ Section: _____
Article: _____ Section: _____

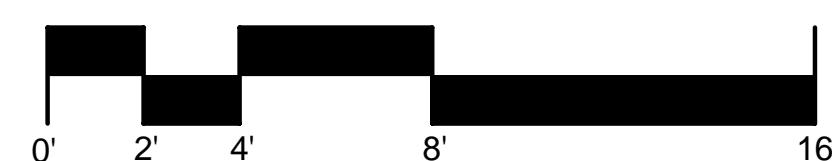

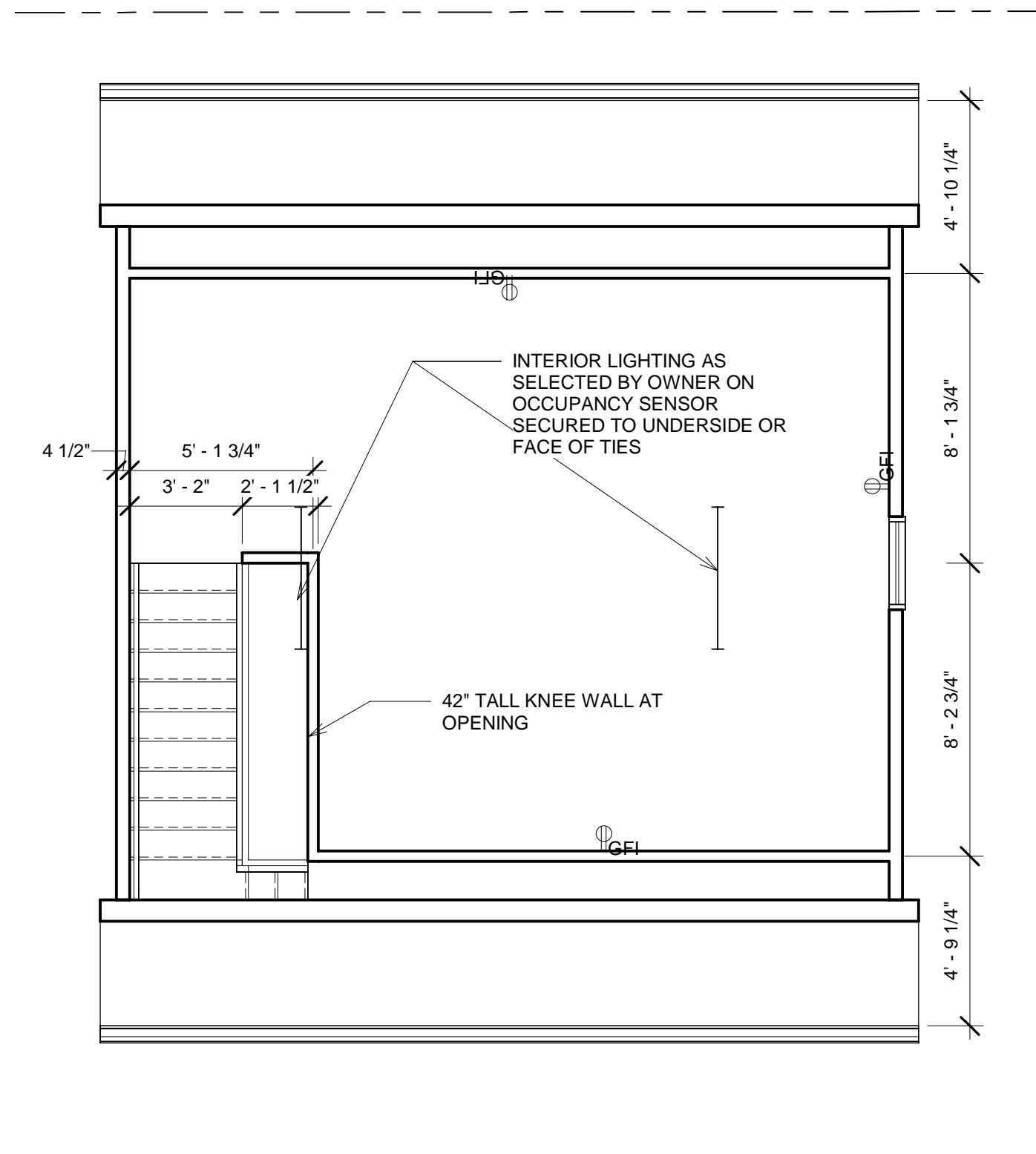
Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

We will be building a new garage that will resemble the original structure and will also coordinate with the house. The new structure should be built in the same location as the existing garage in order to maintain harmony with the original layout of the property. This will be in line with the intent of the oversight rules for the historic district. Moving the new garage will cause additional demolition in the yard and will disrupt the landscaping plan that is there now. This would drastically

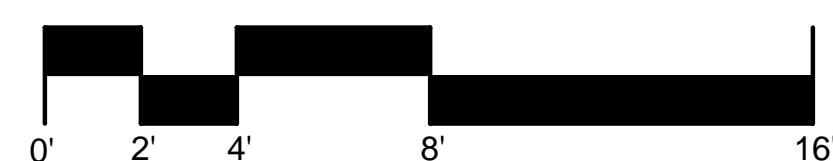

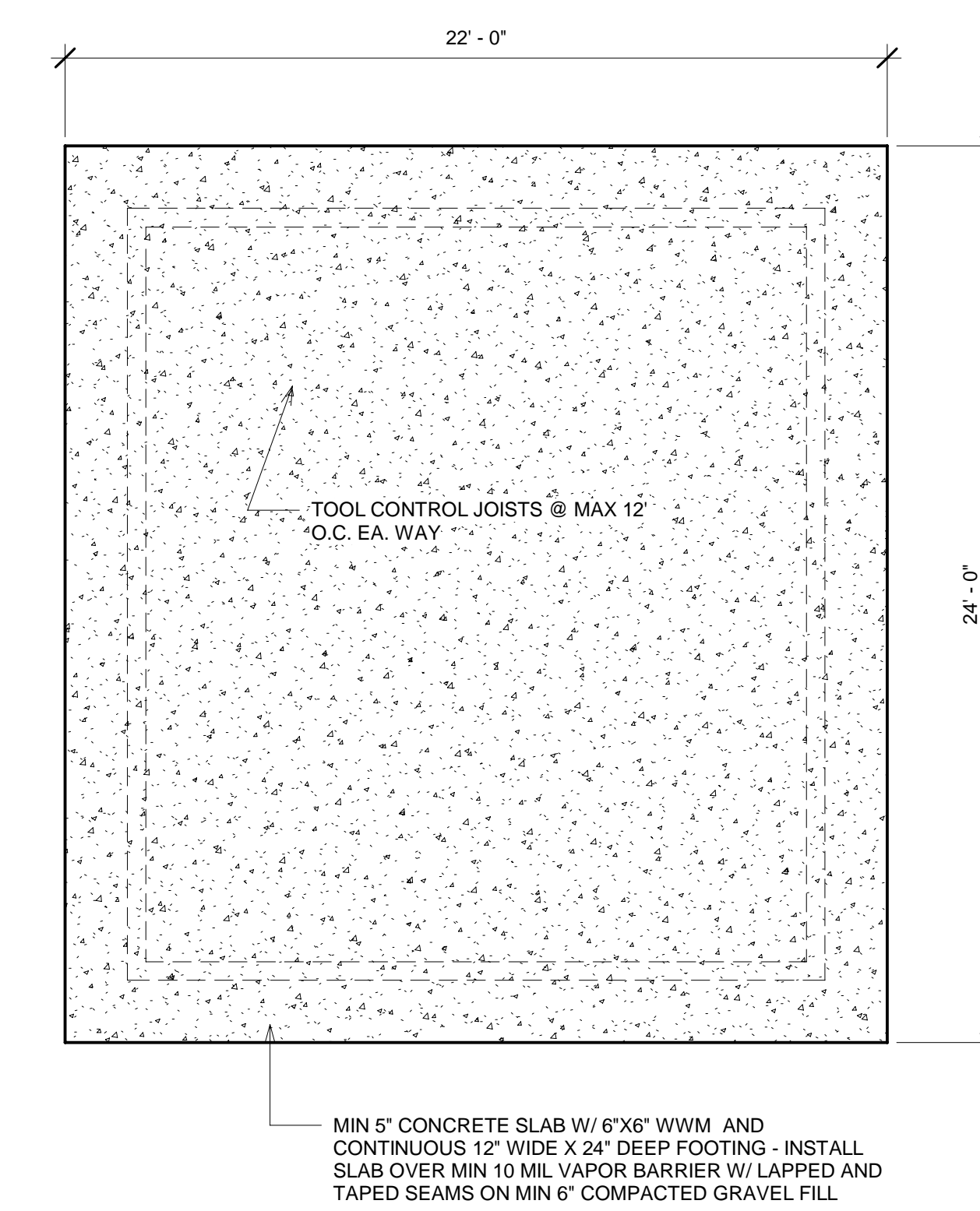
change the look of this historic home Regal Garages Inc.





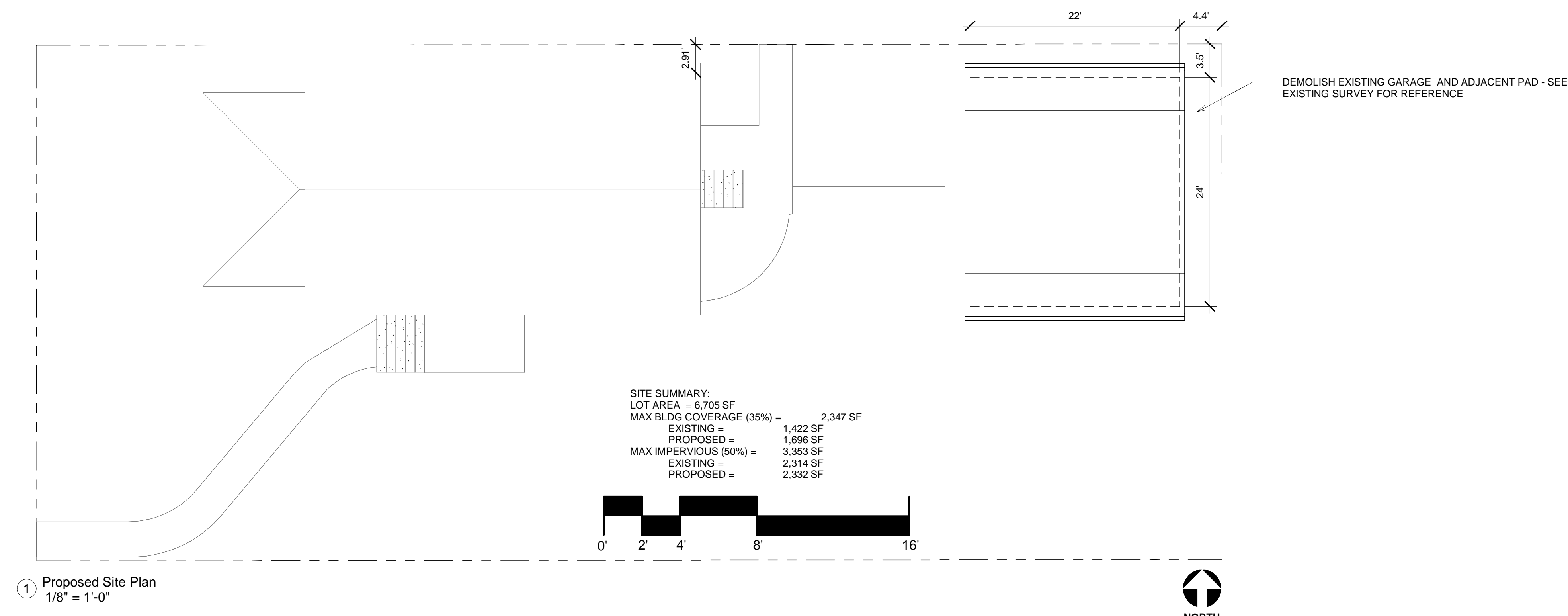
② Proposed Garage Floor Plan
1/4" = 1'-0"

③ Proposed Garage Loft Plan
1/4" = 1'-0"

④ Foundation Plan
1/4" = 1'-0"

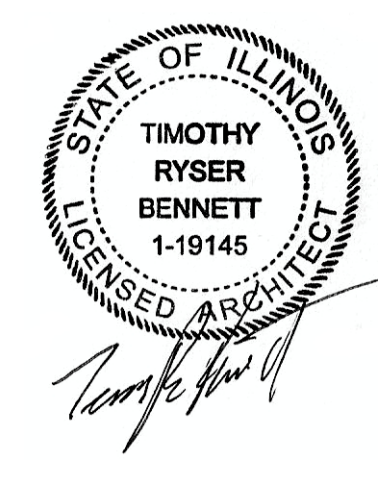




① Proposed Site Plan
1/8" = 1'-0"

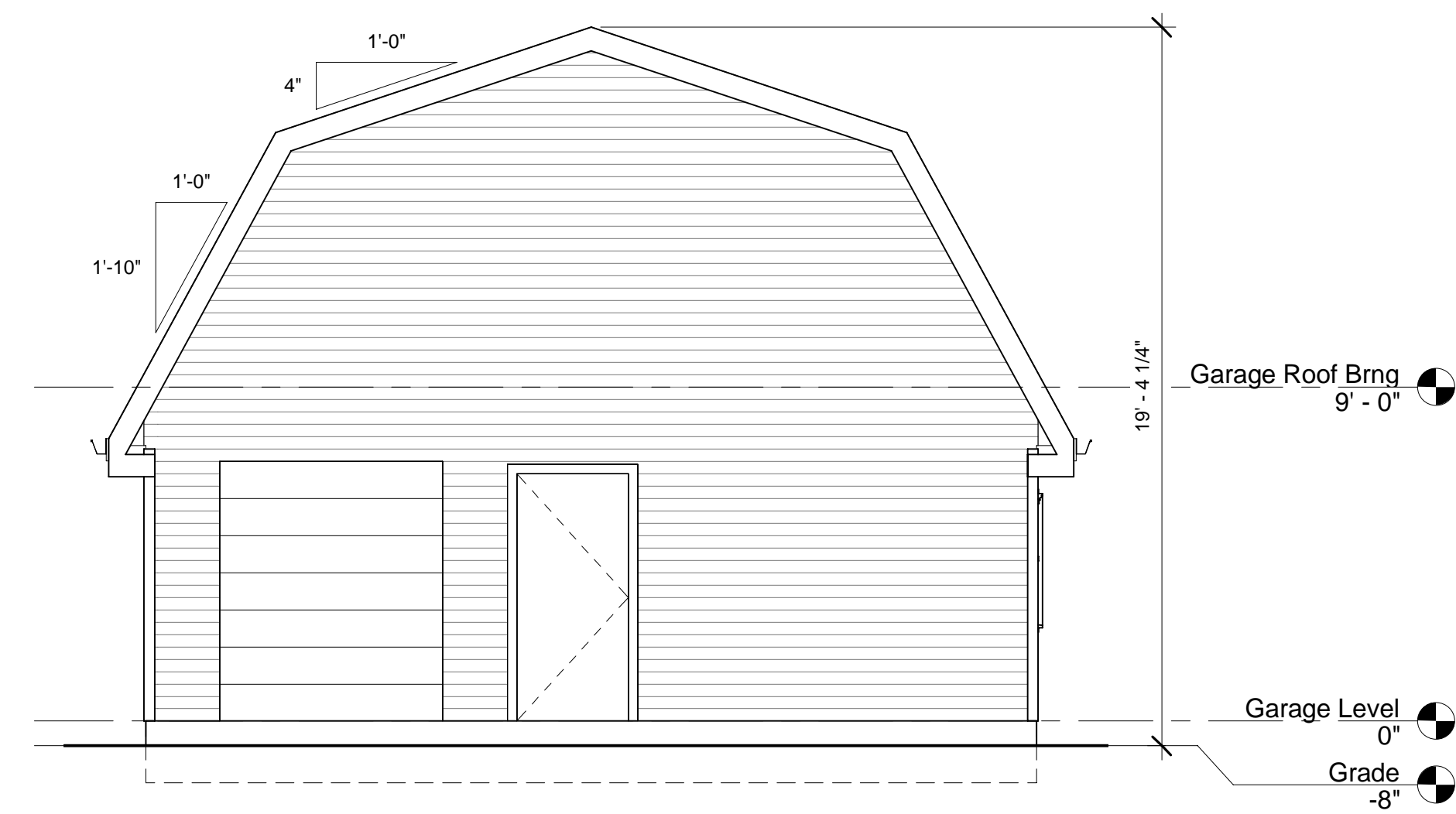
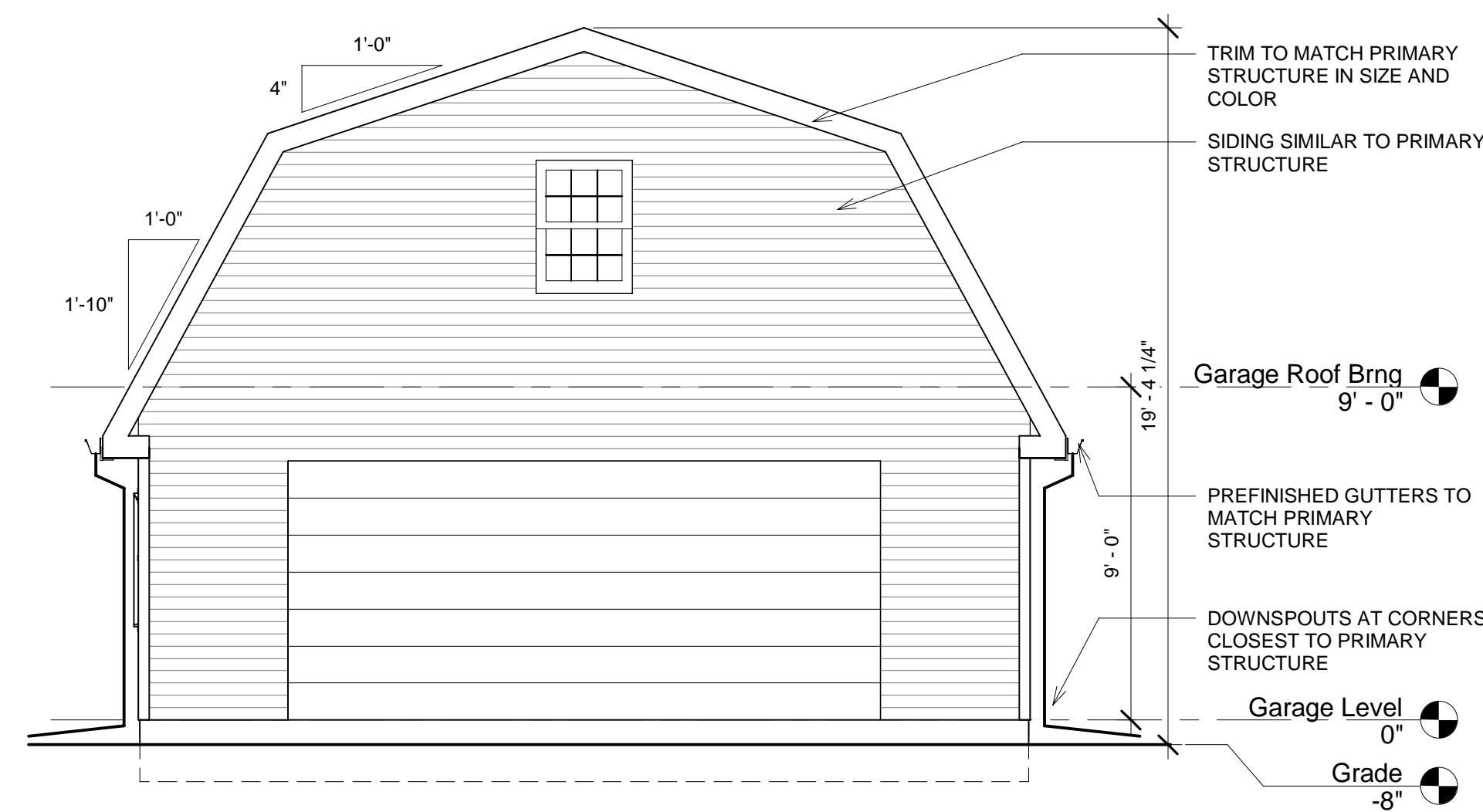
GENERAL CONDITIONS:
 GENERAL CONDITIONS OF CONSTRUCTION TO BE PER LATEST EDITION OF AIA DOCUMENT A201
 ANY DISCREPANCIES IN DRAWINGS, SPECIFICATIONS OR FIELD CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 ALL WORK TO BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL, COUNTY, STATE & FEDERAL CODES REGULATIONS AND AMENDMENTS.
 DO NOT SCALE FROM DRAWINGS

No.	Description	Date

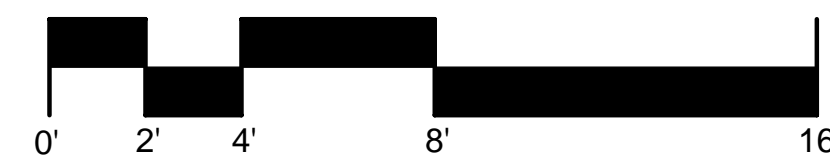
McNulty
 Garage Replacement
 850 Linden Ave. Oak Park
 Plans



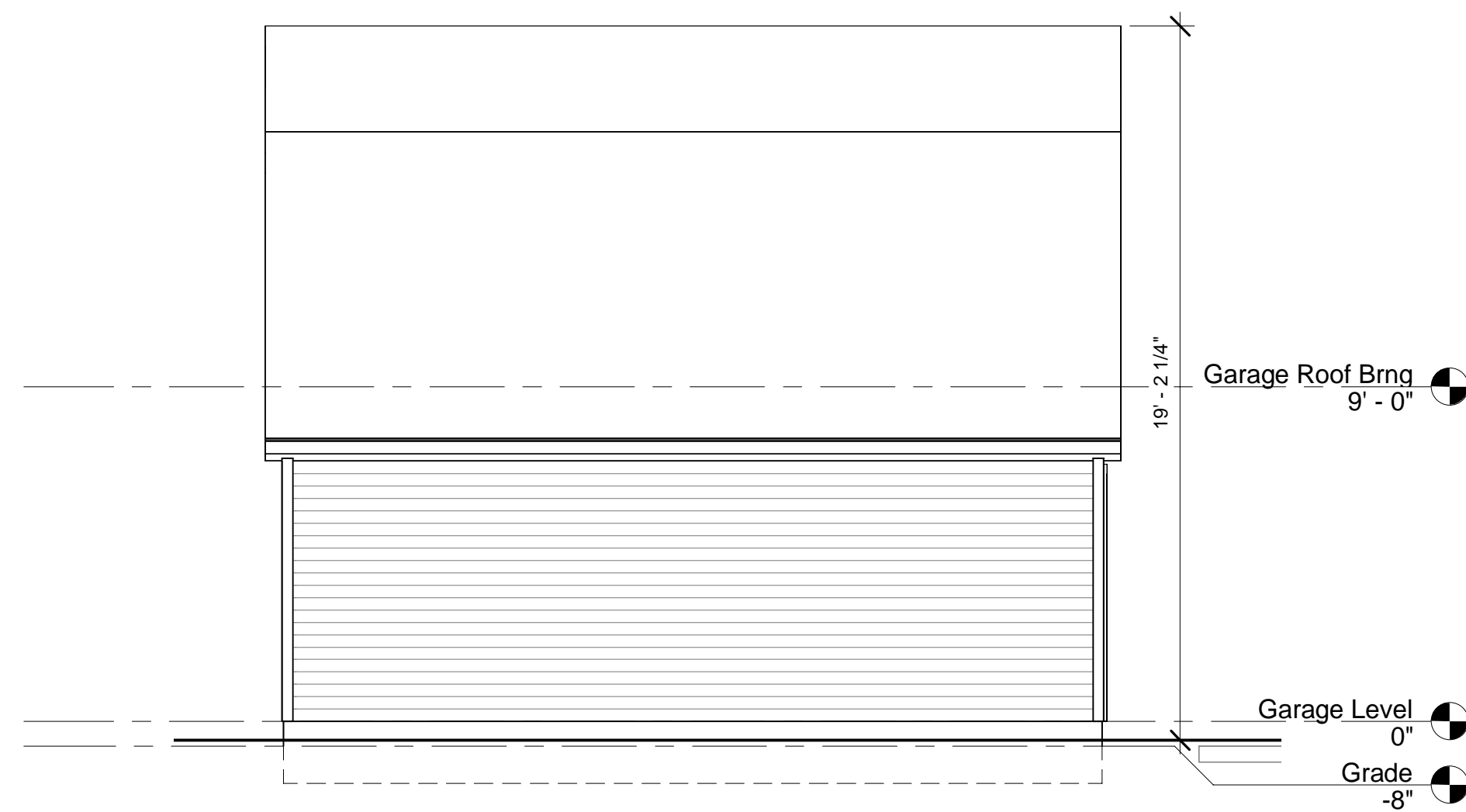
Issued For	
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Project number	Project Number
Date	06.05.2023
Drawn by	Author
Checked by	Checker
A1	
Scale	As indicated



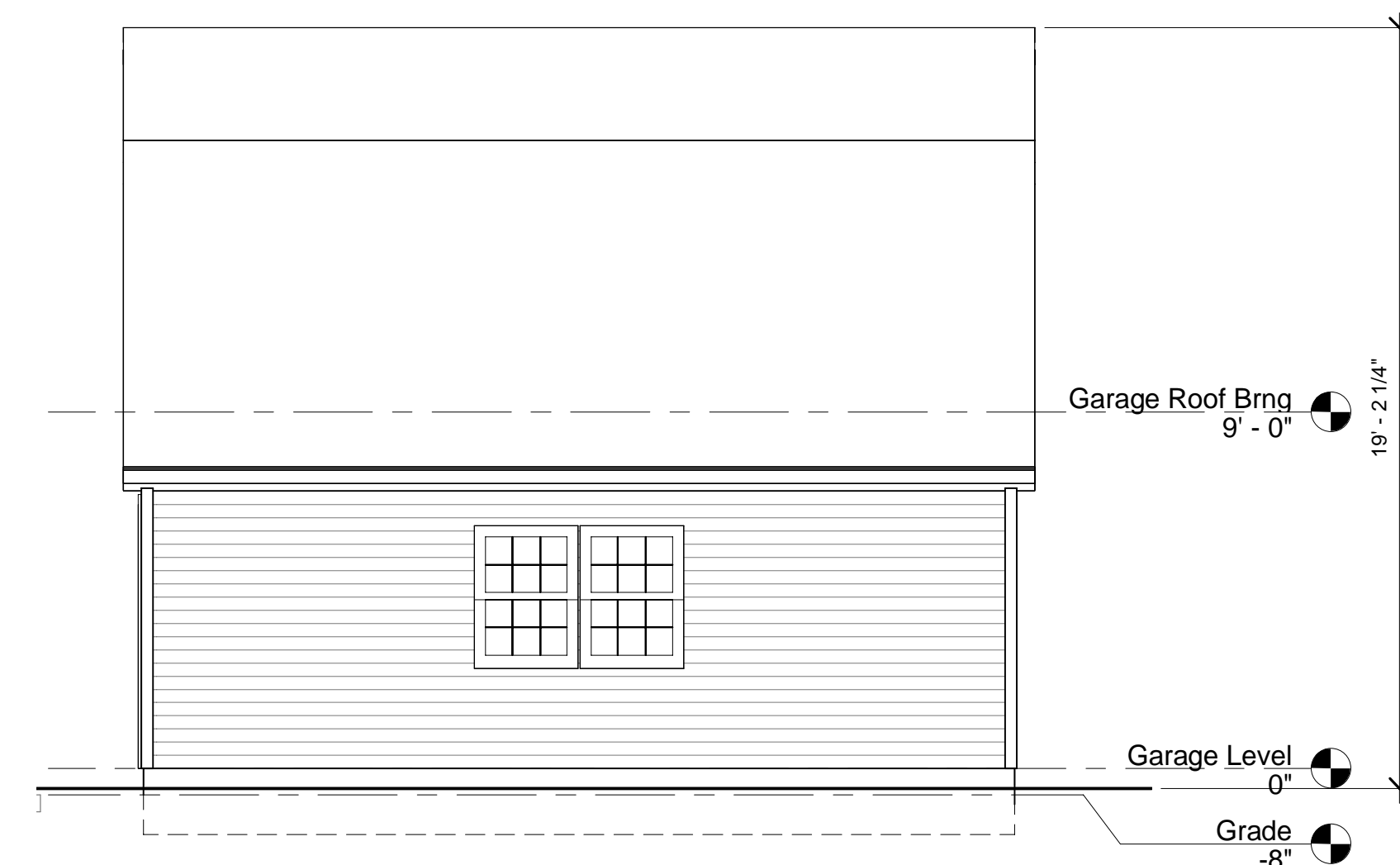
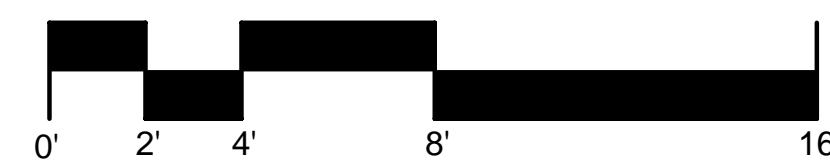
① Garage East Elev.
1/4" = 1'-0"



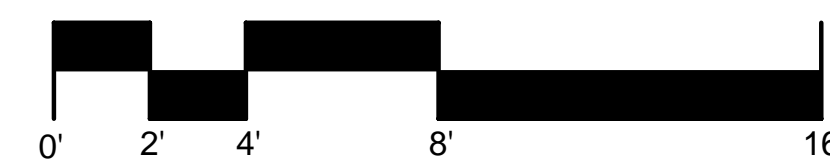
② Garage West Elev.
1/4" = 1'-0"



③ Garage North Elev.
1/4" = 1'-0"



④ Garage Elev. South
1/4" = 1'-0"



GENERAL CONDITIONS:
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 DO NOT SCALE FROM DRAWINGS

No.	Description	Date

McNulty

 Garage Replacement

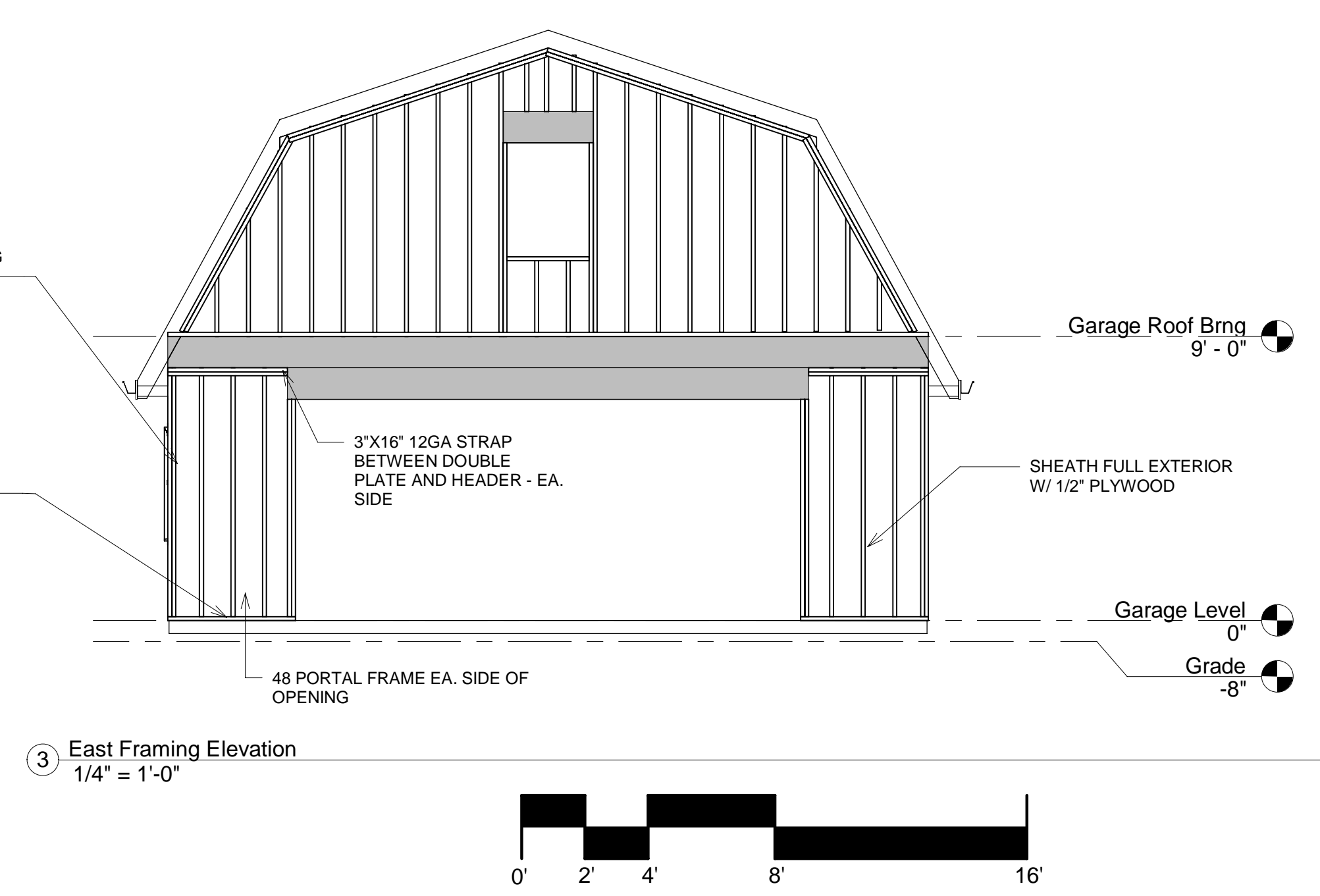
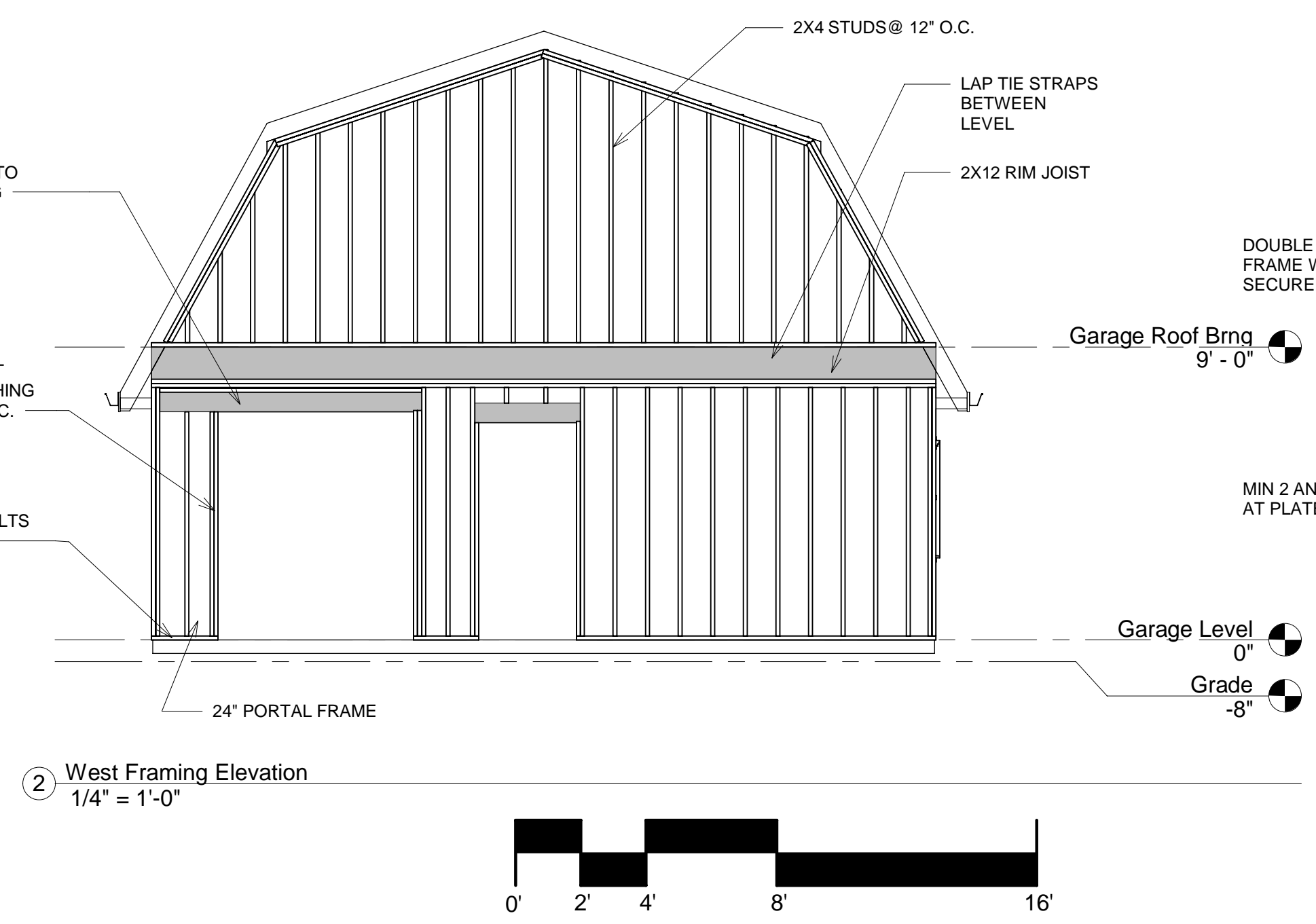
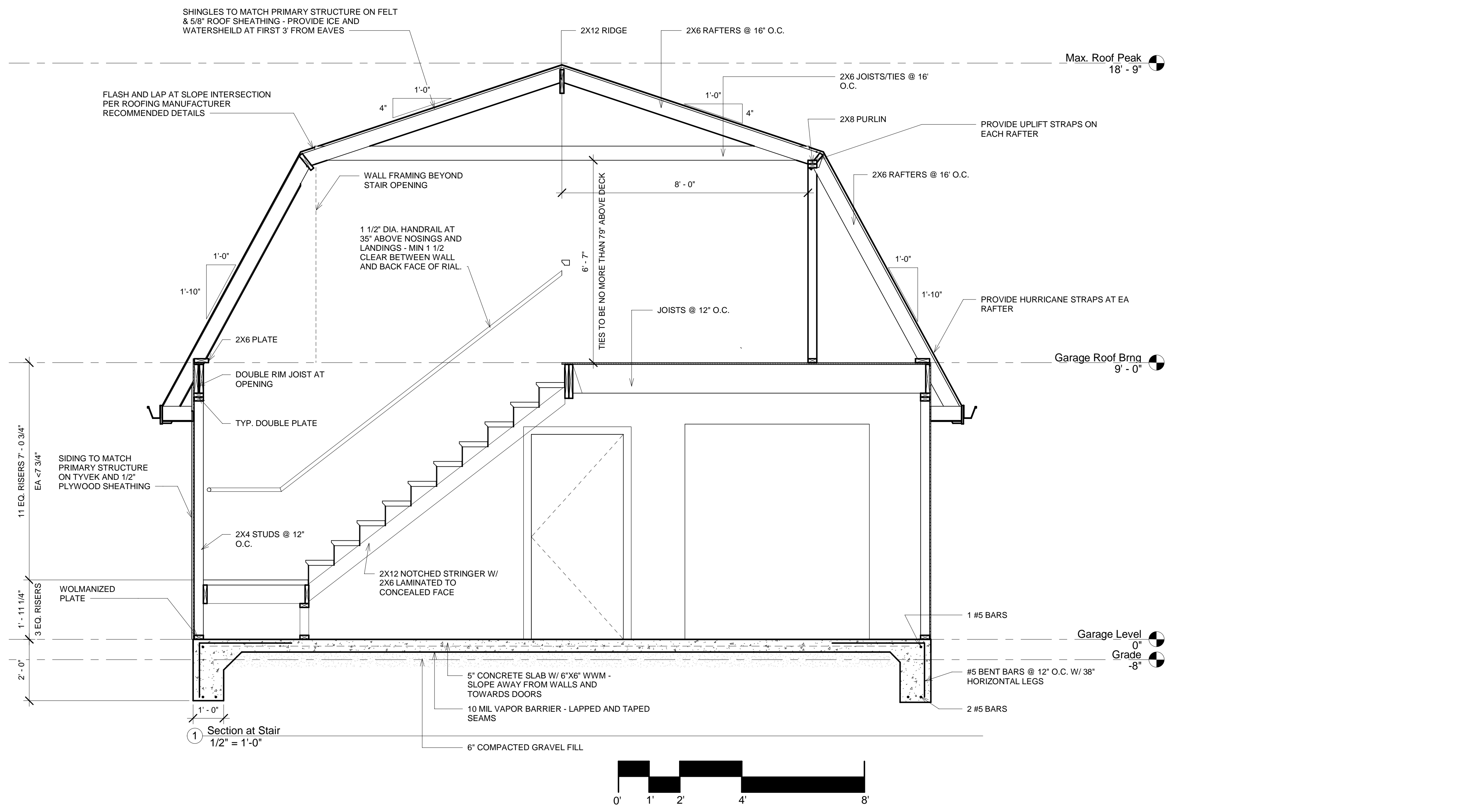
 850 Linden Ave. Oak Park

Elevations

 Issued For
 Design Bidding Permit Construction
 Project number _____ Project Number _____
 Date _____ 06.05.2023
 Drawn by _____ Author
 Checked by _____ Checker

A2
 Scale 1/4" = 1'-0"





GENERAL CONDITIONS:
 GENERAL CONDITIONS OF CONSTRUCTION TO BE PER LATEST EDITION OF AIA DOCUMENT A201
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 DO NOT SCALE FROM DRAWINGS

No.	Description	Date

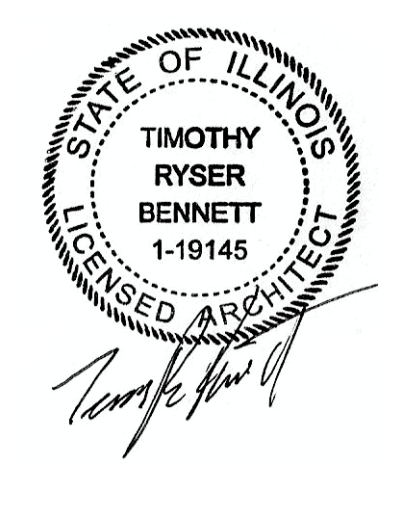
McNulty

Garage Replacement

850 Linden Ave. Oak Park

SECTIONS & DETAILS

Issued For
 Design Bidding Permit Construction
 Project number **TIMOTHY RYSER BENNETT 1-19145** Project Number
 Date **06.05.2023**
 Drawn by **Author**
 Checked by **Checker**



A3

Scale As indicated



www.exactalands.com | office: 773.305.4011

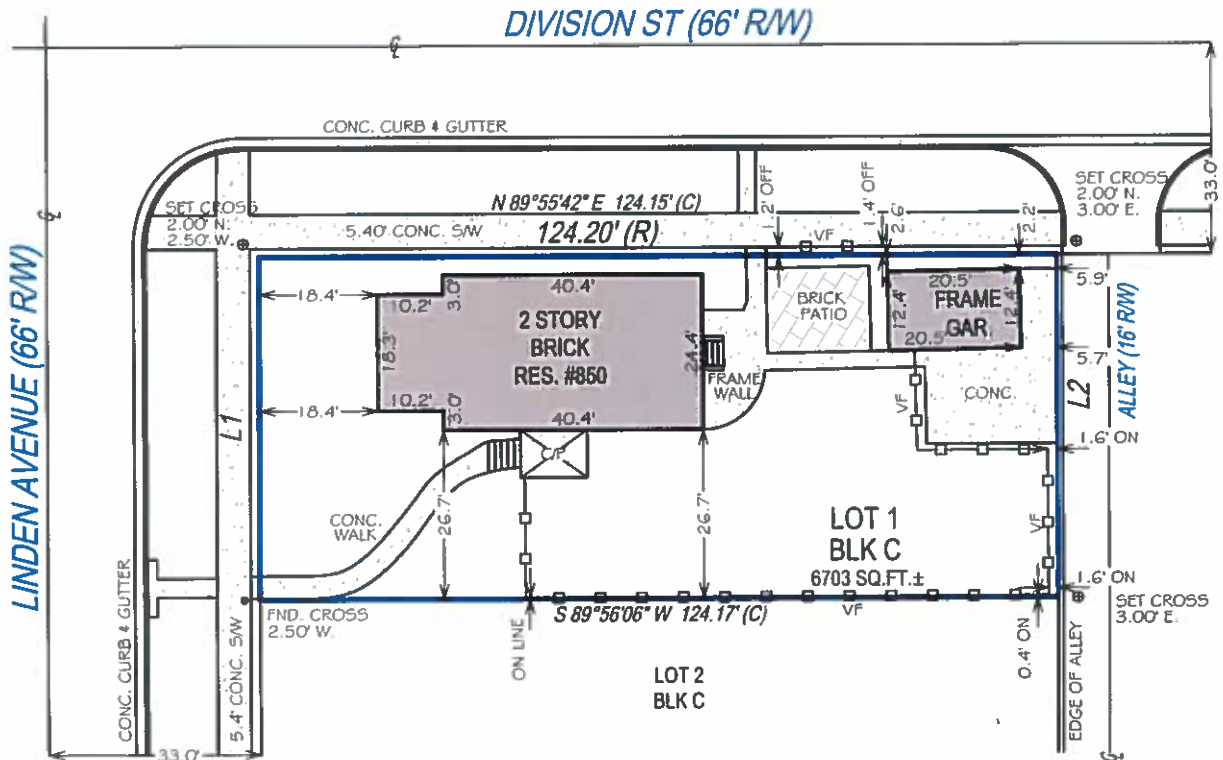


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RETRIEVAL SYSTEM
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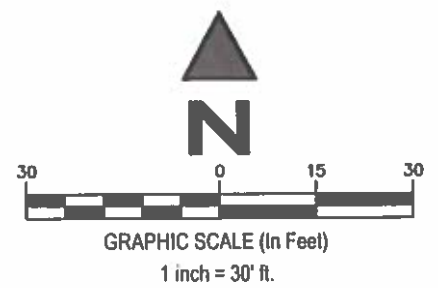
PROPERTY ADDRESS: 850 LINDEN AVENUE, OAK PARK, ILLINOIS 60302

SURVEY NUMBER: 2205.6401

2205.6401
BOUNDARY SURVEY
COOK COUNTY



LINE TABLE:
L1 N 0°00'42" W 53.98' (C)
54.00' (R)
L2 S 0°01'54" E 53.99' (C)
54.00' (R)



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

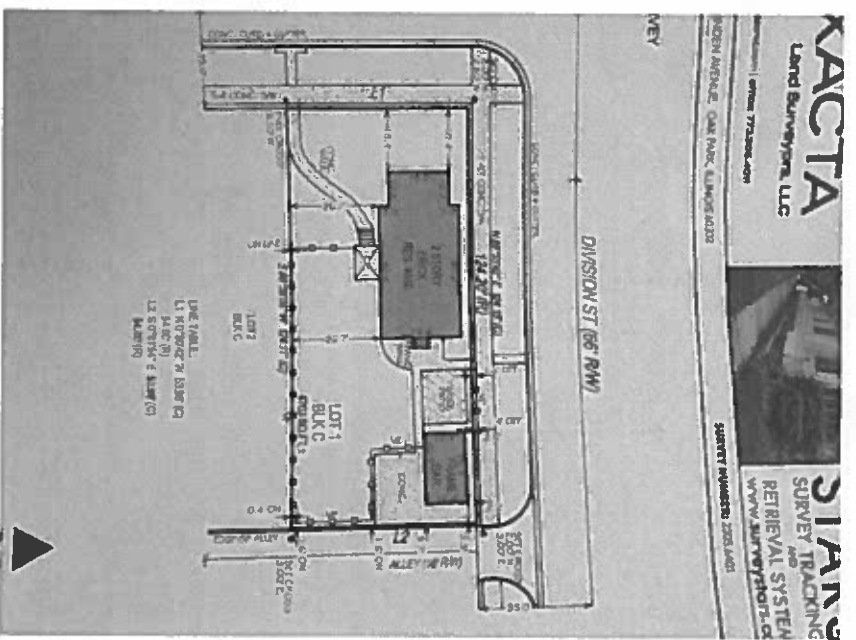


Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

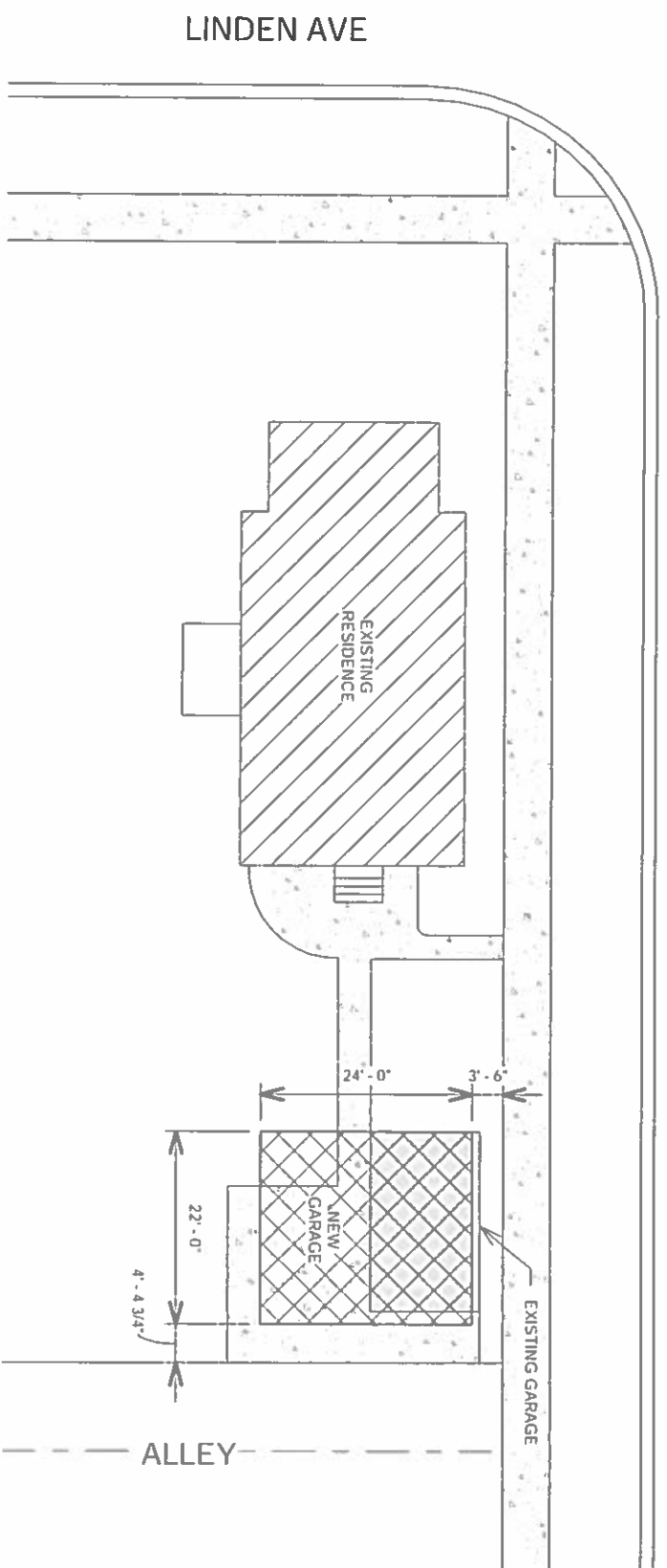


DATE OF SURVEY: 05/28/22
FIELD WORK DATE: 5/27/2022
REVISION DATE(S): (REV.1 5/28/2022)

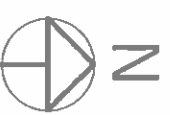
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



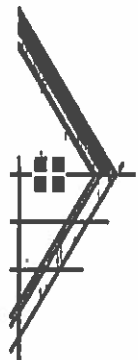
THIS SITE PLAN WAS PREPARED
UTILIZING THIS PARTIAL SURVEY
AS SHOWN



1 Site Plan
1" = 20'-0"



No.	Description	Date
A	Revised elect plan: Added 2nd floor elect plan: Revised X-Section: Corrected setback.	4-15-23



RBA
GARAGES & BUILDERS
(708) 734-2500

McNulty Garage
850 Linden Ave, Oak Park, IL

Site Plan

Project number	1312
Date	4-13-23
Drawn by	JFS
C1	
Scale	1" = 20'-0"