



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): NOT APPLICABLE

Address/Location of Property in Question: 427 MADISON STREET OAK PARK, ILLINOIS 60302

Property Identification Number(s)(PIN): 16-18-206-014-0000

Name of Property Owner(s): SJM HOLDINGS, LLC

Address of Property Owner(s): 6540 ROOSEVELT RD OAK PARK, ILLINOIS 60304

E-Mail of Property Owner(s): SJTRYAD@AOL.COM Phone: 708-524-9400

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): 427 MADISON, LLC

Applicant's Address: 427 MADISON STREET OAK PARK, ILLINOIS 60302

Applicant's Contact Information: Phone 847-602-0520 E-Mail MIKE@LDEVELOPS.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: _____

• REAR YARD SETBACK FROM 25'-0" TO 7'-8"

• SIDE YARD SETBACK (SOUTH) FROM 5'-0" TO 0'-0"

Size of Parcel (from Plat of Survey): 6,979.68 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>MS</u>	<u>MADISON STREET</u>
To the South:	<u>R-3-50</u>	<u>SINGLE FAMILY</u>
To the East:	<u>MS</u>	<u>MADISON STREET</u>
To the West:	<u>MS</u>	<u>MADISON STREET</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: ARTICLE 5 COMMERCIAL DISTRICT Section: TABLE 5-1: REQUIRED REAR SETBACK

Article: ARTICLE 5 COMMERCIAL DISTRICT Section: TABLE 5-1: REQUIRED SIDEYARD SETBACK

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 COMPREHENSIVE PLAN CALLS FOR POCKET INFILL RESIDENTIAL DEVELOPMENT ALONG MADISON STREET.
ADDITIONALLY, TOWNHOMES AS A USE HAVE BEEN DEVELOPED ALONG MADISON STREET AS LONG AS NOT ON
PRIMARY INTERSECTIONS. THIS PUTS THIS DEVELOPMENT IN HARMONY WITH THE NEIGHBORHOOD.

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.

Michael Leyderman
(Printed Name) Applicant

M.L.
(Signature) Applicant

3-25-24
Date

SJM Holdings LLC
(Printed Name) Owner

Stephen M. Mudge manager
(Signature) Owner

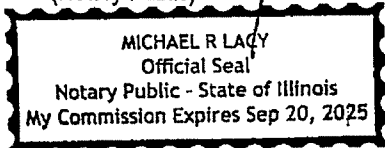
3-25-24
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

25th DAY OF MARCH, 2024

Michael Racy
(Notary Public)



427 Madison Street Development

March 18, 2024

Revised March 23, 2024

Section 14.3 Variation Standards

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.

If the strict application of the terms of this Ordinance are applied, the proposed development will not be feasible. Specifically, if the height relief is not granted, given the soils conditions and limitations of the land use for residential use on the first floor of the development, the development will not meet certain market demands for outdoor use (the upper level's outdoor spaces) and therefore not be feasible.

Similarly, if the building setback relief to the south is not granted, then the proposed development will not be feasible given the potential loss of square footage for each townhouse unit. Specifically, at grade level, the only items that encroach onto the five-foot side yard setback are structural columns at each of the townhomes' demising walls and structural beams that run from each column back to each townhome. The south wall of each townhome is 8 feet 5 inches to the north – well beyond the five-foot side yard setback. See SK 2.1 If the strict application of the terms of this Ordinance are applied, these columns would need to be moved five-feet to the north along with the driveway, the developments only vehicular access. This adjustment would create certain structural conditions that will create a hardship with typical

townhouse construction. That condition along with the condition as cited in paragraph one of this response, now adds to the hardship that is inherent in this property – specifically the unusual width of the property. The width has been a historic impediment to development in this zone and along Madison street.

Similarly, if the building setback relief to the west is not granted, then the proposed development will not be feasible given the potential loss of townhouse units. Specifically, Given the cited hardships in Paragraph one and two of the response, the potential loss of one townhome unit, makes this development not feasible. Already the development hinges on feasibility given the limitations on the use at the grade level, building height, building setbacks to the east, north and south. The applicant has agreed to add a two foot relief to the west in order to allow for relief of traffic conditions along what is admittedly a very restricted alley width. Additionally, it should be stated that if the strict application of the terms of this Ordinance are applied, the additional distance does not benefit the community. It merely adds a distance between its neighbor to the west, a multifamily building, and creates a gap in the urban fabric giving the illusion that the public alley is wider than it actually is - eight feet.

Now therefore, given the stated facts in paragraph one, two and three, If the strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

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 proposed development's size, specifically the width as cited in Standard number one's applicant's response, and shape of the property's boundaries and the property's environmental 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.

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 plight of the owner and applicant related to this property are due to unique circumstances inherent to the subject property – specifically the property's location on a corner, the lot size, lot width and most importantly, the property's environmental condition – no residential use on the ground floor has not been created by any person presently having a proprietary interest in the property in question.

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.

The proposed development will be constructed in accordance with all applicable codes and ordinances adopted by the Village of Oak Park including the IBC building codes which govern construction type for the development and the zoning code with exceptions as cited in the Zoning Variances for this development. In following these codes and ordinances, the development's maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

- 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.

Similarly, the proposed development will be constructed in accordance with all applicable codes and ordinances adopted by the Village of Oak Park including the IBC building codes which govern construction type for the development and the zoning code with exceptions as cited in the Zoning Variances for this development.

In following these codes and ordinances, the development's The proposed variation will not impair an adequate supply of light and air to adjacent property nor increase the danger of fire, endanger the public safety.

In terms of congestion, given the property's prior use as a gas station, the proposed use for residential townhomes, the development will not substantially increase congestion in the public streets.

Finally, the proposed development will, in the applicant's experience, help support adjacent and neighboring property values given the consistent use (residential, moderate density housing).

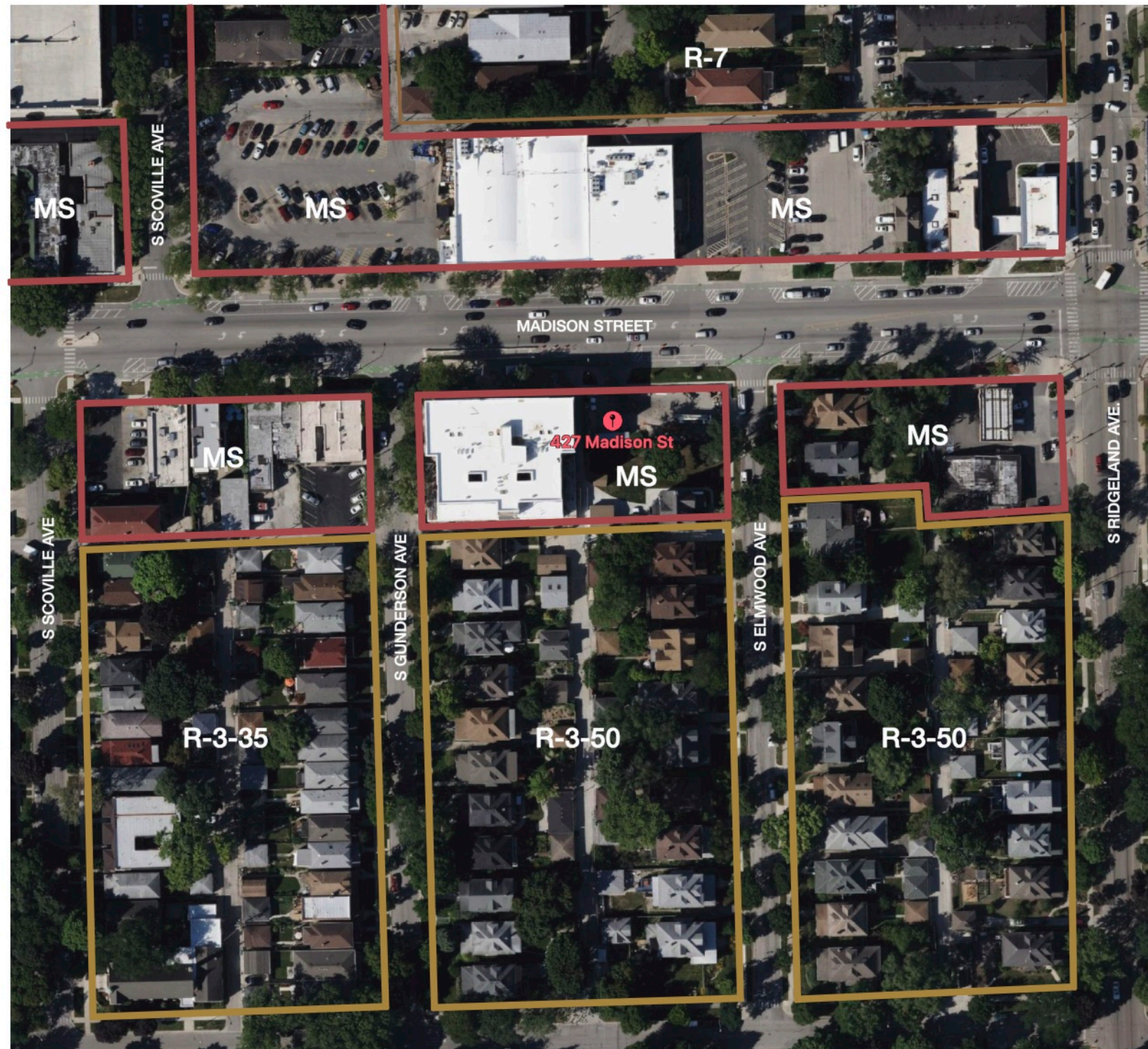
c. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.

The proposed special use is compatible with the general land use of adjacent properties and other property with the immediate vicinity in that it generally complies with the zoning ordinance for this zone district, with minor variances that are part of this Application. Further, the development generally complies with Envision Oak Park as it relates to providing unique ways to add residential uses throughout the Village and Oak Park's comprehensive plan for land uses in this zone district.

END OF RESPONSES

OAK PARK ZONING MAP

Adopted March 5, 2024



LEGEND

- R-1 Single Family
- R-2 Single Family
- R-3-35 Single Family
- R-3-50 Single Family
- R-4 Single Family
- R-5 Two-Family
- R-6 Multi-Family
- R-7 Multi-Family
- NC Neighborhood Commercial
- GC General Commercial
- HS Harrison Street
- MS Madison Street
- NA North Avenue
- RR Roosevelt Road
- DT Downtown
- H Hospital
- OS Open Space
- I Institutional

LOCATION + ZONING MAP

NOT TO SCALE



John Conrad Schiess

Architect + LEED AP

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Oak Park, Illinois 60305
tel. 708.366.1500
john@jcsarchitect.com

architecture +

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APPLICANT:

427 MADISON, LLC.
427 MADISON ST OAK PARK, ILLINOIS 60302
PHONE : 847.602.0520 EMAIL: MIKELDEVELOPS.COM

PRT	3/27/2024
Issued for:	Date

**401 MADISON
TOWNHOMES**

427 Madison Street
Oak Park Illinois 60302

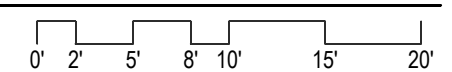
Sheet Title
ZONING MAP

SK1.0

Sheet No.



NORTH ELEVATION - FRONT



John Conrad Schiess

Architect + LEED AP

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architecture +

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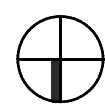
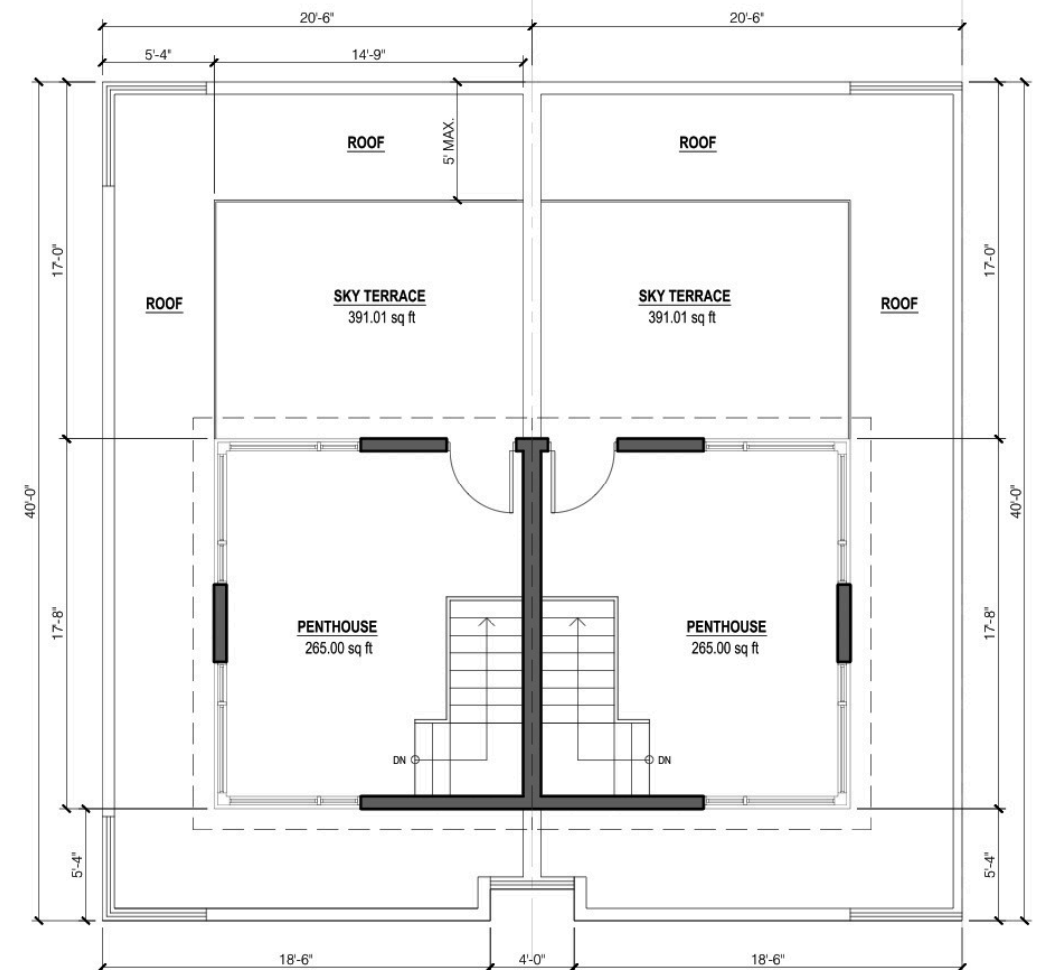
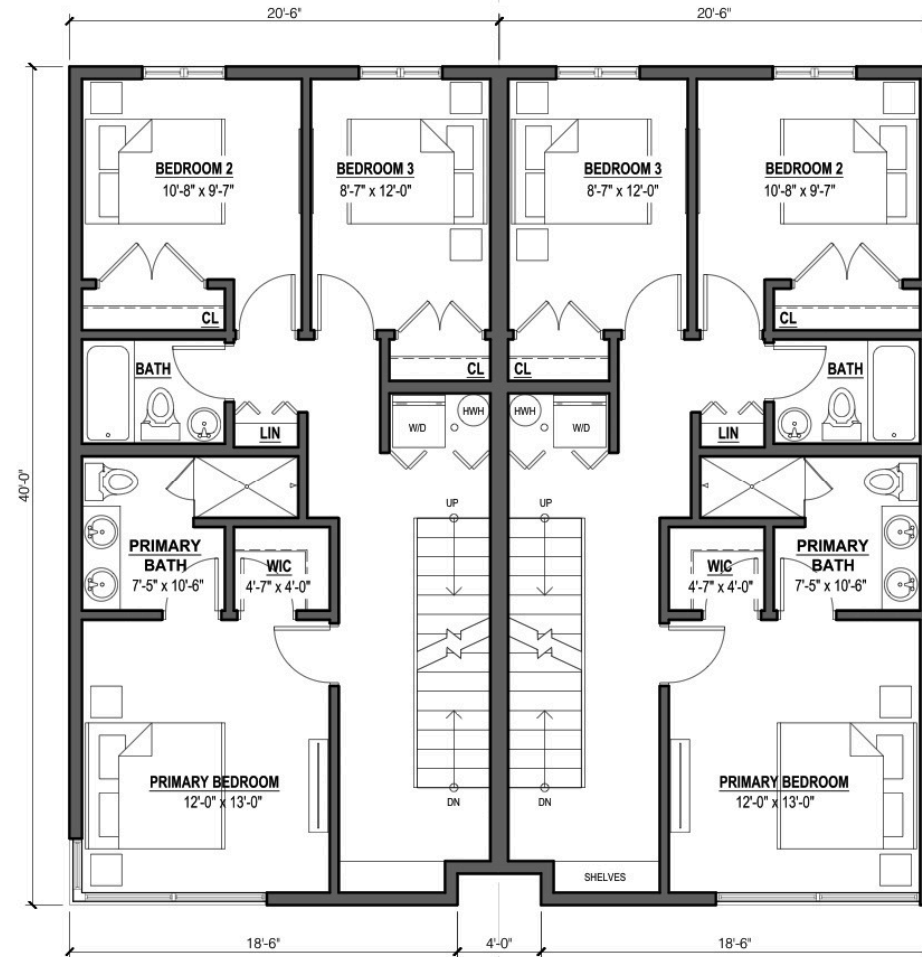
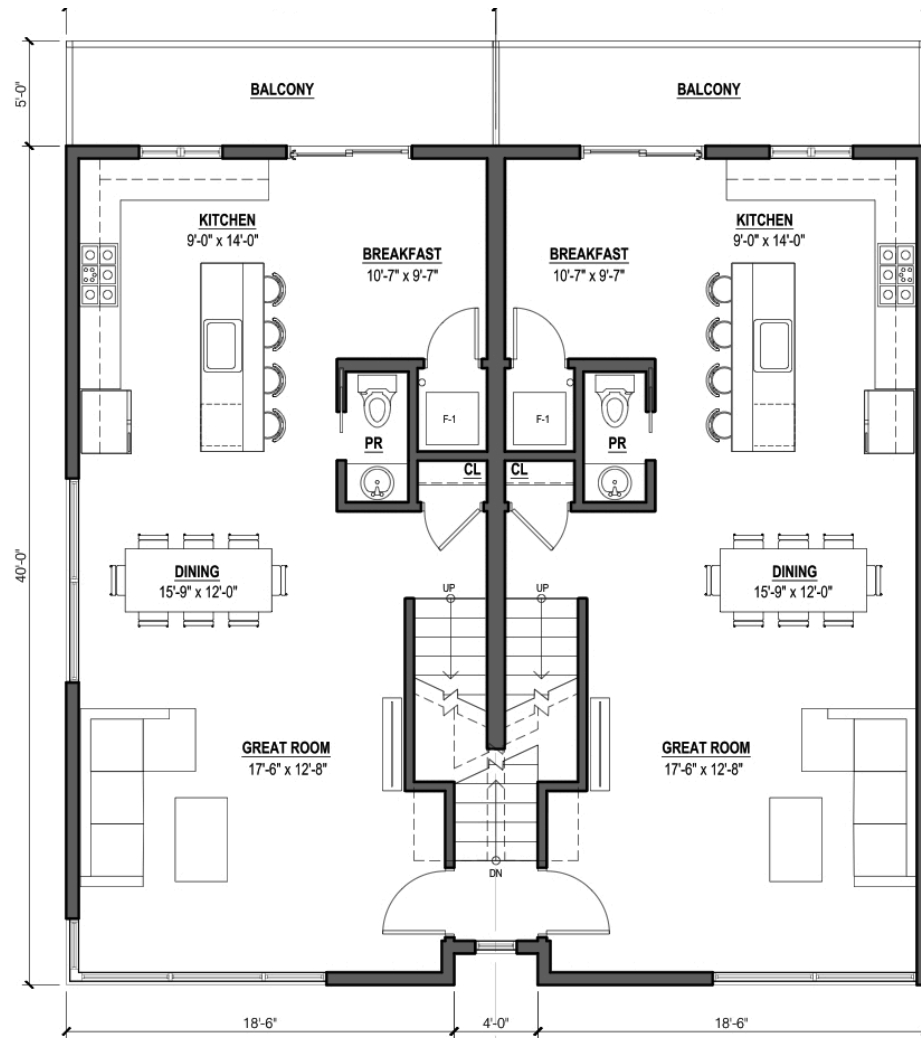
**401 MADISON
TOWNHOMES**

427 Madison Street
Oak Park Illinois 60302

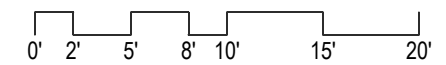
Sheet Title
ELEVATION

SK3.1

Sheet No.



2ND + 3RD + PENTHOUSE - typical



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Architect + LEED AP

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architecture +

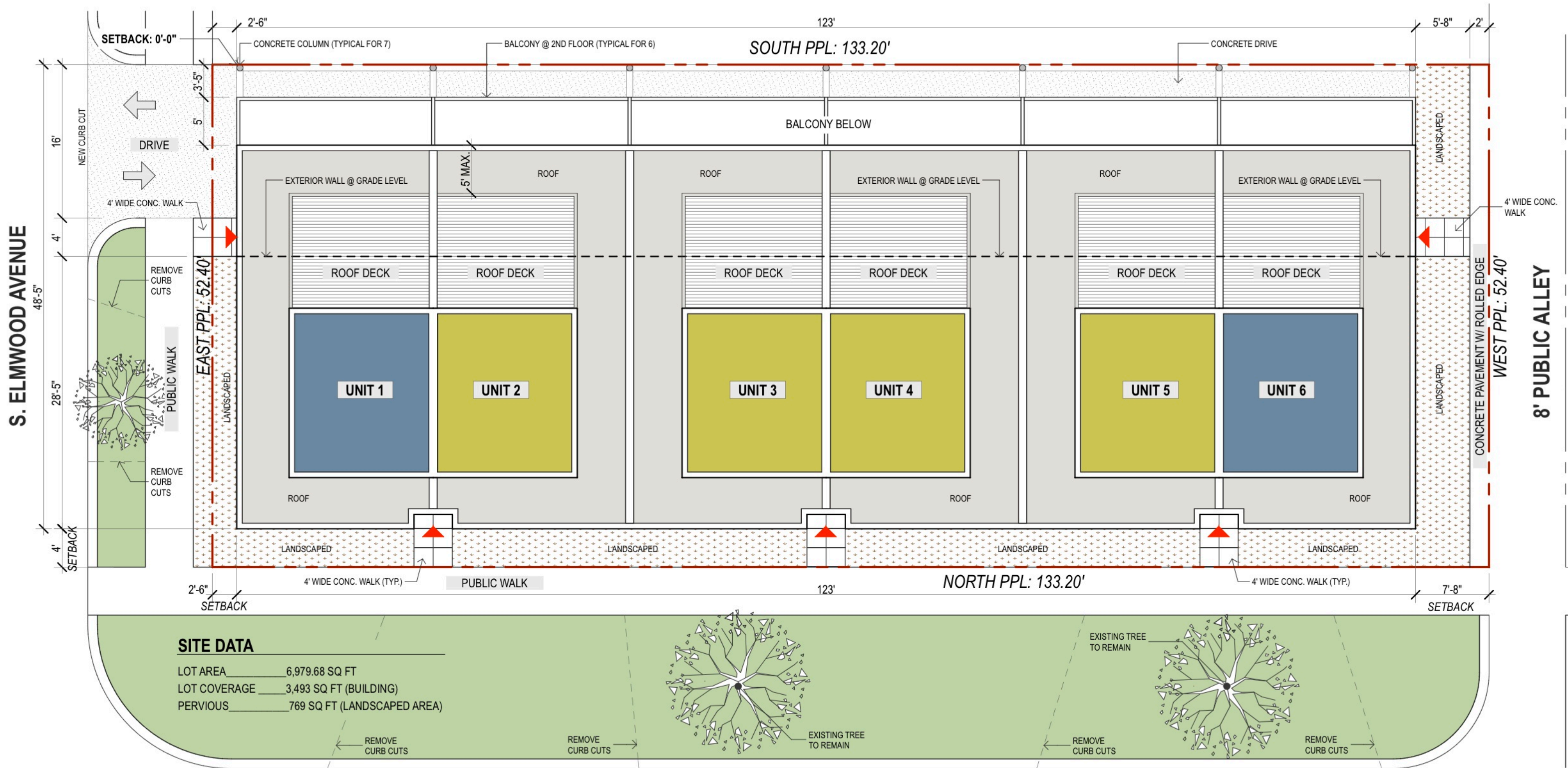
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PRT	3/27/2024
Issued for:	Date

401 MADISON TOWNHOMES
427 Madison Street
Oak Park Illinois 60302

Sheet Title
FLOOR PLANS
SK1.3
Sheet No.

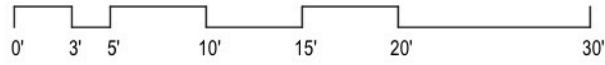


SITE DATA

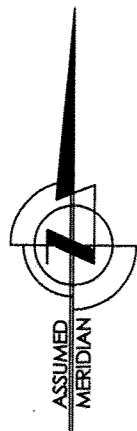
LOT AREA 6,979.68 SQ FT
 LOT COVERAGE 3,493 SQ FT (BUILDING)
 PERVIOUS 769 SQ FT (LANDSCAPED AREA)

SITE PLAN
 SCALE: 1" = 10' - 0"

MADISON STREET



	<p>John Conrad Schiess Architect + LEED AP 905 Home Avenue Oak Park, Illinois 60305 tel. 708.366.1500 john@jcsarchitect.com</p>	<p>architecture +</p> <p><small>COPYRIGHT: John C. Schiess expressly reserves and affirms his common law copyright and other copyrights in these drawings and documents. These contain original material and ideas. These drawings and documents are not to be reproduced or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of John C. Schiess.</small></p>	<p>APPLICANT: 427 MADISON, LLC. 427 MADISON ST OAK PARK, ILLINOIS 60302 PHONE : 847.602.0520 EMAIL: MIKELDEVELOPS.COM</p>	<p>_____ _____ _____ _____</p> <p>PRT _____ Date 3/27/2024 Issued for: _____</p>	<p>401 MADISON TOWNHOMES 427 Madison Street Oak Park Illinois 60302</p>	<p>Sheet Title SITE PLAN</p> <p>SK1.1</p> <p>Sheet No.</p>
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SCALE: 1" = 20'

PLAT OF SURVEY

OF

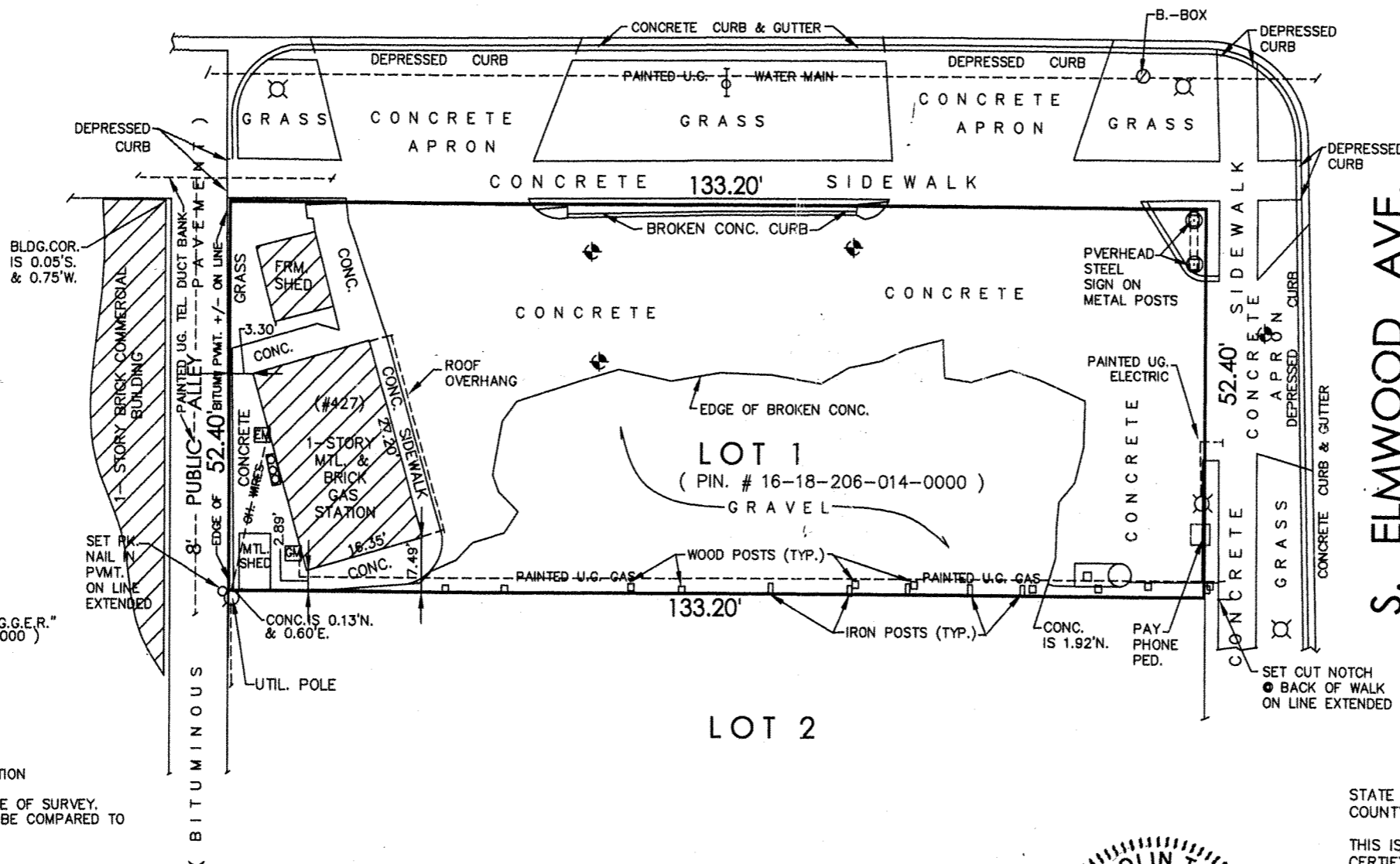
LOT 1 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 7 AND 8 OF S.T. GUNDERSON AND SON'S ADDITION TO OAK PARK, A SUBDIVISION OF THE EAST 1/2 OF BLOCK 4 IN B.F. JERVIS' SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MADISON STREET

S. ELMWOOD AVE.

LEGEND

- FRS = FOUND RAILROAD SPIKE
- FIP = FOUND IRON PIPE
- FIR = FOUND IRON ROD
- FIB = FOUND IRON BAR
- FPK = FOUND PK NAIL
- FCC = FOUND CUT CROSS
- FN = FOUND CUT NOTCH
- SIP = SET IRON PIPE
- SCC = SET CUT CROSS
- SPK = SET PK NAIL
- REC = RECORD INFORMATION
- MEAS = MEASURED INFORMATION
- CALC = CALCULATED INFORMATION
- FC = FENCE CORNER
- TF = TOP OF FOUNDATION
- FF = FINISHED FLOOR
- FFG = FINISHED FLOOR GARAGE
- TC = TOP OF CURB
- FL = FLOW LINE
- INV = INVERT
- CONC = CONCRETE
- BIT = BITUMINOUS
- FRM = FRAME
- BRK = BRICK
- CMP = CORRUGATED METAL PIPE
- UE = UTILITY EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- FC = FENCE CORNER
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- OH = OVERHANG
- FRM = FRAME
- = IRON PIPE
- + = CUT CROSS
- ✕ = CHAIN-LINK FENCE
- ▣ = WOOD FENCE / PVC FENCE
- = IRON FENCE
- TR = TRANSFORMER (PAD)
- AC = AIR CONDITIONER
- GM = GAS METER
- EM = ELECTRIC METER
- = UTILITY PEDESTAL
- ⊙ = MANHOLE/CATCHBASIN
- ⊗ = STORM INLET
- = UTILITY POLE
- ⊕ = ANCHOR (GUY WIRE)
- ⊗ = LIGHTPOLE
- ⊗ = TRAFFIC SIGNAL POLE
- ⊗ = SIGN
- ⊗ = MAILBOX
- ⊗ = MONITORING WELL



GENERAL NOTES:

- 1.) CALL "J.U.L.I.E." #1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION. (CALL "D.I.G.G.E.R." FOR THE CITY OF CHICAGO ONLY #312-744-7000)
- 2.) NO UNDERGROUND UTILITIES SHOWN HEREON.
- 3.) REFER TO LOCAL ZONING AND SUBDIVISION ORDINANCES AND YOUR TITLE COMMITMENT FOR ANY PROPERTY RESTRICTIONS, SETBACKS AND EASEMENTS NOT SHOWN HEREON.
- 4.) THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S RAISED SEAL AFFIXED.
- 5.) COMPARE ALL POINTS AND REPORT ANY DIFFERENCES TO SURVEYOR PRIOR TO CONSTRUCTION AT ONCE.
- 7.) NO CURRENT TITLE POLICY AVAILABLE AT TIME OF SURVEY.
- 8.) LEGAL DESCRIPTION SHOWN HEREON SHOULD BE COMPARED TO RECORDED DEED OR TITLE COMMITMENT.
- 9.) DO NOT SCALE DIMENSIONS FROM THIS PLAT.

COMMON ADDRESS: # 427 MADISON STREET	
OAK PARK, ILLINOIS	
ORDER NO: R16-300.1S	SCALE: 1" = 20"
FIELD DATE: 03/22/2016	BOOK: SEE PLAT
PREPARED FOR: TRYAD AUTOMOTIVE (708) 524-9400 OAK PARK, ILLINOIS.	

PROFESSIONAL LAND SERVICES, L.L.C.
 LAND SURVEYING AND MAPPING
 7518 W. MADISON AVE., STE. 2C - FOREST PARK, IL. 60130
 PHONE: 708.488.1733 FAX: 708.488.1765 E-MAIL: prolansurv@sbcglobal.net

RESIDENTIAL ■ COMMERCIAL ■ TOPOGRAPHIC ■ CONSTRUCTION ■ CONDOS ■ ALTA ■ MUNICIPAL ■ ENVIRONMENTAL



STATE OF ILLINOIS)
 COUNTY OF COOK) s.s.

THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56.B.6.P.)

DATE: MARCH 24, 2016

JOHN COLIN TOLINE, P.L.S. # 35-3078
 MY COMMISSION EXPIRES NOVEMBER 30, 2016
 PROFESSIONAL LAND SERVICES, L.L.C.
 ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004645