



# Application for ZONING ORDINANCE MAP AMENDMENT

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Property Owner(s): 327 Home Avenue, LLC

Address of Property Owner(s): c/o M&M Property Management, 649 Madison Ave., Oak Park, IL 60302

E-Mail of Property Owner tim@mmpromgmt.com Phone (708) 386-7355

Name of Applicant(s) (If different from the Property Owner John Conrad Schiess Architect, Ltd.

Address of Applicant 905 Home Avenue, Oak Park, IL 60302

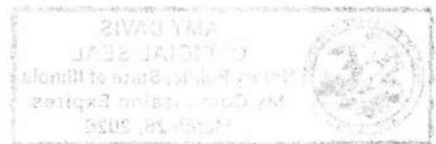
E-Mail of Applicant john@jcsarchitect.com Phone 708-366-1500

Existing 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

Proposed 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

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;

See the attached narrative and the responses to the Standards. All of these are attached as part of the Application for Zoning map Amendment.



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.

**John C Schiess for John Conrad Schiess Architect, Ltd**

(Printed Name) Applicant

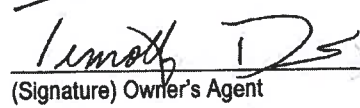


(Signature) Applicant

8.11.22  
Date

**327 Home Avenue, LLC**

(Printed Name) Owner's Agent **TIMOTHY DAVIS**



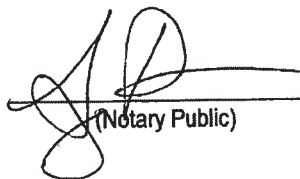
(Signature) Owner's Agent

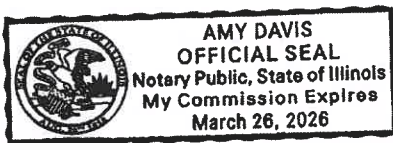
7/21/22  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

21 DAY OF JULY, 2022

  
(Notary Public)



August 4, 2022

## 327 Home Avenue Development

- 4. PROJECT SUMMARY

When an R-5 zoned property abuts an R-7 zoned property the effect is an abrupt and distinct transition in density and intensity of use. Density increases by 350% and building height and mass increase by 42%. This may result in a negative impact on neighboring properties, and by extension, the neighborhood. (Please see the attached zoning analysis charts, the current OP zoning map and other documents that demonstrate this claim.)

This application will demonstrate that the negative impact to the neighborhood could be reduced by rezoning the R-5 property at 327 Home Avenue to an R-6 property.

See Exhibit C, Exhibit D, Exhibit E, Exhibit G

The Applicant's request for a Zoning Map Amendment is complete as stated above. However, the property owner wishes to convey to the Village of Oak Park Trustees a commitment, if the request sought here is granted. The commitment is that the property owner does not wish to maximize the density permitted under the R-6 zoning district. If the request is granted, the density allowed on the property would be 16 units. There are 4 units currently on the property. The property owner plans to construct a 4 unit townhouse structure on Lot 9 thereby the total unit count on the property would be 8 units. **See Exhibit F.3** proposed site plan. The property owner proposes that they will self-impose a deed restriction on the property so that only 8 units are allowed on the property in perpetuity.

## **Summary of Evidence**

Application Item 1 – Application Form and Property Deed

Application Item 2 – Notice

Application Item 3 – Fee, Check number 164 to the Village of Oak Park

Application Item 4 – Summary and Responses to Standards

Application Item 5 – Plat of Survey, United Survey Systems

Application Item 6 – List and Map of mailings to property owners

Application Item 7 – Location Map – Exhibit E

Application Item 8 – Proposed Zoning Map – Exhibit F

Exhibit A – Oak Park Zoning Map - 2017

Exhibit B – Oak Park Zoning Map - 2006

Exhibit C – 300 Home Avenue Block Inventory

Exhibit D – Vicinity Map with proposed zoning

Exhibit E - Vicinity Map with current zoning

Exhibit F.1 – Site Plan – R-5 zoning

Exhibit F.2 – Site Plan – R-6 zoning

Exhibit F.3 – Site Plan – R-6 zoning with proposed building

Exhibit G – Zoning Analysis and Intensity Comparison

Exhibit I – Photo of R-7 and R-6 Adjacent structures on Scoville Ave

Exhibit J – Rendering of Proposed Townhomes 329 Home Ave

a. The compatibility with the zoning of nearby property.

The property at 327 Home is in an R-5 zone. The property at 339 Home ( the property immediately to the south of 327 Home ) is in an R-7 zone. This application seeks to re-zone the property at 327 Home Avenue from an R-5 to an R-6 zone. By doing so, the applicant will demonstrate that the re-zoned property will be in greater harmony with nearby properties.

A review of Oak Park's current zoning map will show that there is a large area of Oak Park with homes of similar size and character whereby the properties are zoned R-6 and those properties about an R-7 zone. This area is within walking distance of the subject property and is bounded by Oak Park Avenue to the west, South Boulevard to the north, Austin Boulevard to the east and Madison Street to the south. In this area, single family homes, two flats and three flats about multi-family buildings and exist in scale, bulk and relative harmony.

Exhibit I – Photo of R-7 and R-6 Adjacent structures on Scoville Ave

We believe, if this petition is granted, that the relative harmony enjoyed by the homes in this district will also apply here.

Please see the following documents in support of the above comments:

Exhibit C – 300 Home Avenue Block Inventory

Exhibit D – Vicinity Map with proposed zoning

Exhibit E - Vicinity Map with current zoning

b. The compatibility with established neighborhood character property.

It is often said that the character of an established neighborhood is driven by the following:

compatible use and density

compatible height

compatible setbacks

compatible materials

compatible green space

compatible architectural elements

All of these elements are driven by the metrics allowed or prescribed in the zoning ordinance, except for architectural elements.

Given that this application seeks to rezone the subject property from an R-5 to an R-6. And, given that an R-6 zone allows for a less intensive use of the property than the R-7 zone, which exists in this neighborhood, it can be implied that the character of the established neighborhood will not be negatively impacted by the re-zone that is sought.

Additionally, as cited in the response to Standard a., the review of Oak Park's current zoning map will show that there is a large area of Oak Park with homes of similar size and character whereby the properties are zoned R-6 and those properties abut an R-7 zone. This area is within walking distance of the subject property and is bounded by Oak Park Avenue to the west, South Boulevard to the north, Austin Boulevard to the east and Madison Street to the south. In this area, single family homes, two flats and three flats abut multi-family buildings and exist in scale, bulk and relative harmony.

We believe, if this petition is granted, that the character of the established neighborhood will be supported here.

Exhibit E - Vicinity Map with current zoning

c. The extent to which property values of the subject property are diminished by the existing zoning.

The property at 327 Home is improved with a single structure that pre-dates the current zoning and has 4 residential units. This building is listed in the Ridgeland Historic District as a contributing structure.

The subject property has a dimension of 100 feet ( frontage along Home Avenue ) and has a depth of 182 feet. The property is listed on Cook county records as two lots ( Lot 8 and Lot 9 ) with separate PINs. See the attached survey for verification. The south property line of Lot 8 and the north property line on Lot 9 runs through the south bay of the existing building.

All of the other properties to the north of the subject property have a 50 foot frontage dimension.

If a strict reading of the zoning ordinance is applied to this property, the property line that divides lot 8 and Lot 9 would need to be shifted to the south by approximately 5 feet. If that lot line is shifted, then Lot 9 is non-compliant with the minimum frontage of 50 feet per the current zoning thereby rendering Lot 9 unbuildable.

Again, If the strict reading is applied, then the property owner is forced to endure a hardship that no other property owner on this block endure - an otherwise zoning compliant lot is rendered unbuildable. This fact supports the applicant's claim that the current zoning diminishes the property value of the subject property.

The Applicant is prepared to offer testimony during the public hearing process that will demonstrate the diminished value if the Map Amendment is not granted.

Exhibit C – 300 Home Avenue Block Inventory

d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.

The proposed amendment promotes the public health, safety, and welfare of the Village by seeking a zoning designation for the subject property ( R-6 ) in the following ways:

Health - the proposed amendment seeks to build a code compliant use, R-6 residential multi-family.

Safety - compliant use, R-6 residential multi-family with a fire suppression system

Welfare -compliant use, R-6 residential multi-family that will add to the tax base through Real Estate taxes and taxes for the additional units that the new zoning will allow.



e. The relative gain to the public, as compared to the hardship imposed upon the applicant.

If the amendment to re-zone that is sought by this application is granted, the gain to the public will be the development of an underused property and the real benefits that come with a moderate increase in density, population and diversity in housing - new construction including the vitality of a dynamic neighborhood.

If the amendment is denied, the hardship to the property owner is real and are quantifiable. The gains as benefits to the community as cited above can also be counted as a loss to the community, if the amendment is denied.

The Applicant is prepared to offer testimony during the public hearing process that will expand on the response as listed here.

f. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.

According to a strict reading of the zoning ordinance, the only allowable use on this property is a two unit building or a single-family home. The feasibility of developing the property with either of these uses places a financial burden on the property owner given the cost of the property and the real estate taxes that will be assessed on that type of development.

Please see the following documents in support of the above comments:

Exhibit C – 300 Home Avenue Block Inventory

Exhibit D – Vicinity Map with proposed zoning

Exhibit E - Vicinity Map with current zoning

g. The length of time that the property in question has been unimproved, as presently zoned, considered in the context of development in the area where the property is located.

To the best of the knowledge of the current owner and the applicant, the property ( Lot 9 ) has been vacant since 1992.

It is worth noting here that the subject property was re-zoned from an R-7 Zone to an R-5 Zone in 2006. See Oak Park Zoning Map 2006 and Oak Park Zoning Map 2017

Exhibit A – Oak Park Zoning Map - 2017

Exhibit B – Oak Park Zoning Map - 2006

h. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

This application for a Map Amendment is consistent with the Goals and Objectives as outlined in Envision Oak Park, A Comprehensive Plan in the following metrics:

*Goal 4.1 Strengthen and protect the character, integrity and cohesion of the Village and its neighborhoods. Specifically Objective 4.1 Strengthen the Urban Fabric. “Infill development should be sensitive to the established character, scale, architecture rhythm and overall context of each site”.*

The proposed amendment seeks to further modulate the character, scale, architecture rhythm and overall context of this property so that it better matches its adjacent neighbors.

*Objective 7.3.4 Encourage housing variety in each neighborhood.*

The proposed Amendment seeks to directly address this Objective by providing much needed new construction multi-level housing that is designed to meet modern living.

*Objective 7.3.6 Encourage transit-oriented development.*

The proposed Amendment addresses this by providing housing in an area served by the Green Line and Blue Line rapid transit as well as the Metro commuter line along with nearby bus lines at the Intermodal Transit Station at Marion and South Boulevard - a 10-minute walk from the subject property.

i. The extent to which the proposed amendment creates nonconformities.

The proposed Amendment does not create an inconformity. As a matter of fact, by combining the two lots ( Lot 8 and Lot 9 ), this amendment resolves an inconformity in that it resolves the fact that the lot line between the two cited lots runs through the historic structure. See the attached Plat of Survey.

See Item 5 Plat of Survey

j. The trend of development, if any, in the general area of the property in question.

The recent trend in development in the general area is that of moderate to higher density residential developments. For specific examples see the development immediately to the west of the subject property, The Oak Park Oasis, a 26-unit townhouse development with an underlying zoning of R-7. This development was approved via a Plan Development Ordinance passed in 2014

Also see the development the development at 1022 - 1024 Washington Boulevard. This development was approved via a Zoning Board of Appeals motion passed in 2019

Exhibit E - Vicinity Map with current zoning

END OF RESPONSES

1925323 ①

**TRUSTEE'S DEED**

Doc# 1925255144 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/09/2019 10:30 AM Pg: 1 of 2

Dec ID 20190801676320  
ST/CO Stamp 0-149-459-552 ST Tax \$785.00 CO Tax \$392.50

This indenture made this 28th day of August, 2019, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 25th day of June, 2007 and known as Trust Number 8002348962 party of the first part, and MAZOLA HOME AVE., LLC, an Illinois Limited Liability Company, whose address is: 1282 West Lexington Street, Chicago, Illinois 60607, party of the second part.



**WITNESSETH**, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

RESERVED FOR RECORDER'S OFFICE

Lots 8 and 9 in Block 1 in Central Subdivision of part of the West half of the Southwest quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Tax Numbers: 16-07-316-030-0000 and 16-07-316-031-0000

Address: 327 Home Ave, Oak Park, IL 60302  
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
as Trustee as Aforesaid

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

By Margaret O'Donnell  
Assistant Vice President

State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 28th day of August, 2019.



*Mark Parkinson*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
327 Home Avenue  
Oak Park, Illinois 60302

REAL ESTATE TRANSFER TAX		04-Sep-2019
COUNTY:		392.50
ILLINOIS:		785.00
TOTAL:		1,177.50
15-07-316-030-0000	20190801676320	0-149-459-552

This instrument was prepared by:  
Margaret O'Donnell, Assistant Vice President  
CHICAGO TITLE LAND TRUST COMPANY  
1100 Lake Street, Suite 165  
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

SEND TAX BILLS TO:

NAME Mazola Home Ave, LLC

NAME Mazola Home Ave, LLC

ADDRESS 1282 W. Lexington

ADDRESS 1282 W. Lexington

CITY, STATE Oak Park, IL 60607

CITY, STATE Oak Park, IL 60607





327 Home Avenue LLC - Operating

164

649 Madison Street  
Oak Park, IL 60302

Byline  
1001 Lake St.  
Oak Park, IL 60301

Date: 07/15/2022

Pay to the order of: **VILLAGE OF OAK PARK**

This amount: \*\*\*\* SIX HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS

\$675.00

Village of Oak Park  
123 Madison Street  
Oak Park, IL 60302



*Timothy Davis*

MEMO \_\_\_\_\_

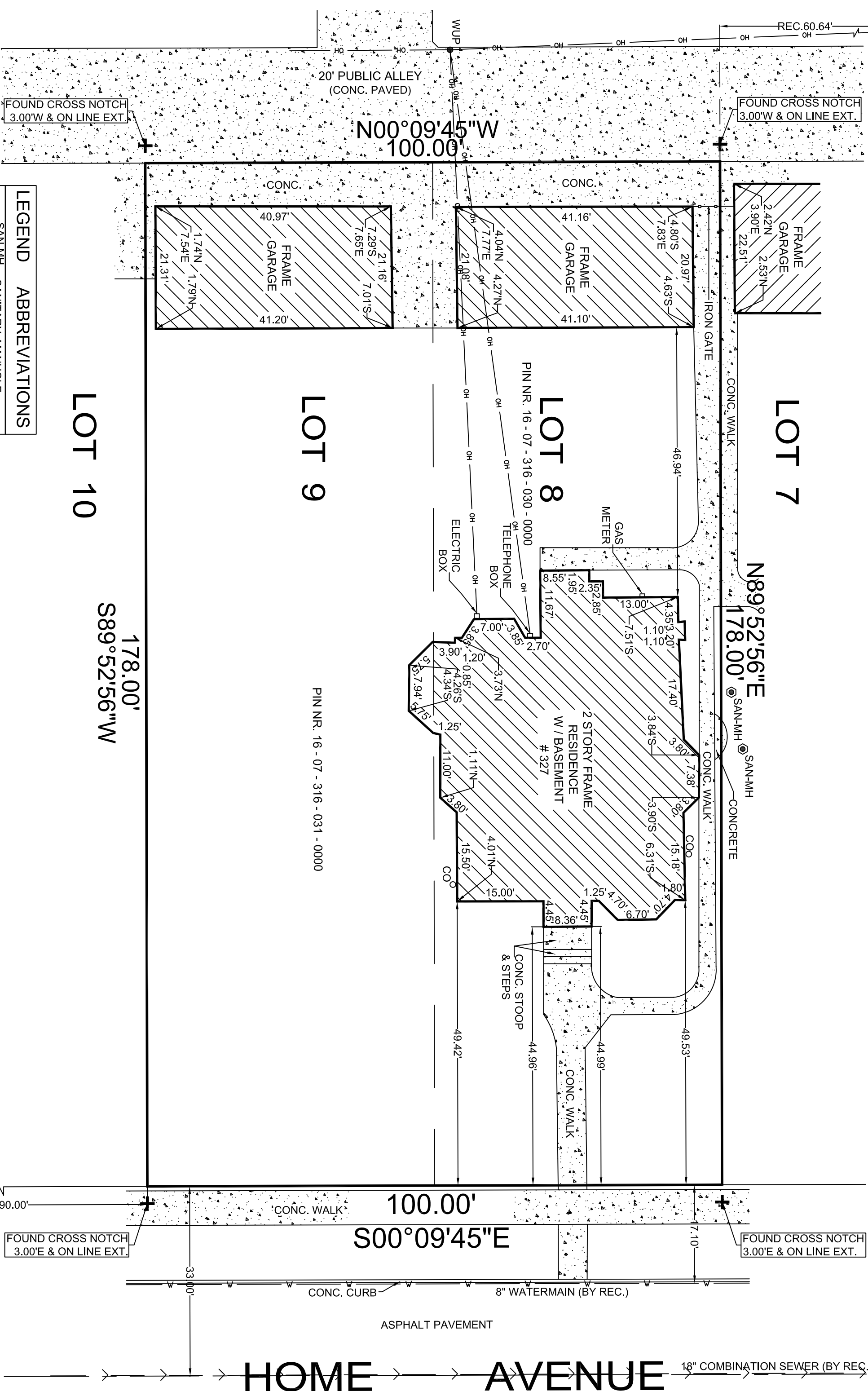
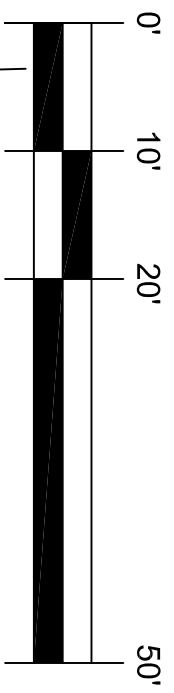
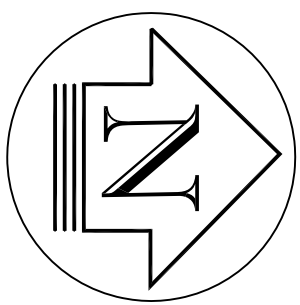
⑈ 164 ⑈ ⑆ 071001533 ⑆

6487139481⑈

Date: 07/15/2022    Check #164    Account: 327 Home Avenue LLC - Operating  
Pay to: Village of Oak Park

164

Property	Unit	Reference	Description	Amount
327 S. Home LLC - 327 S. Home Avenue ...		071522/329Home	Zone map amendment	675.00
				675.00



**LEGEND ABBREVIATIONS**

⊙ SAN-MH	SANITARY MANHOLE
○ CO	CLEAN OUT
♣ WUP	WOOD UTILITY POLE

ORDERED BY:	JCSA
SCALE :	1" = 15'
DATE :	JANUARY 24, 2018
FILE NO.:	2018 - 25725
7-25-22	UPDATED
3-12-20	ADDED UTILITIES
3-11-20	ADDED AREA
9-20-19	UPDATED
8-1-19	REVISED
DATE	REVISION

**UNITED SURVEY SERVICE, LLC**  
 CONSTRUCTION AND LAND SURVEYORS  
 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
 E-MAIL: USURVEY@USANDCS.COM

**PLAT OF SURVEY**  
 OF

LOTS 8 AND 9 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.  
 KNOWN AS: **327.29 HOME AVENUE, OAK PARK, ILLINOIS**

PERMANENT INDEX NUMBERS:  
 16 - 07 - 316 - 030 - 0000  
 16 - 07 - 316 - 031 - 0000

AREA = 17,800 SQFT OR 0.408 ACRES

NOTE:  
 THE LEGAL DESCRIPTIONS FOUND ON THE EXISTING DEED TO THE REAL ESTATE

66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

**HOME AVENUE**

STATE OF ILLINOIS )  
 ) S.S.  
 COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

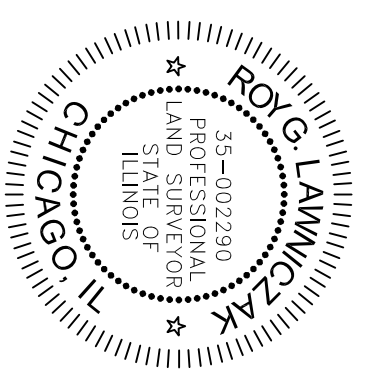
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, JULY 25, A.D. 2022.

BY: *Roy G. Lawniczak*

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE EXPIRES: NOVEMBER 30, 2022  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2023



NORTH LINE OF WASHINGTON BOULEVARD

EXHIBIT B



Zoning Districts

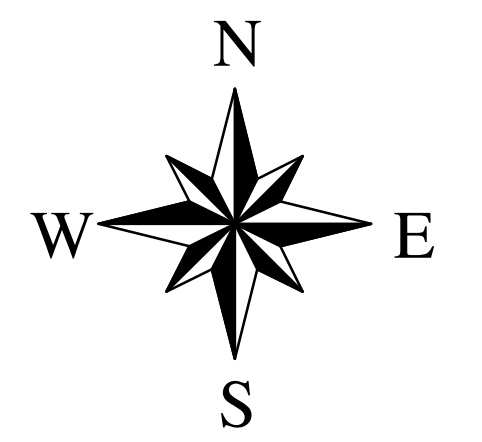
- B-1/B-2 General Business
- B-3 Central Business
- B-4 Downtown Business
- C Commercial

- H Hospital
- Public ROW

- R-1 Single Family
- R-2 Single Family
- R-3 Single Family
- R-4 Single Family
- R-5 Two Family
- R-6 Multiple Family
- R-7 Multiple Family

- Gunderson Historic Dist.
- Ridgeland/Oak Park Historic Dist.
- Frank Lloyd Wright Historic Dist.
- Perimeter Overlay Dist.
- Transit Overlay Dist.
- Planned Developments

1. Elmwood Avenue Townhomes 2000-O-42
2. Euclid Terraces 2002-O-14, 15 2003-O-22
3. Maple Square Townhomes 2001-O-80
4. 1030 Madison 2003-O-25
5. Euclid Place 1985-O-70
6. 100 Forest Place 1994-O-30
7. Ridgeland Station Parcel B 2002-O-06
8. Oak Park Library 2001-O-34
9. The Ridgeland 2003-O-26
10. Belmont Village 2003-O-12
11. The Oak Park Opera Club 2004-O-56
12. WhiteCo Residential 2005-O-14



170 0 850 Feet

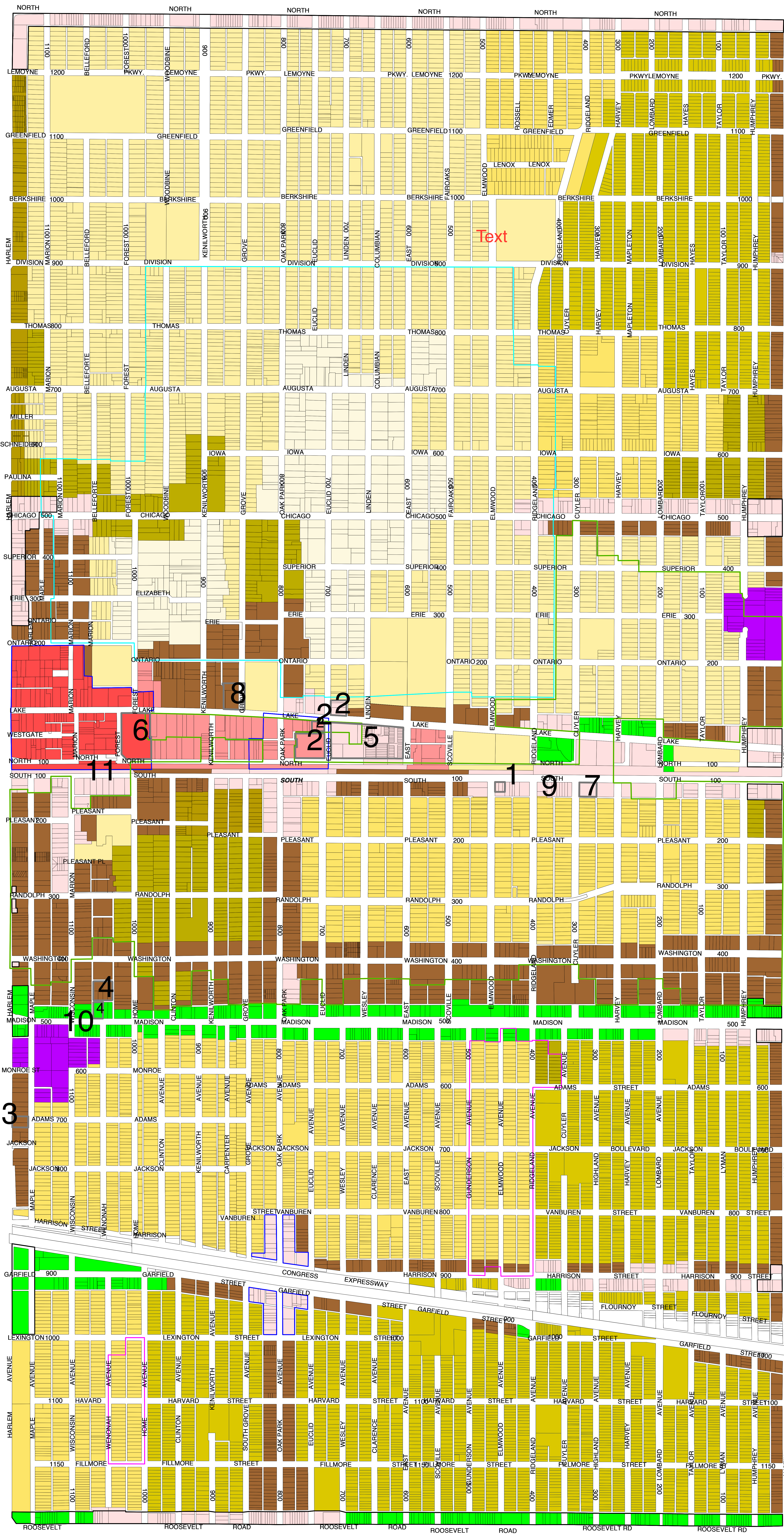
Adopted Date: 02/04/2002

Printed Date: 02/18/2005

Amended Date: 02/19/2002

Tax Parcel Base Map Date: Dec. 31, 1998

File: Zoning\_map\_20060524.mxd



Text

# EXHIBIT C



## 300 HOME AVENUE – BLOCK INVENTORY

JCSA • CHICAGO

327-329 Home Ave.

7.16.22



**SITE** 327-329 Home Avenue

4 UNITS



**2** 1032 Washington Blvd

11 UNITS



**3** 1026-28 Washington Blvd

18 UNITS

# BLOCK INVENTORY

7.16.22



**4** 1020 Washington Blvd

6 UNITS



**6** 339 Home Ave

19 UNITS



**5** 1008 Washington Blvd

10 UNITS



**7** 325 Home Ave

2 UNITS

# BLOCK INVENTORY

7.16.22



**8** 321 Home Ave

1 UNIT



**10** 315 Home Ave

1 UNIT



**9** 317 Home Ave

1 UNIT



**11** 309 Home Ave

2 UNITS

# BLOCK INVENTORY

7.16.22



**12** 305 Home Ave

1 UNIT



**14** 300 Home Ave

2 UNITS



**13** 301 Home Ave

2 UNITS



**15** 304 Home Ave

2 UNITS

# BLOCK INVENTORY

7.16.22





**16** 306 Home Ave

3 UNITS



**18** 312 Home Ave

1 UNIT



**17** 308 Home Ave

1 UNIT



**19** 316 Home Ave

2 UNIT

# BLOCK INVENTORY

7.16.22



**20** 320 Home Ave

2 UNITS



**22** 330 Home Ave

1 UNIT



**21** 326 Home Ave

1 UNIT



**23** 332 Home Ave

1 UNIT



**24** 950 Washington Blvd

\_\_ UNITS



**25** 938 Washington Blvd

\_\_ UNITS



# EXHIBIT E



LOCATION WITH CURRENT ZONING  
 scale: 1" = 160'-0"



John Conrad Schiess  
 Architect + LEED AP

905 Home Avenue  
 Oak Park Illinois 60304

architecture +

COPYRIGHT: John C. Schiess expressly reserves and affirm 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 changed 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.

PROPERTY OWNER:  
 327 Home Ave, LLC

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Issued for  
 Map Amendment | 7.16.22  
 Date

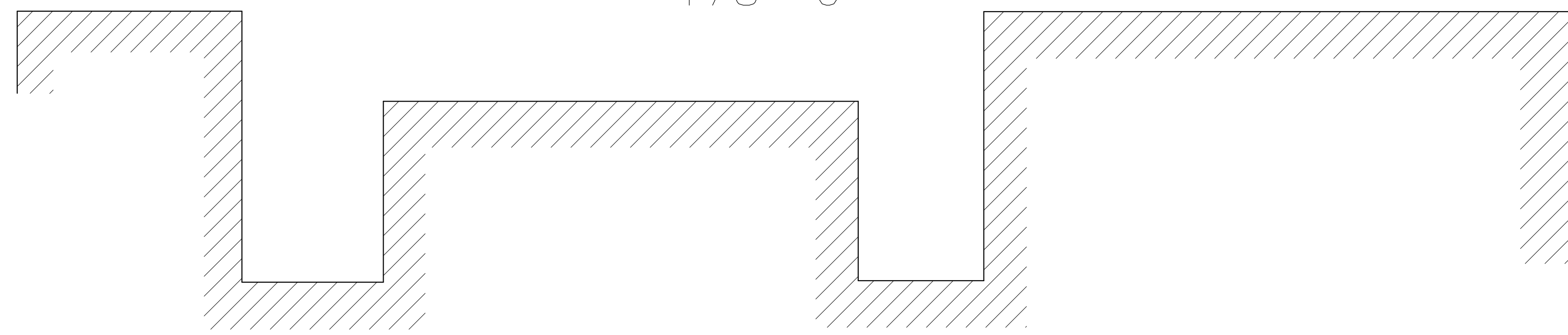
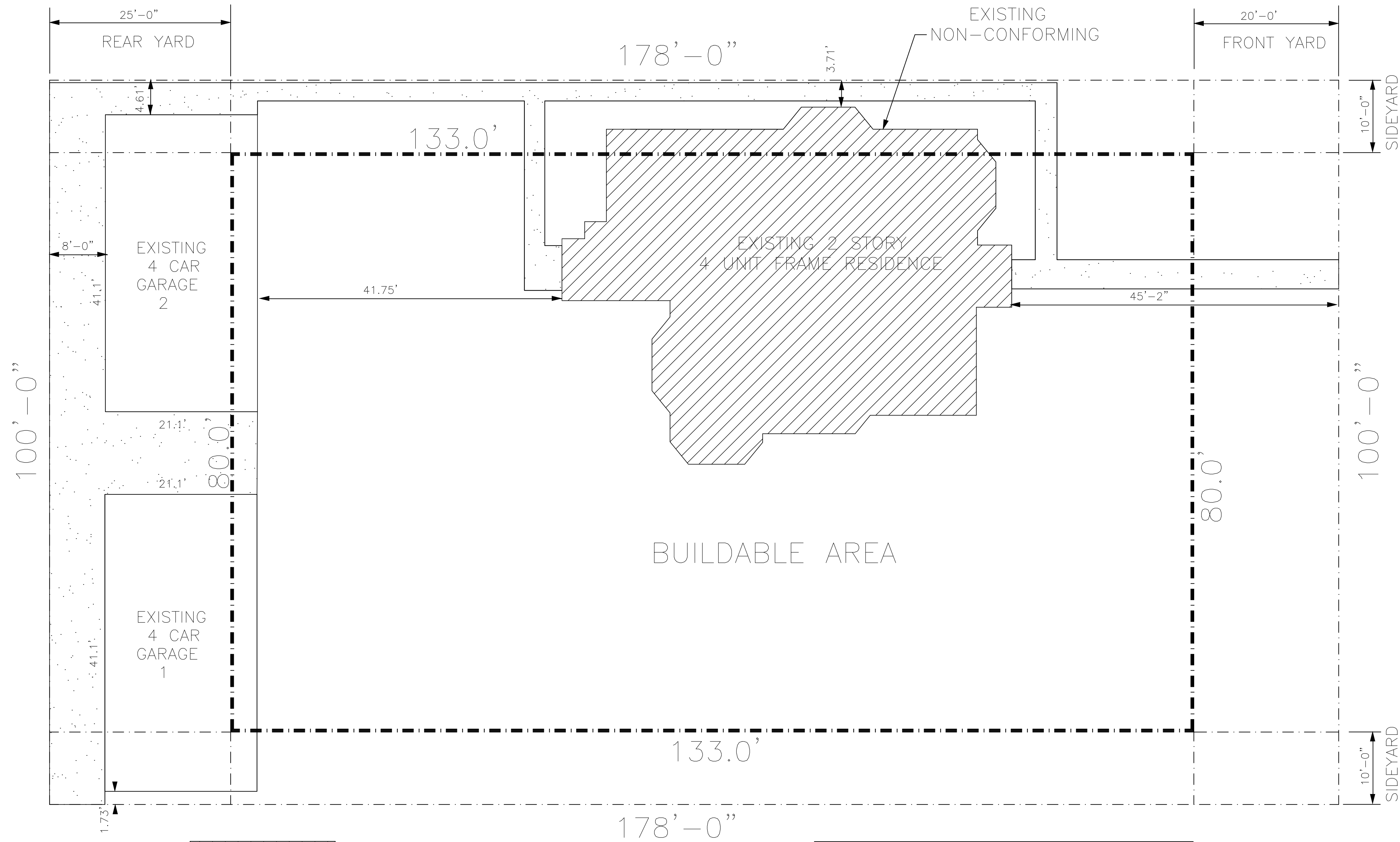
**HOME AGAIN**  
 327-329 Home Avenue  
 Oak Park, Illinois

Sheet Title  
 ZONING MAP

**SK1.2**

Sheet No.

ALLEY



EXISTING 4 STORY MULTI FAMILY RESIDENCE

DATA	
CURRENT USE	2-FAMILY
CURRENT ZONING DISTRICT	R-5 (TWO FAMILY)
TOTAL LOT AREA (100X178)	17,800 SF
BUILDING HEIGHT ALLOWED	35'-0"
BUILDING COVERAGE ALLOWED	50% (8,900 SF)
IMPERVIOUS ALLOWED	70% (12,460 SF)
BUILDABLE AREA	10,640 SF
DENSITY ALLOWED	2 UNITS



R A Mifflin architect  
 river forest, il 60305  
 312-406-9892

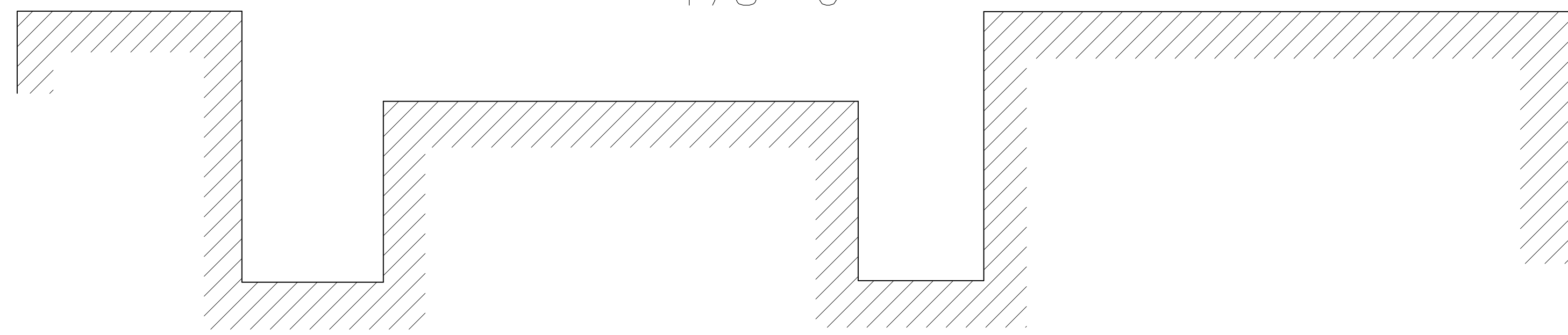
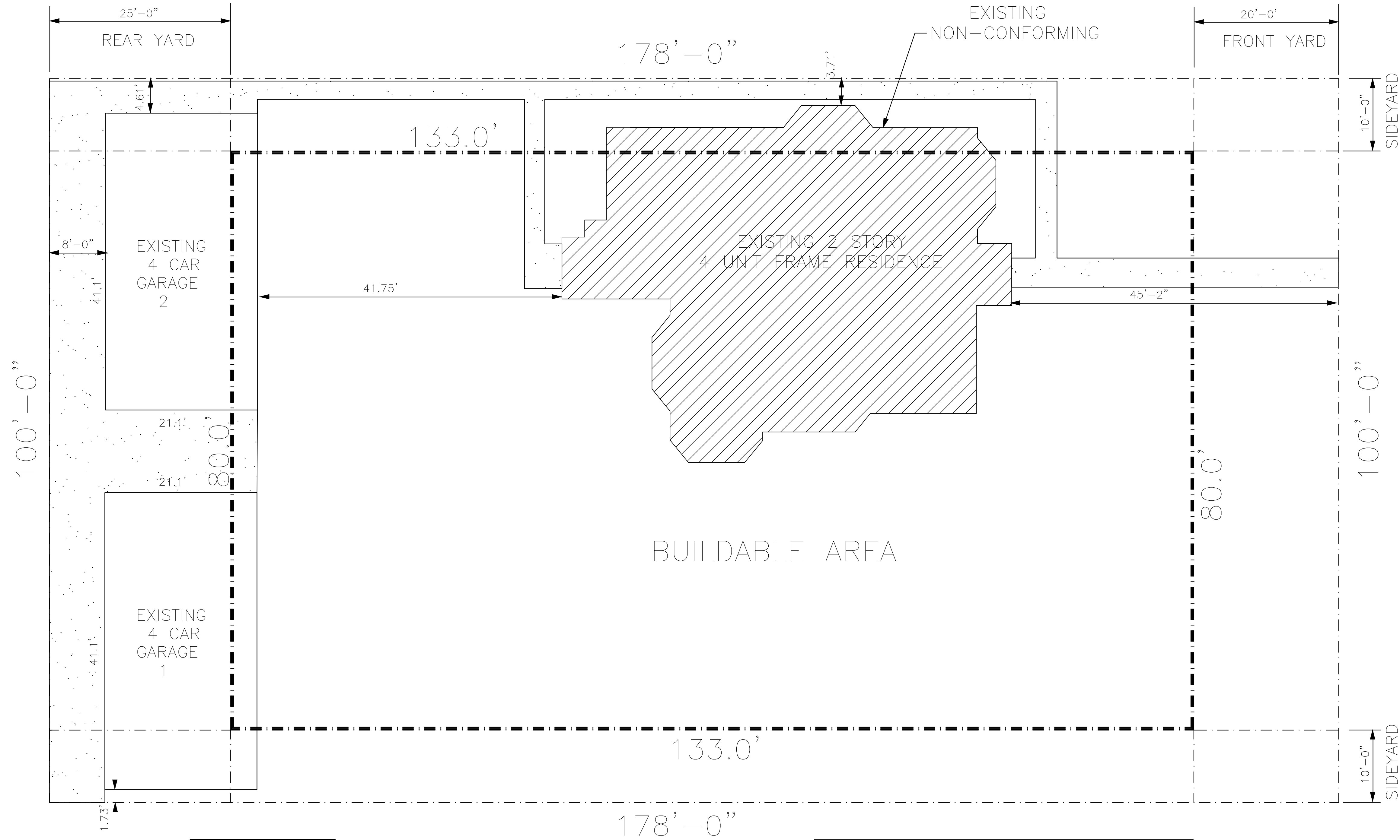
329 HOME AVENUE - EXISTING CONDITIONS  
 OAK PARK, IL

DATE JULY 13, 2022  
 JOBNO

RENO	REVISIONS	REVDATE
1		
2		
3		
4		

SHEET  
 1

ALLEY



EXISTING 4 STORY MULTI FAMILY RESIDENCE

DATA

PROPOSED USE	MULTI-FAMILY
PROPOSED ZONING DISTRICT	R-6 (MULTIPLE FAMILY)
TOTAL LOT AREA (100X178)	17,800 SF
BUILDING HEIGHT ALLOWED	60'-0"
BUILDING COVERAGE ALLOWED	60% (10,680 SF)
IMPERVIOUS ALLOWED	75% (13,350 SF)
BUILDABLE AREA (133.0 X 80.0)	10,640 SF
DENSITY ALLOWED	16 UNITS

RAM

R A Mifflin architect  
river forest, il 60305  
312-406-9892

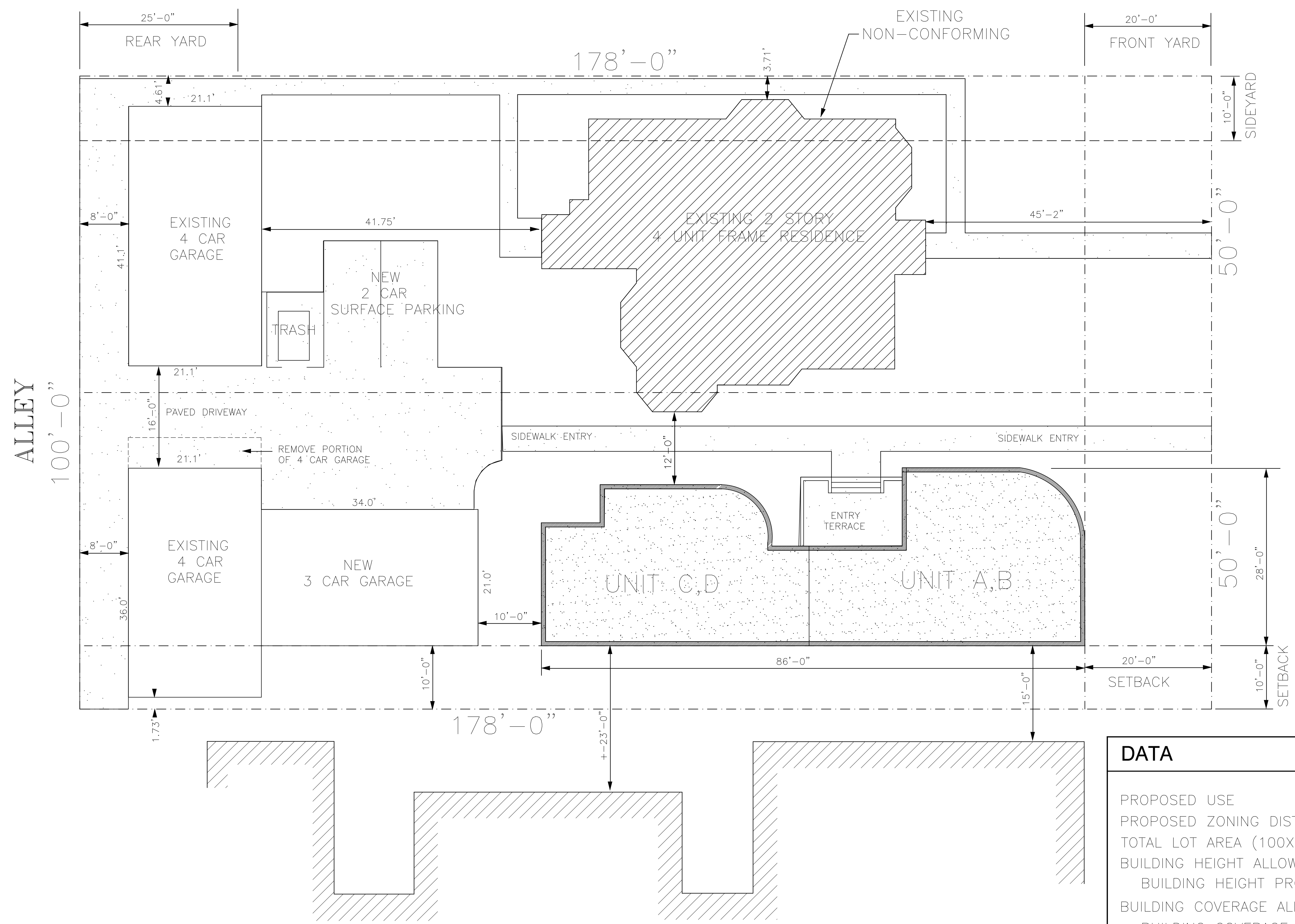
329 HOME AVENUE - R-6 ZONING PROPOSED  
OAK PARK, IL

DATE: JULY 13, 2022

NO.	REVISIONS	DATE

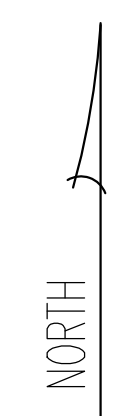
SHEET  
2

NO.	REVISIONS	DATE



# SITE PLAN

SCALE: 1/8" = 1'-0"



DATA	
PROPOSED USE	MULTI-FAMILY
PROPOSED ZONING DISTRICT	R-6 (MULTIPLE FAMILY)
TOTAL LOT AREA (100X178)	17,800 SF
BUILDING HEIGHT ALLOWED	60'-0"
BUILDING HEIGHT PROPOSED	35'-0"
BUILDING COVERAGE ALLOWED	60% (10,680 SF)
BUILDING COVERAGE PROPOSED	38% (6,920 SF)
DENSITY ALLOWED	16 UNITS
DENSITY PROPOSED	8 UNITS
IMPERVIOUS ALLOWED	75% (13,350 SF)
MAXIMUM IMPERVIOUS PROPOSED	48% (8,632 SF)

EXISTING 4 STORY  
 MULTI FAMILY RESIDENCE

HOME AVE.

ALLEY

REAR YARD

FRONT YARD

SIDEYARD

SETBACK

SETBACK

EXISTING  
 4 CAR  
 GARAGE

NEW  
 2 CAR  
 SURFACE PARKING

EXISTING 2 STORY  
 4 UNIT FRAME RESIDENCE

TRASH

EXISTING  
 4 CAR  
 GARAGE

NEW  
 3 CAR GARAGE

UNIT C,D

UNIT A,B

ENTRY  
 TERRACE

SIDEWALK ENTRY

SIDEWALK ENTRY

PAVED DRIVEWAY

REMOVE PORTION  
 OF 4 CAR GARAGE

EXISTING  
 NON-CONFORMING





329 HOME AVENUE  
OAK PARK, IL

**329 HOME RE-ZONE**

<input type="checkbox"/>				
<input type="checkbox"/>	<b>Lot Basis:</b>	100' frontage	182' deep	18,200 square feet
<input type="checkbox"/>				
<input type="checkbox"/>	Item	R-5	R-7	CHANGE
<input type="checkbox"/>				
<input type="checkbox"/>	DENSITY - min lot area per unit	<b>4</b>	<b>18</b>	<b>350% increase</b>
<input type="checkbox"/>				
<input type="checkbox"/>	BUILDABLE AREA	<b>10,640 SF</b>	<b>14,640 SF</b>	<b>37.5% increase</b>
<input type="checkbox"/>				
<input type="checkbox"/>	HEIGHT	<b>35 feet</b>	<b>50 feet</b>	<b>42% increase</b>
<input type="checkbox"/>				
<input type="checkbox"/>	GREENSPACE	<b>30%</b>	<b>20%</b>	<b>33% increase</b>
<input type="checkbox"/>				
<input type="checkbox"/>	LOT WIDTH MINIMUM	<b>50 feet</b>	<b>50 feet</b>	No Change
<input type="checkbox"/>				
<input type="checkbox"/>				
<input type="checkbox"/>	Item	R-6	R-7	CHANGE
<input type="checkbox"/>				
<input type="checkbox"/>	DENSITY - min lot area per unit	<b>16</b>	<b>18</b>	<b>12.5% increase</b>
<input type="checkbox"/>				
<input type="checkbox"/>	BUILDABLE AREA	<b>10,640 SF</b>	<b>14,640 SF</b>	<b>37.5% increase</b>
<input type="checkbox"/>				
<input type="checkbox"/>	HEIGHT	<b>35 feet</b>	<b>50 feet</b>	<b>42% increase</b>
<input type="checkbox"/>				
<input type="checkbox"/>	GREENSPACE	<b>25%</b>	<b>20%</b>	<b>20% increase</b>
<input type="checkbox"/>				
<input type="checkbox"/>	LOT WIDTH MINIMUM	<b>50 feet</b>	<b>50 feet</b>	No Change
<input type="checkbox"/>				



# EXHIBIT I

