

February 23, 2022

Village of Oak Park
Attn: Mike Bruce, Zoning Administrator
123 Madison Street
Oak Park, IL 60304

Dear Mr. Bruce,

Please find attached the Park District of Oak Park's application for two zoning variations.

The Park District purchased the building located at 228-230 Madison in 2019 with the intent to demolish and provide 1) parking for PDOP buses used for afterschool and 2) add parking options for people using the Community Recreation Center.

The existing structure was demolished in 2021 and the parcel is currently a gravel lot.

The Park District desires to construct a parking area with landscaping for:

- 4 Electric Vehicle charging stations
- 6 public parking spaces for CRC guest
- up to 16 bicycle parking spaces and
- a screened 12-foot wall for a professional mural and to screen PDOP vehicles from vandalism

The Park District has been in conversation with the Oak Park Area Arts Council who will partner with the District to install a mural on at least one of the walls.

Attached to this letter please find the following items:

1. Application for the two variations
2. Proof of Ownership in the form of the deed, title insurance and the wire transfer for purchase
3. Plat of Survey
4. Site Map
5. Photos of surrounding area

After your review, let me know if you require any additional information and what additional steps are necessary.

The Park District would like to begin work on the space in April 2022.

Thanks in advance for your assistance. I can be reached at 708-725-2020 for any additional information.

Sincerely,



Jan Arnold, Executive Director
Park District of Oak Park



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): Park District of Oak Park

Address/Location of Property in Question: 228-230 Madison St.

Property Identification Number(s)(PIN): 16-08-320-017-0000 and 16-08-320-018-0000

Name of Property Owner(s): Park District of Oak Park

Address of Property Owner(s): 218 Madison St.

E-Mail of Property Owner(s): janarnold@pdop.org Phone: 708-725-2020

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: _____

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: Convert lot to parking area for PDOP vehicles and community use including EV Charging stations, bike parking and limited parking spaces. Additionally, a variation from height of screen wall to allow for artwork and to screen PDOP vehicles to reduce likelihood of vandalism.

Size of Parcel (from Plat of Survey): 6,253.5 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>Multi-Family</u>	<u>Residential</u>
To the South:	<u>MS(I)</u>	<u>Institutional</u>
To the East:	<u>I</u>	<u>Institutional</u>
To the West:	<u>MS</u>	<u>Commerical</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: 10 Section: 2

Article: 9 Section: 3(L)2(b)

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;

Providing additional parking for bikes, electric cars/charging and other vehicles of users of the Community Recreation Center, which has limited parking options. The art installation will also add beauty and color to the surroundings and reduce the possibility of vandalism to Park District vehicles.

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.

Jan Arnold

(Printed Name) Applicant

Jan R. Arnold
(Signature) Applicant

02/23/2022

Date

Park District of Oak Park - Executive Director - Jan Arnold

(Printed Name) Owner

Jan R. Arnold
(Signature) Owner

02/23/2022

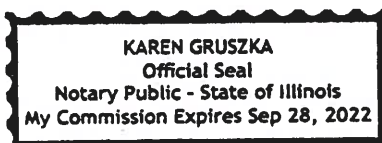
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

23 DAY OF February, 2022

Karen Gruszka
(Notary Public)



Updated September 2017

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.

The Park District does not have enough spaces for its vehicles. The Park District intends to ease that difficulty by installing a modest parking area. As part of the parking area, the Park District wishes to include a 12-foot screen wall along the Park District's building. The principle purpose of the tall screen wall will be to help protect Park District vehicles from vandalism. The other purpose of the screen is to install a professionally created mural that will enhance the area surrounding the parking area. A strict application of the Zoning Ordinance terms related to the Park District's variation request would be an undue hardship on the Park District by reducing the Park District's ability to protect its vehicles from vandalism. In addition, the denial of the Park District's request for the tall screen wall will significantly diminish the effect of the proposed mural. The variation request is modest under the current circumstances. The screen wall will serve two purposes, and the Park District will have a parking area that includes bicycle parking and the additional parking.

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 current surroundings and conditions of the Park District's property create significant restrictions on the Park District. The property is not fit for other uses and, thus, if the variation is denied the Park District will be limited in its ability to protect the surrounding from vandalism. In addition, the amenities will be diminished. The grant of the variation will enhance the property.

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 is not caused by the owner, but is caused by unique circumstances. The building that was demolished was in awful condition and not fit for any use. That circumstance, however, has left the Park District with property that the Park District can use for very good purposes that will benefit the Village, its residents, and the Park District.

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 Park District's plans for the screen wall and the property will enhance the now-empty space and also the intersection as a whole, which has deteriorated over the years. There are no elements of the Park District's plans that will create any threats to 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.

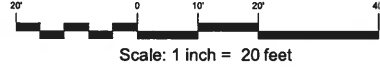
The Park District believes that the proposed variation will substantially enhance the property. The proposed parking area is appropriate and the bicycle parking will be useful. And, mostly, the screen wall will protect Park District property and will dramatically enhance the area.

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






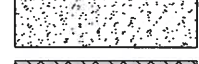

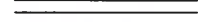



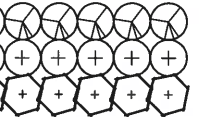

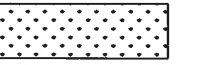

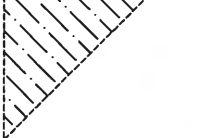
The Park District strongly believes the proposed use of the property, which includes the screen wall and public amenities, is in the spirit of the Village's Zoning Ordinance.

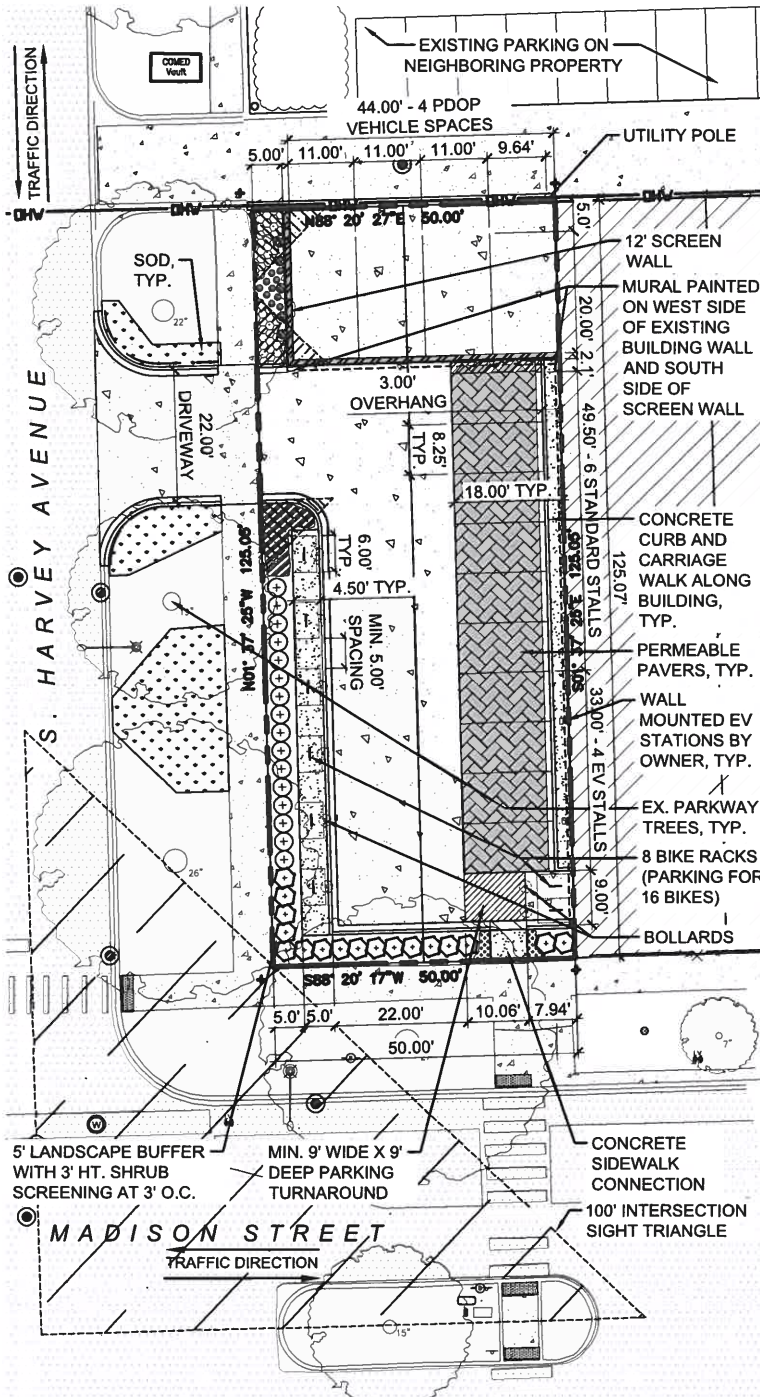
Landscape Requirements

Parking Lot Landscape	
Requirement:	5' wide landscape area where parking lot abuts street, (1) shrub that reaches 3' at maturity at 3' o.c. spacing
Provided:	5' wide landscape bed with 33 shrubs at 3' o.c. spacing along parking edge.
Interior Parking Lot Landscape	
Requirement:	Only required for parking lots with 15 or more stalls.
Provided:	None. Only 14 parking stalls provided on site.
Buffer Yard Landscape	
Requirement:	Only required when abutting residential district.
Provided:	None. Abuts Institutional District (Park District building)
Rear Setback Requirement:	On lots over 90' in depth, a 7' width with shade tree at 30' o.c. for 50' yard width, a 5' to 7' solid fence or wall, and (1) shrub that reaches 3' at maturity at 3' o.c. spacing
Provided:	12" screening wall is proposed to screen oversized Park District vehicles from both Harvey Ave. and Madison St. A mural wall is proposed for portions of the screening wall and neighboring Park District building wall.



LEGEND:

-  PROPERTY LINE
-  EXISTING BUILDING
-  EXISTING TREE TO REMAIN
-  SCREENING WALL
-  CONCRETE PAVEMENT AND BASE
-  CONCRETE WALK AND BASE
-  PERMEABLE PAVERS
-  CONCRETE CURB AND GUTTER
-  BIKE RACKS
-  BOLLARD
-  MURAL WALL PAINTING BY OTHERS
-  DECIDUOUS SHRUBS
-  ORNAMENTAL GRASSES
-  LAWN SOD
-  PERENNIAL / GROUNDCOVER AREAS
-  12' X 12' SIGHT TRIANGLE



228-230 Madison St.

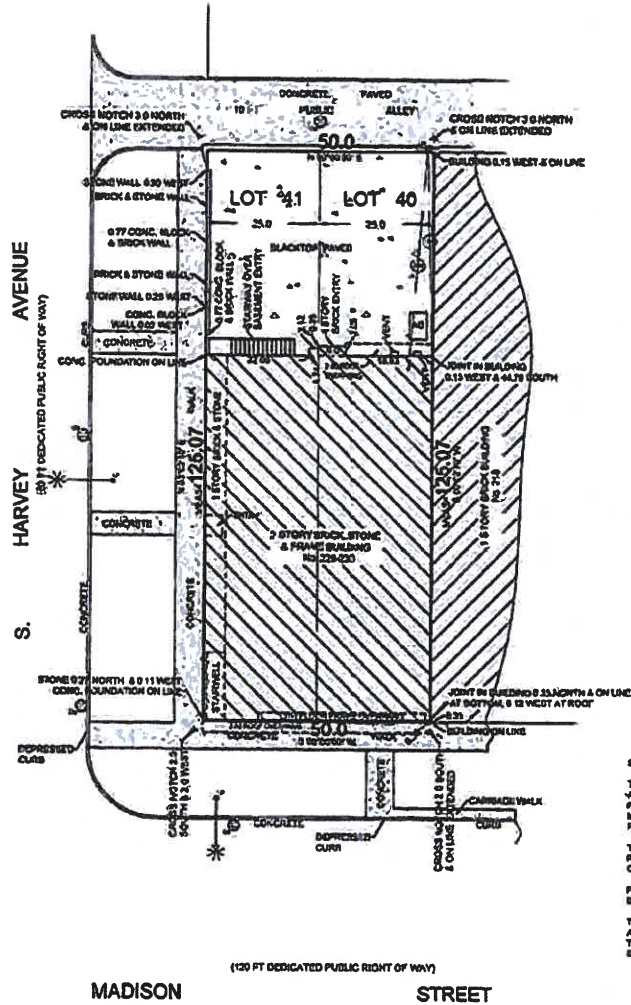
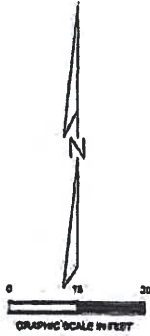
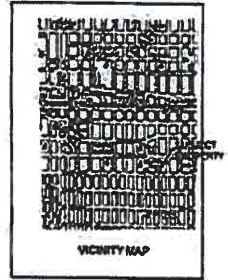
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906
 Email : surveys@certifiedsurvey.com

ALTA/NPS LAND TITLE SURVEY

LOTS 40 AND 41 IN O.R. ERMAYS SUBDIVISION OF THE SOUTH 1400 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PUBLIC RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS : 228-230 MADISON STREET, OAK PARK, ILLINOIS



LEGEND

- UTILITY POLE
- LIGHT POLE
- CATCH BASIN
- OVERHEAD WIRES

SURVEY NOTES

THE PROPERTY SHOWN HEREON IS LOCATED IN AN AREA WITH NO SPECIAL FLOOD HAZARD AREAS (NO PANELS, PRINTED) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL, NO (270305).

THE LEGAL DESCRIPTION HEREON DESCRIBES THE SAME PROPERTY AS INSURED IN PRIMA TITILE SERVICES, INC. COMMITMENT No. 1022771 DATED MAY 31, 2019

PROPERTY AREA = 0.253 DD FT = 0.14 ACRE
 BUILDING FOOTPRINT AREA = 4.94 DD FT

THERE ARE NO PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES OR SURVEYED PROPERTY THERE ARE NO PRIVATE EASEMENTS AFFECTING SURVEYED PROPERTY

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

ORDER No. 190279 (M)
 ORDERED BY: LJS LAW, LLC

BUILDING LINES AND DIMENSIONS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THIS MAP OTHERWISE REFER TO FOUR DEED OR ABSTRACT.

ORNAMENTS OF FOOT AND THEIR EQUIVALENT IN DIMENS AND FRACTIONS THEREOF.

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STATE OF ILLINOIS
 COUNTY OF COOK SS

TO : PARK DISTRICT OF OAK PARK, AN ILLINOIS MUNICIPAL CORPORATION AND PRIMA TITILE SERVICES, INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 ILLINOIS SURVEYING BOARD'S REGULATIONS FOR ALTA/NPS LAND TITLE SURVEYS, AS FIRST ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 4, 7a, 7b, 8, 9, 10a, 11 UNLESS OTHERWISE INDICATED, (IN AMOUNT OF \$ 1,000.00) OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 10, 2019

DATE OF PLAT: JUNE 17, 2019

John R. Justus
 JOHN R. JUSTUS
 003408
 PARK RIDGE
 ILLINOIS
 STATE OF ILLINOIS
 LICENSE EXPIRES NOVEMBER 30, 2020



S Harvey Ave

230

228



East



South



West



North



The Lot

