



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): Murphy Dental Group, PLLC

Address/Location of Property in Question: 100 S. Kenilworth, Oak Park, IL 60302

Property Identification Number(s)(PIN): 16-07-305-001-0000

Name of Property Owner(s): Byeong Ok Chung

Address of Property Owner(s): 100 S. Kenilworth, Oak Park, IL 60302

E-Mail of Property Owner(s): kwanchung5028@gmail.com Phone:847-293-5028

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): David King of David King & Associates, Inc.

Applicant's Address: 1011 Lake Street, Suite 313, Oak Park, IL 60301

Applicant's Contact Information: Phone 708-445-0505 E-Mail david@dkacre.com

Other: _____

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

(If Other - Describe): Agent for current property owner.

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: Allow dental use on the ground level.

Size of Parcel (from Plat of Survey): 9,165 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	Public	Public train tracks along South Blvd.
To the South:	R-%2 – family	Multi-family Building
To the East:	DT-2 downtown	Economy Shop
To the West:	R-5 Multi-family	Multi-family building

Is the property in question currently in violation of the Zoning Ordinance? ____Yes __X__ No

If Yes, how? _____

Is the property in question currently subject to any zoning relief? ____Yes __X__ No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ____ Yes __X__ No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

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

Article: Table 8-1 Use Table **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;

100 S. Kenilworth is at the extreme edge of the downtown district with residential use immediately adjacent to the south & west. As such, the property basically acts as a "transition" from the DT-2 District to Residential. Although zoning permits a retail use, restaurant use, convenience store, med spa, nail salon or hair & other commercial uses, it does not permit a dental use. A low key dental office is a use that is most compatible (versus many of the other uses allowed) & in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan.

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.

David King, David King & Associates, Inc.
(Printed Name) Applicant


(Signature) Applicant

11-13-2023
Date

Byeong Ok Chung
(Printed Name) Owner

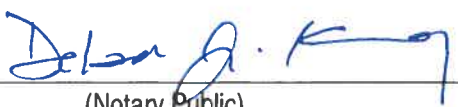

(Signature) Owner

11-13-2023
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

15 DAY OF November, 2023


(Notary Public)



PROJECT SUMMARY

100 S. Kenilworth is a one (1) story 2,400 SF commercial building on a 9,165 SF land site. Originally constructed for a 7-Eleven +/- in 1970. In +/- 1985, 7-Eleven acquired White Hen Pantry and moved this location east to corner of Euclid & South Blvd. and currently continues to operate there.

Current owner Beyond Ok Chung purchased and operated a full-service dry cleaners and currently continue to operate.

For the past many years and greatly accelerated by Covid, less demand for dry cleaning as all of us are dressing more casual.

Approximately 1/3 plus of dry cleaners have closed their doors in the last 3 years.

As such, not possible to sell business and building for dry cleaning.

Current business is in the red, and in addition, current owner is beyond ready for retirement.

David King & Associates was engaged in June of 2022 to market the property for sale.

Actively marketed for a user to occupy existing building for other use's that are currently allowed in the DT-2 District such as retail, fitness, restaurant, beauty arena such as hair, nails, medspa, etc.

Great site smack dab in the middle of our Village. Main challenge for the types of uses allowed is that South Blvd. is a one-way street going west from Oak Park Avenue to Forest. If a 2-way street, we would not be making this presentation/request for variance.

Also, marketed as a development site. Under current zoning and as a matter of right, can build up to 50 feet and lot line to lot line. We negotiated with several developers to build under current zoning but all blew up due to ever increasing material costs, labor costs and rising interest rates.

Property is "now under contract" with Murphy Dental Group.

Dental practice is currently located inside the Scoville Square Building on the second floor, for past 30 years.

Dr. Murphy purchased the dental practice 2 plus years ago & plan from day 1 was to move practice to a more accessible (for older patients and those in wheelchairs) and visible location.

Current hours of operation that will continue at 100 S. Kenilworth:

Monday – 7:30am – 5:00pm

Tuesday/Wednesday – 7:30am – 6:00pm

Thursday – 7:30am – 5:00pm

Friday – 7:30am – 3:00pm

Proposal is to expand the existing 2,400 SF commercial building to 4,845 SF on grade with eight (8) parking stalls. The addition portion of the project will be set back off the south property line by 7 feet (per code), hence no relief requested. The set back area will become additional green space. A sidewalk on site will bridge from the parking lot to the building entry. The existing public sidewalk remains on the side of the building along South Blvd. Behind the building will remain the trash area and public alley with existing overhead electrical lines. The Kenilworth curb cut will be removed & replaced with additional green space, including an additional tree. By adding to the existing building versus total new construction will keep a substantial amount of building materials from going into a landfill.

The building architecture takes on a medium tone masonry texture and color that runs full-height. There is architectural articulation along the long façade on the side of the building to keep architectural interest. A large amount of glazing is proposed along the street-facing and parking lot facing sides of the building to maximize community interaction and following the ground level downtown regulations.

We believe that of all the possible scenarios for the property, a low impact dental office is by far the most compatible use for the neighborhood as it transition's from commercial to residential.

RESPONSE TO STANDARDS

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

Yes, the strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

As previously stated, the property has been extensively marketed based on current zoning for the past 18 months and unable to find a use that complies with current zoning.

Under current zoning, the uses that are allowed (i.e. – retail, restaurant, fitness, med-spa, hair & nail salons, & other commercial uses) quite candidly are not interested primarily due to South Blvd. being one-way westbound.

In addition, due to the current market conditions (increased material costs, labor & interest rates) for a new mixed-use development (allowed by zoning) unable to secure a developer.

- 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.**

Yes, 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.

One of the main challenges in marketing the site has been that South Blvd. is a one-way westbound street and not a two-way, greatly limiting its appeal.

The westbound South Blvd. lane runs immediately adjacent to the building and hence all you see is a brick wall until you hit the parking lot, greatly limiting its visibility for westbound traffic.

If the portion of South Blvd ran east, you would actually see the front of the building and make for a more desirable location.

The Village has no traffic counts for the “one-way” portion of South Blvd, so cannot automatically state the difference in traffic volume here versus the two-way portions.

Call it a 50% reduction in traffic count?

- 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.

Yes, 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.

As previously stated, the current zoning and one-way South Blvd. going west are unique circumstances to this property.



DT DOWNTOWN DISTRICT

DT-2 HEMINGWAY
SUB-DISTRICT

- 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

HISTORIC DISTRICTS

- Frank Lloyd Wright
- Gunderson
- Ridgeland - Oak Park

PLANNED DEVELOPM

- 1 100 Forest Place 1984-O-30
- 2 Euclid Place 1985-O-70
- 3 Elmwood Avenue Townhomes 2000-C
- 4 Madison Street Townhomes 2001-O-1
- 5 Euclid Terrace 2001-O-14, 2002-O-15
- 6 Maple Square Townhomes 2001-O-8C
- 7 Ridgeland Station Parcel B 2002-O-0f
- 8 Belmont Village 2003-O-42
- 9 The Ridgeland 2003-O-26
- 10 The Oak Park Opera Club 2004-O-56
- 11 WhiteCo Residential 2005-O-14, 2005-O-15
- 12 Clarence Square Townhomes 2005-O-1
- 13 Madison Street Townhomes 2005-O-4



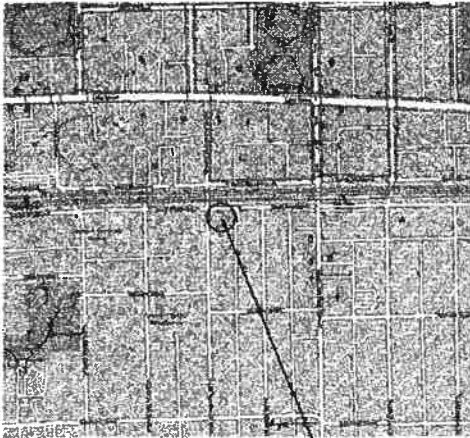
FIGURE 5-1: DOWNTOWN SUB-DISTRICTS

- DT-1 DOWNTOWN CENTRAL SUB-DISTRICT
- DT-2 HEMINGWAY SUB-DISTRICT
- DT-3 PLEASANT SUB-DISTRICT

"ALTANSPS LAND TITLE SURVEY"

LOT 22 IN BLOCK 2 IN HATT'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 100 S. KENILWORTH AVE., OAK PARK, IL 60302
 PIN #: 16-07-305-001-0000



LOCATION MAP PROVIDED BY OPEN STREET MAP

VICINITY MAP

SURVEYOR NOTES

- COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
- NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
- NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, CABLE TV, GAS, WATER, SANITARY AND STORM SEWERS. ONLY ABOVE-GROUND VISIBLE FEATURES ARE SHOWN. OTHER UTILITIES MAY EXIST OF WHICH SURVEYOR HAS NO KNOWLEDGE.
- ALL LOCATED UTILITIES WERE DONE BY SURFACE OBSERVATION. PLEASE CALL "JULIE" AT 1-800-892-0123 OR (CITY OF CHICAGO) "DIGGER" AT 1-312-744-7000 BEFORE STARTING ANY CONSTRUCTION FOR THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED FOR OWNERSHIP. CONSULT YOUR TITLE COMPANY.
- ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
- FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN OR STATED HEREON REFER TO YOUR DEED, TITLE POLICY, ORDINANCES, ETC.
- COPIES OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THE SURVEY WAS PREPARED ONLY FOR THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
- OBSERVABLE EVIDENCE OF SUBSTANTIAL FEATURES, IF ANY, ARE SHOWN ON SURVEY.
- PROPERTY IS IN FLOOD ZONE "X", WHICH IS IN AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FEMA MAP 17031C0385J EFFECTIVE DATED 8/19/2008.

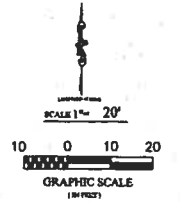
NOTE: THE RECORD DOCUMENTS SHOWN ON THIS ALTANSPS SURVEY ARE THOSE DOCUMENTS DETERMINED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND SET FORTH IN THE TITLE COMMITMENT FILE NO. 78740, DATED SEPTEMBER 26, 2022 AS AFFECTING THE PROPERTY DEPICTED ON THIS LAND TITLE SURVEY. BY NOTING SAID DOCUMENTS ON THIS SURVEY PLAT, ASSOCIATED SURVEYING GROUP, LLC, MAKES NO REPRESENTATION AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THE SURVEYED PROPERTY.

TO: AVENUE EQUITY, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B(1), 7C, 8 & 9A AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2022.

DATE: OCTOBER 24, 2022

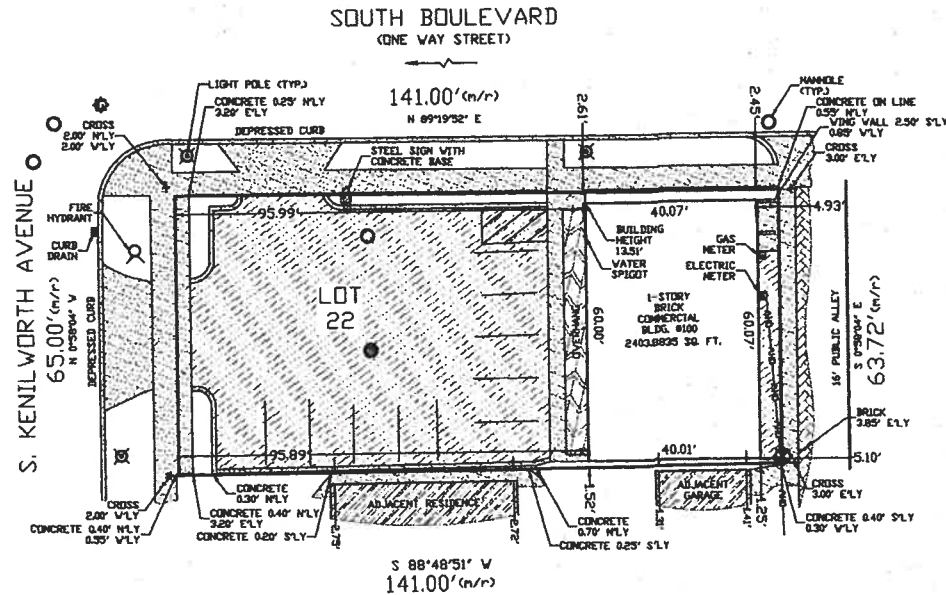
Michael G. Hervey
 MICHAEL G. HERVEY, IFS NO. 35-1500
 LICENSE EXPIRES: 1/30/2025



BASIS OF BEARINGS
 BASIS OF BEARINGS IS THE EASTERLY LINE OF S. KENILWORTH AVENUE.

AREA
 13748.3085 SQ. FT.
 313.15 ACRES

PARKING STALLS
 9 REGULAR



NOTES FROM SCHEDULE B

FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT FILE NO. 78740
 DATE OF SEPTEMBER 26, 2022 PROVIDED BY THE CLIENT

EXCEPTION	AFFECTS PRIORITY	NOTE
1. ANY CORRECT LER (BOUNDARY ADVERSE CLAIM FIRST TIME APPEARANCE IN PUBLIC RECORDS)	YES	NOT PLOTTABLE
2. RIGHTS OR CLAIMS NOT RECORDED	YES	NOT PLOTTABLE
3. EASEMENTS NOT RECORDED	YES	NOT PLOTTABLE
4. ENCLAVEMENTS OVERLAPS BOUNDARY LINE DISABLES	YES	IF ANY, PLOTTED
5. ANY LENS NOT RECORDED	YES	NOT PLOTTABLE
6. PLATS OF SPECIAL ASSESSMENTS (LHS) NOT RECORDED	YES	NOT PLOTTABLE
7. TAXES 95.07-308-60-1-000 VOLUME M-1	YES	NOT PLOTTABLE
8. MORTGAGE RECORDS JUNE 26, 2008 AS DOCUMENT 081162007	YES	NOT PLOTTABLE
9. AMPLIFICATION OF PLATS RECORDED JUNE 24, 2008 AS DOCUMENT 081162008	YES	NOT PLOTTABLE
10. MORTGAGE LENS CLAIM RECORDED FILE # 2, 3, 4, 5 & 6 COORDINATE 2812541516	YES	NOT PLOTTABLE
11. SUPPLEMENTAL NOTE	YES	NOT PLOTTABLE
12. FREEDOM OF INFORMATION ACT (FOIA) REQUESTS OF ALL PERSONS SHOULD BE RECORDED IN A SEPARATE FILE NO. 78740	YES	NOT PLOTTABLE
13. CITY OF OAK PARK MUNICIPAL ORDINANCE 100-100-100	YES	NOT PLOTTABLE
14. NOTICE TO PLACEMASTER	YES	NOT PLOTTABLE

LEGEND:

ABBREVIATIONS:
 A = ARC LENGTH
 R = RADIUS
 CH = CHORD LENGTH
 (S) = RECORD VALUE
 (M) = MEASURED VALUE
 S.B.L. = BUILDING SETBACK LINE
 P.U.E. = PUBLIC UTILITY EASEMENT
 P.U.L.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 V.E.A.C.E. = VILLAGE/CITY EASEMENT

WY = NORTHERLY
SY = SOUTHERLY
EY = EASTERLY
WY = WESTERLY
TYP = TYPICAL
O.H. = OVERHEAD

CHAIN LINK FENCE
WOOD FENCE
ALL OTHER FENCE TYPES
OVERHEAD WIRES

LEGEND:
 SET
 IRON PIPE
 REBAR/ROD
 SHAG MAR.
 FIRE HYDRANT

LEGEND:
 ASPHALT
 CONCRETE
 WOOD
 P.V.C.
 BALCONY
 BRICK
 WALL
 BRICK
 ASPHALT
 CONCRETE
 WOOD
 P.V.C.
 BALCONY

LEGEND:
 ADJACENT P.L.O.D.
 GRAVEL
 STONE
 UTILITY P.O.D.
 CATCH BASIN
 PK. HALLS AS NOTCH
 LIGHT POLE
 MANHOLE

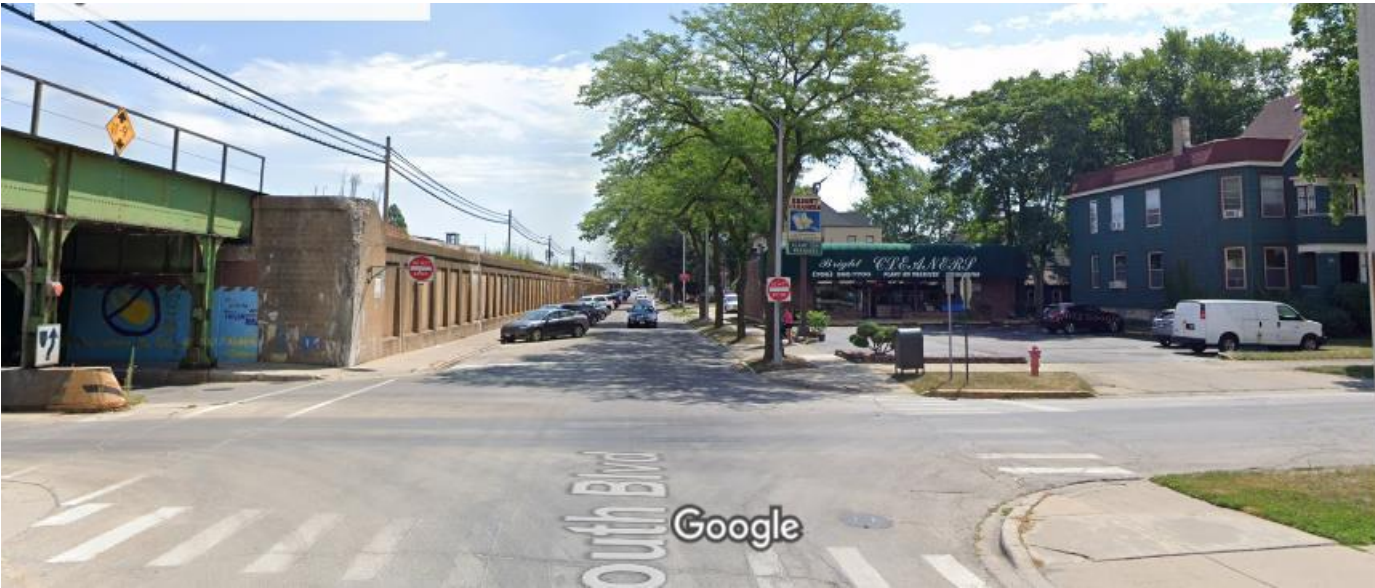
Field Date: **OCTOBER 10, 2022**
 Client: **CHEON (NOW KNOWN AS CHUNG)**
 Job No.: **88368-22**



VIEW FROM PUBLIC ALLEY & SOUTH BLVD.



VIEW FROM FRONTAGE ON KENILWORTH AVE.

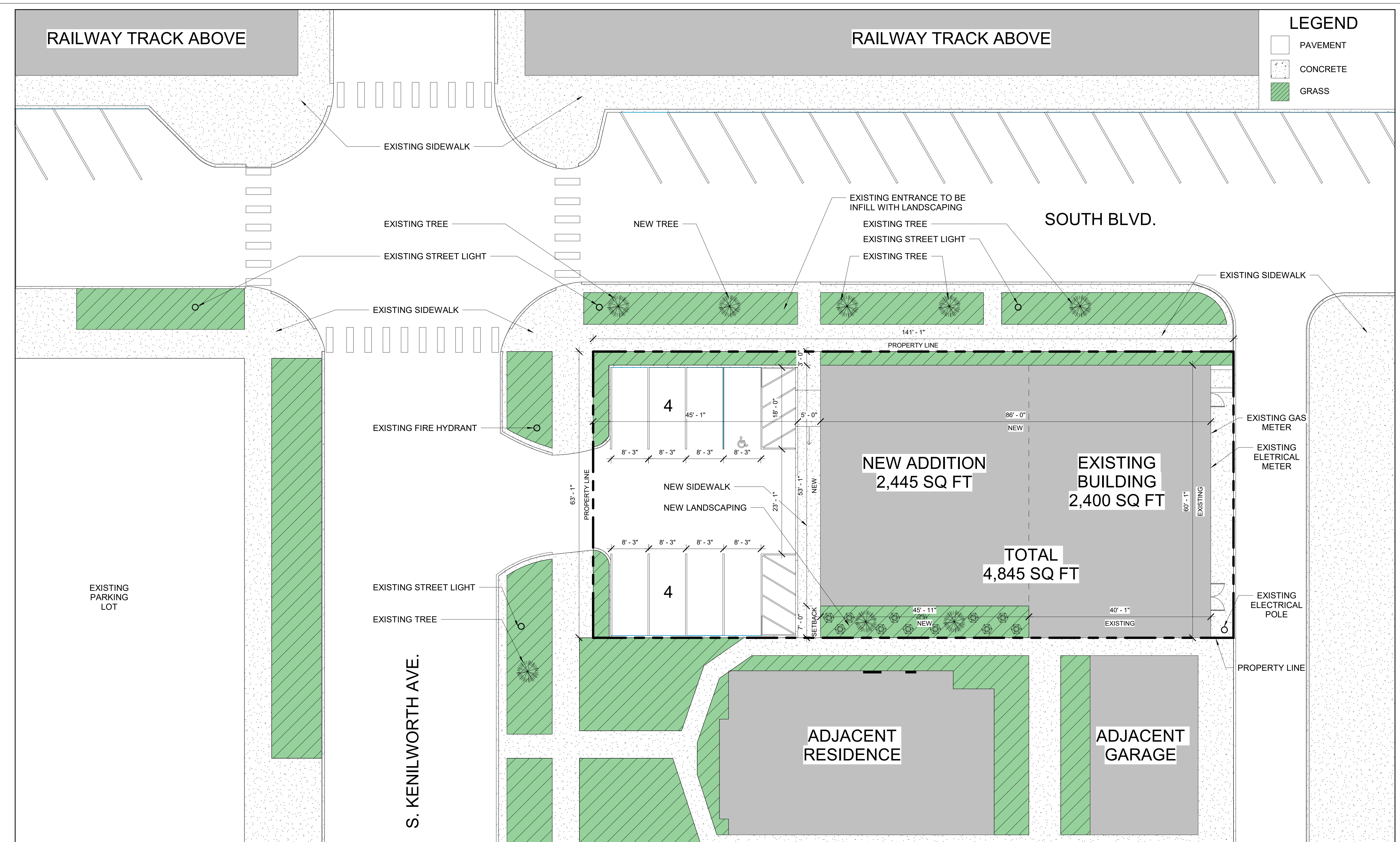


VIEW FROM FRONT INTERSECTION
- SOUTH BLVD. & KENILWORTH AVE.



VIEW OF SITE FROM SOUTH BLVD

EXISTING SITE PHOTOS



LEGEND

- PAVEMENT
- CONCRETE
- GRASS

apex
DESIGN > BUILD

9550 W. Higgins Rd. 170
Rosemont, IL 60018

MURPHY DENTAL GROUP
DR. BRANDON MURPHY

100 S KENILWORTH AVE.
OAK PARK, IL. 60302

SEAL:

DISCLAIMER: All drawings are proprietary and the exclusive property of our company. This/These print(s) shall not be shared, copied or reproduced without expressed permission of our company. This print is loaned in confidence and subject to return upon request by our company.

No.	Description	Date

PROPOSED SITE PLAN

Project number

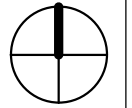
GA1-2

Scale **3/32" = 1'-0"**

1 PROPOSED SITE PLAN
3/32" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE TO BE REDUCED BY 50%

TAG	DISTRICT	USE	SQ. FT.	PARKING	PARKING REQUIRED	PARKING PROVIDED	SIGNAGE REQUIRED	SIGNAGE PROVIDED	LOT SIZE	BLDG HEIGHT	LANDSCAPING	NORTH	SOUTH	EAST	WEST
DENTAL	DT-2 DOWNTOWN HEMINGWAY DISTRICT	MEDICAL / DENTAL CLINIC	4,845	1 PER 500 GSF GENERAL REQ.	10	18	TBD	TBD	8,581 SF	20' - 0"	TBD	0	0	0	0

UP TO 8 ON SITE + UP TO 10 ON-STREET, PER DOWNTOWN CODES
 -SOUTH BLVD BOUNDARY 141 FEET / 21 = 6.7 ON-STREET PARKING
 -KENILWORTH BOUNDARY 63 FEET / 211 = 3.0 ON-STREET PARKING





EXTERIOR - VIEW 3



EXTERIOR - VIEW 5