



# Application for Public Hearing SPECIAL USE PERMITS

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): 427 MADISON, LLC

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

Applicant's Phone Number: 847-602-0520 E-Mail MIKE@LDEVELOPS.COM

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) JOHN CONRAD SCHIESS, ARCHITECT

Contact's Address: 905 HOME AVE OAK PARK, ILLINOIS 60304

Contact's Phone Number: 708-366-1500 E-Mail JOHN@JCSARCHITECT.COM

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): \_\_\_\_\_

Existing Zoning: MS (MADISON STREET) Describe Proposal: PROPOSED NEW 6 UNIT 3 STORY TOWNHOMES

WITH ATTACHED GARAGE

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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>

**How the property in question is currently improved?**

Residential    Non-Residential    Mixed Use    OTHER: MULTI-FAMILY

Describe Improvement: PROPOSED NEW 6 UNIT 3 STORY TOWNHOMES WITH ATTACHED GARAGE

Is the property in question currently in violation of the Zoning Ordinance? \_\_\_\_ Yes   X No

If Yes, how? \_\_\_\_\_

Is the property in question presently subject to a Special Use Permit? \_\_\_\_ 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: 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 J. Mudge manager  
(Signature) Owner

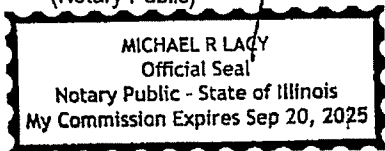
3-25-24  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

25<sup>th</sup> DAY OF MARCH, 2024

Michael Racy  
(Notary Public)



## 427 Madison Street Development

March 18, 2024

### Special Use Approval Standards: Section 14.2 (E)

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

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.

2. The proposed special use is compatible with the general land use of adjacent properties and other property with the immediate vicinity.

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.

3. The special use in the specific location is consistent with the spirit and intent of this Ordinance and adopted land use policies.

The use of the proposed development is consistent with the proposed uses and locations as first adopted by the Madison Development plan in the early 1990's. The proposed use, given it's scale and intensity of use, building height and other zoning metrics is consistent with the Ordinance and other previously approved developments along Madison Street.



Special Use Approval Standards: Section 14.2 (E), continued

4. The special use conforms to the regulations of the zoning district in which it is to be located.

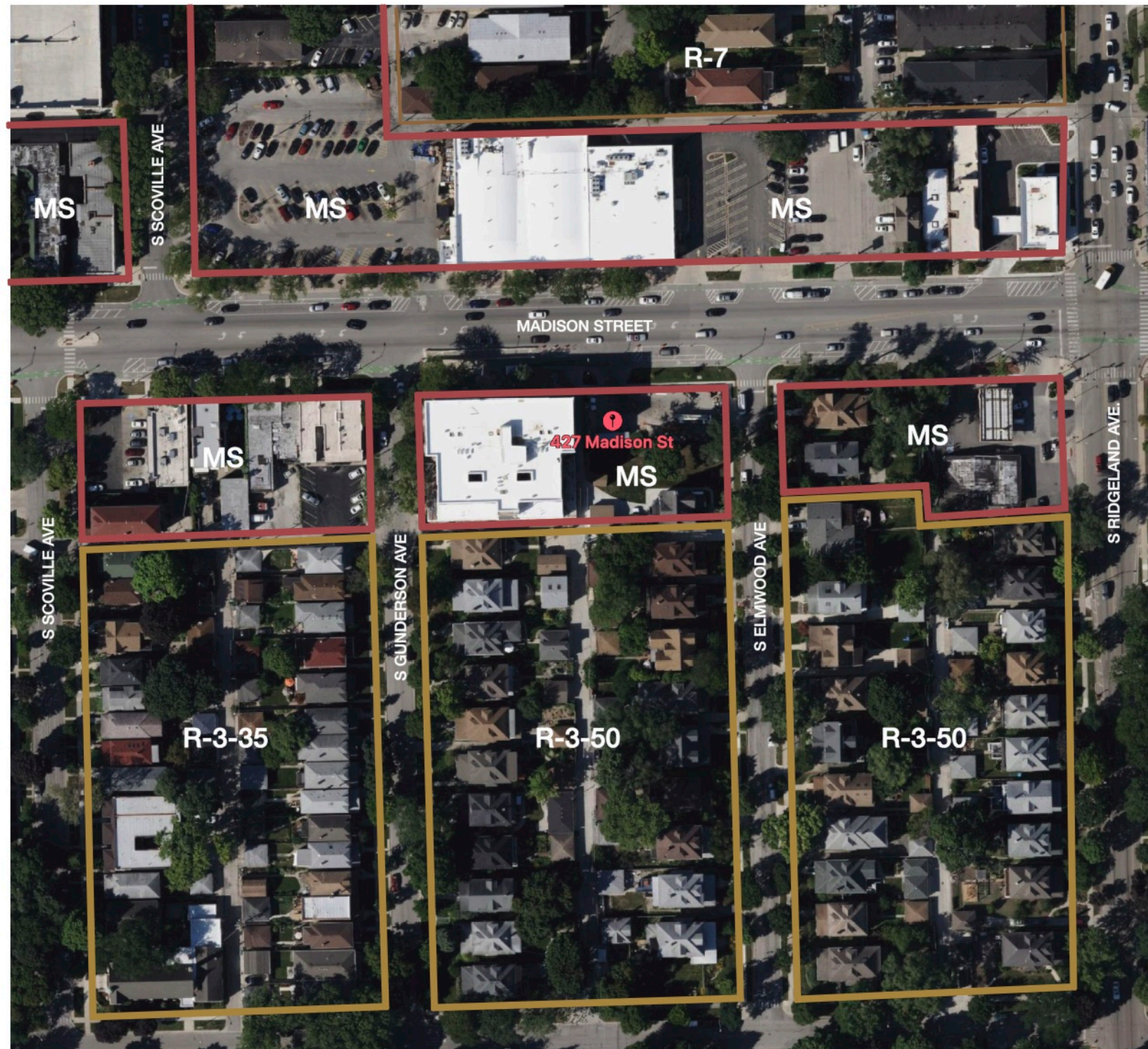
The proposed development generally conforms to the regulations of the zoning district, except for the variances requested under this application, see the zoning analysis that is attached.

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

905 Home Avenue  
Oak Park, Illinois 60305  
tel. 708.366.1500  
[john@jcsarchitect.com](mailto: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
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**401 MADISON  
TOWNHOMES**

427 Madison Street  
Oak Park Illinois 60302

Sheet Title  
ZONING MAP

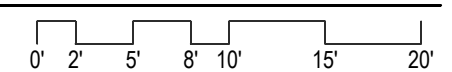
**SK1.0**

Sheet No.





**NORTH ELEVATION - FRONT**



**John Conrad Schiess**

Architect + LEED AP

905 Home Avenue  
Oak Park, Illinois 60305  
tel. 708.366.1500  
[john@jcsarchitect.com](mailto:john@jcsarchitect.com)

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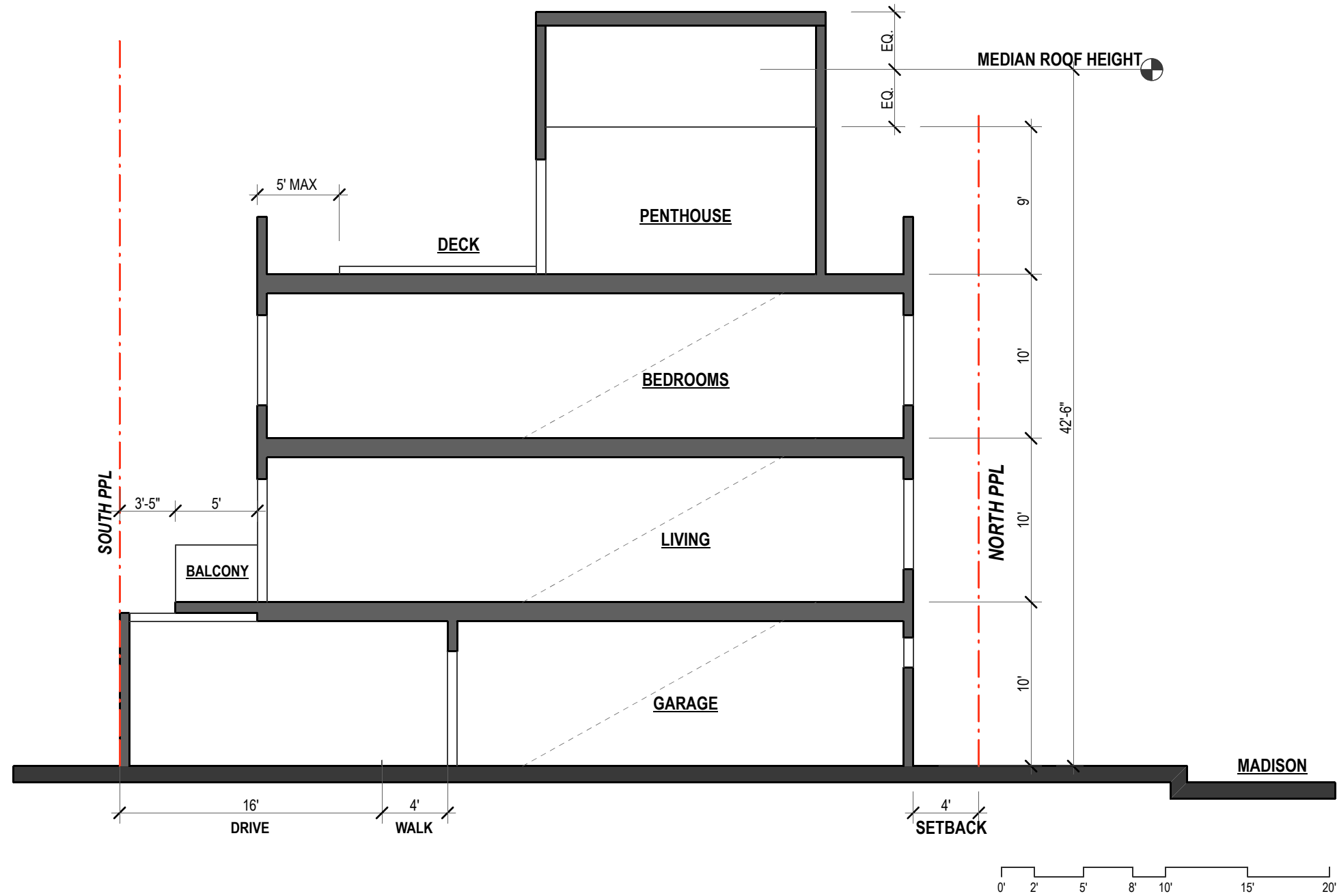
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**401 MADISON  
TOWNHOMES**  
427 Madison Street  
Oak Park Illinois 60302

Sheet Title  
ELEVATION

**SK3.1**

Sheet No.



**SCHEMATIC BUILDING SECTION LOOKING WEST**

SCALE 1/8" = 1'-0"



**John Conrad Schiess**

Architect + LEED AP

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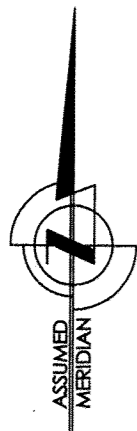
**401 MADISON  
TOWNHOMES**

427 Madison Street  
Oak Park Illinois 60302

Sheet Title  
SECTION

**SK4.1**

Sheet No.



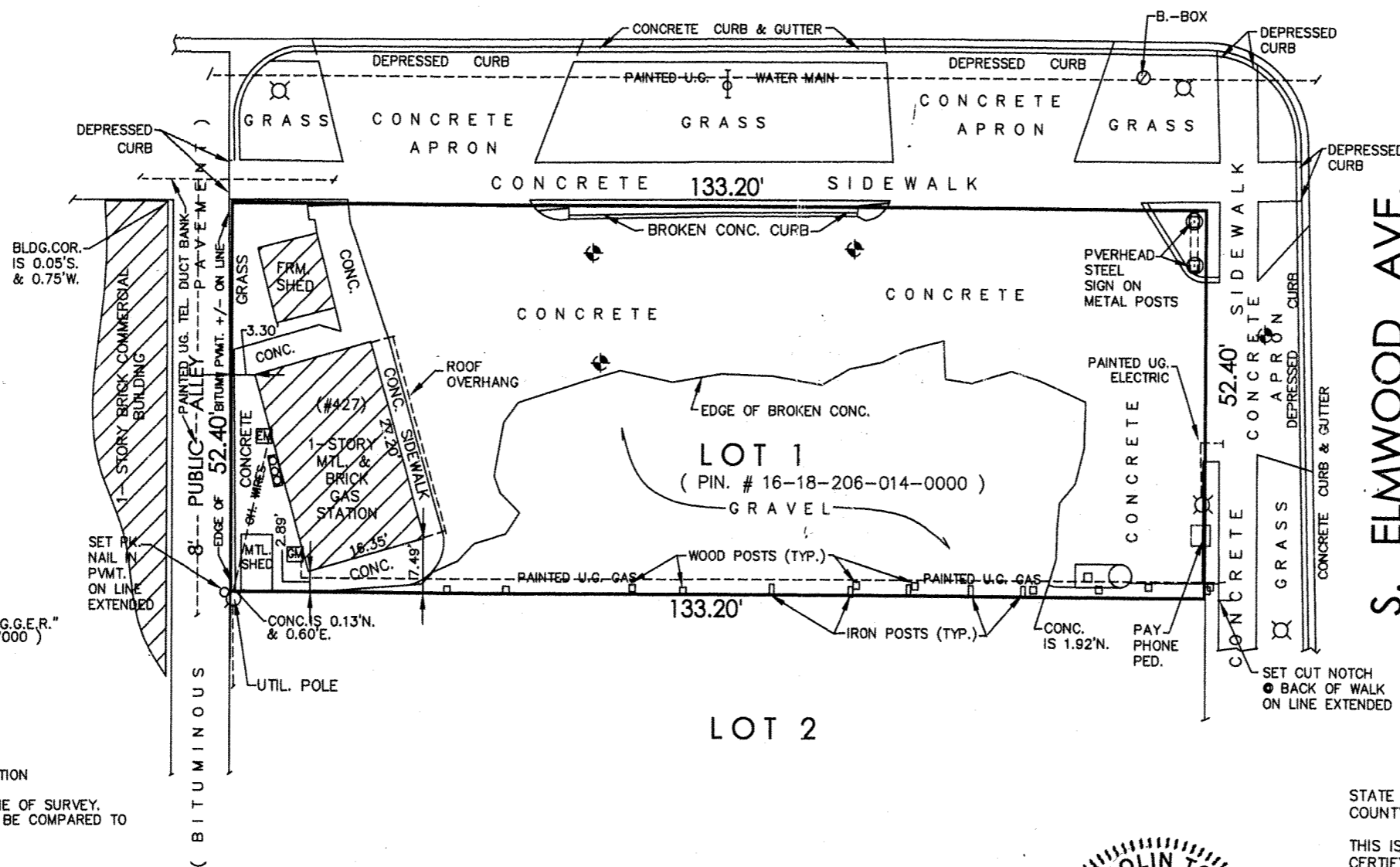
SCALE: 1" = 20'

# 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



## 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.

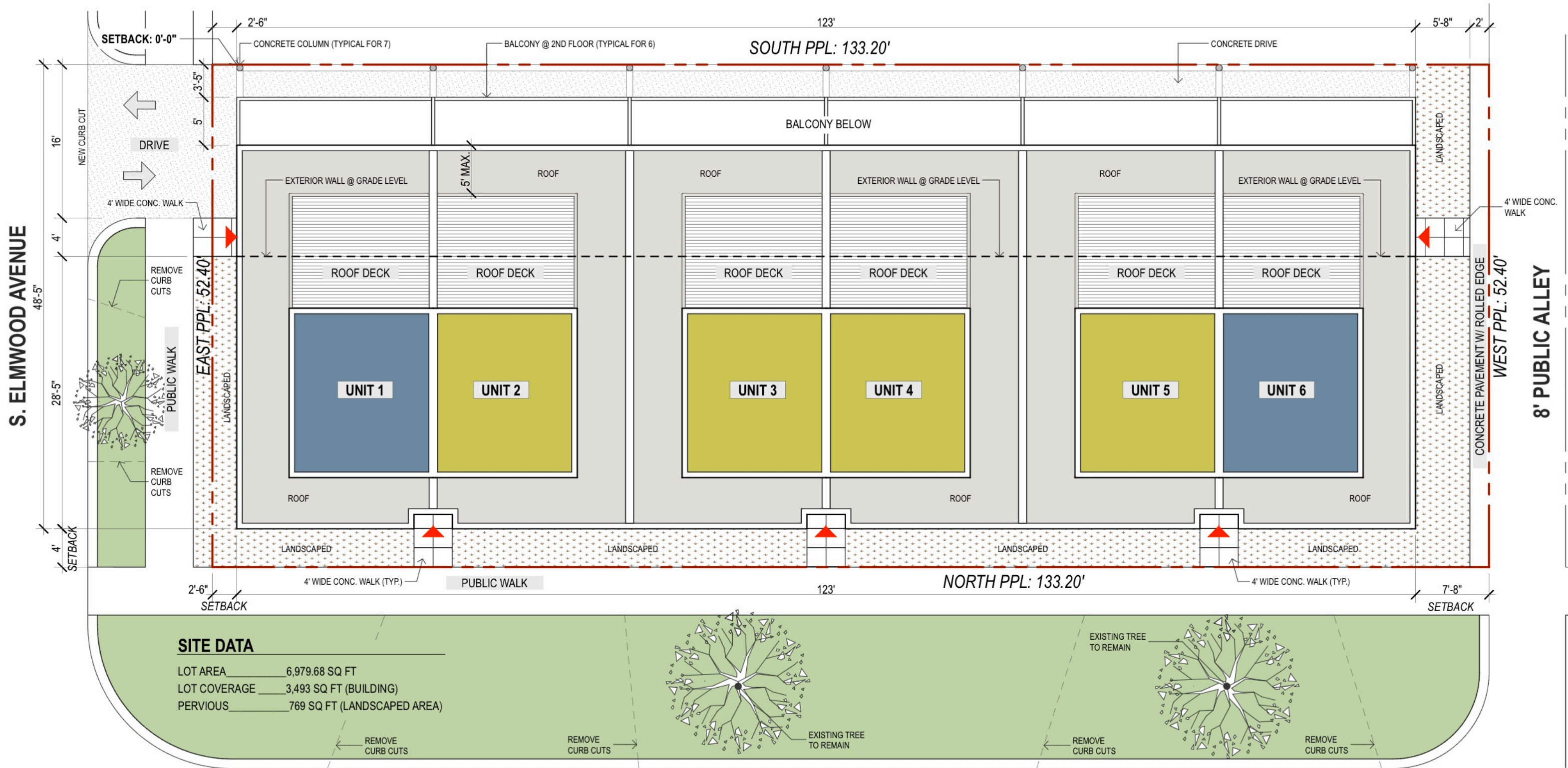
THIS IS TO CERTIFY THAT I, JOHN COLIN TOLINE, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

"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



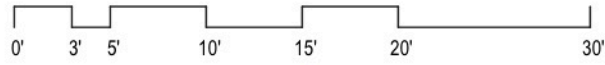


**SITE DATA**

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"

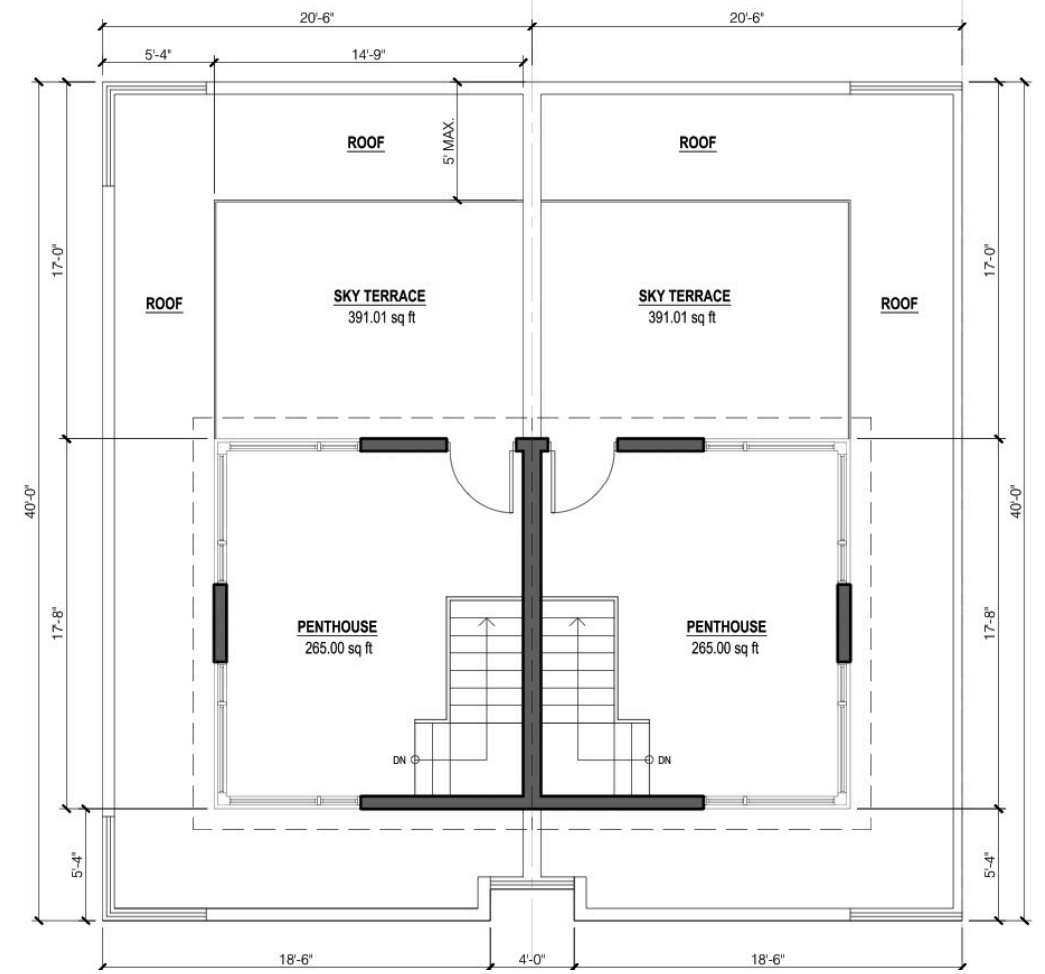
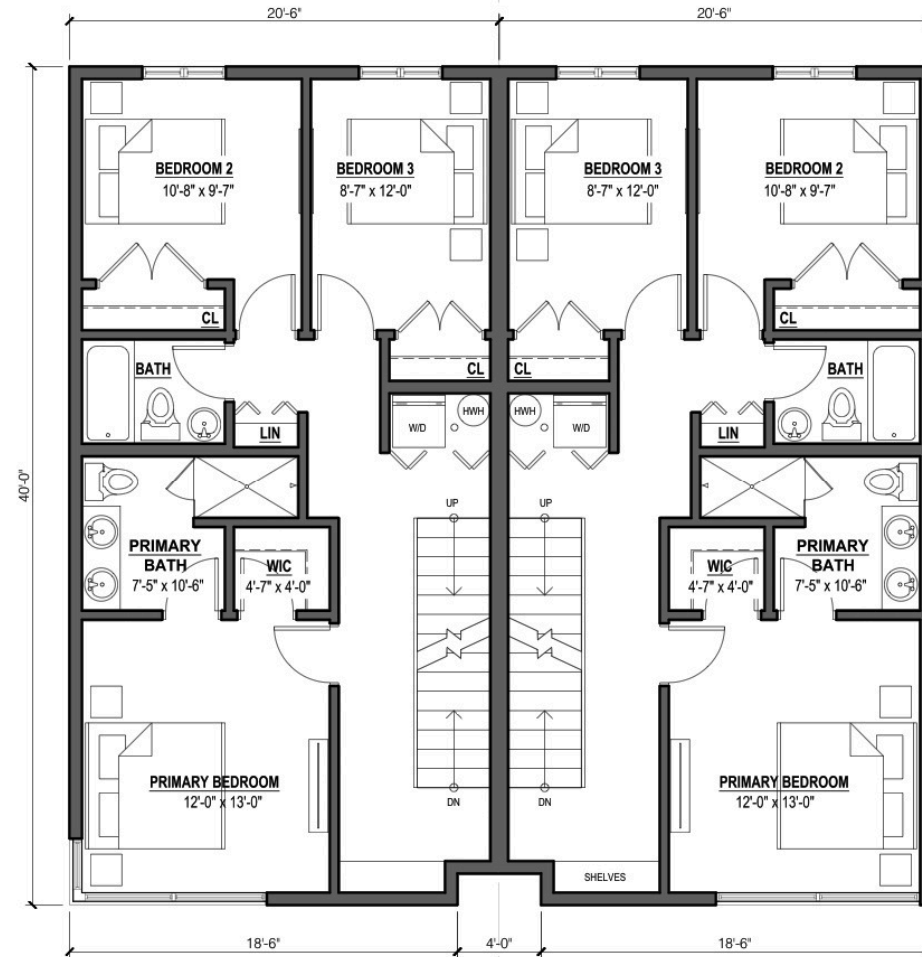
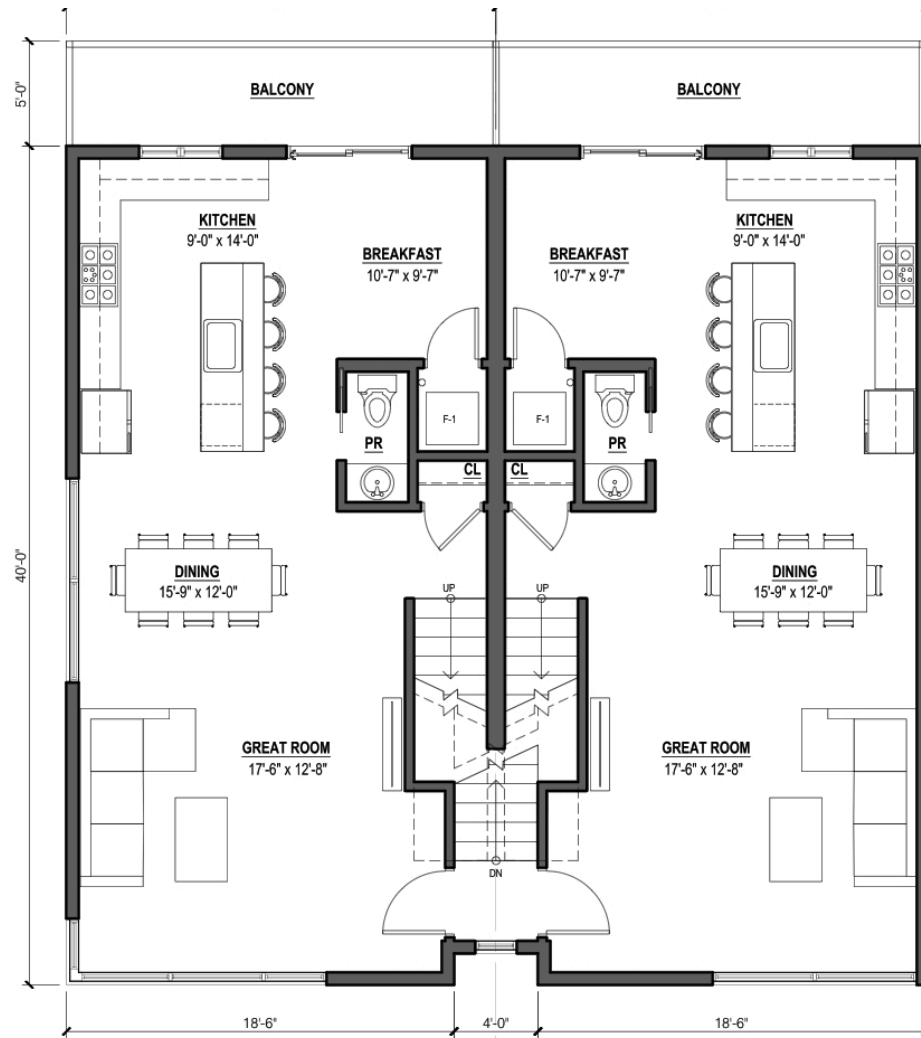
**MADISON STREET**



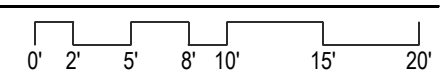
	<p><b>John Conrad Schiess</b>          Architect + LEED AP          905 Home Avenue          Oak Park, Illinois 60305          tel. 708.366.1500  <a href="mailto:john@jcsarchitect.com">john@jcsarchitect.com</a></p>	<p><b>architecture +</b></p> <p><small>COPYRIGHT: John C. Schiess expressly reserves and 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 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.</small></p>	<p><b>APPLICANT:</b>  <b>427 MADISON, LLC.</b>          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><b>401 MADISON TOWNHOMES</b>          427 Madison Street          Oak Park Illinois 60302</p>	<p>Sheet Title          SITE PLAN</p> <p><b>SK1.1</b></p> <p>Sheet No.</p>
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**2ND + 3RD + PENTHOUSE - typical**



**John Conrad Schiess**

Architect + LEED AP

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Oak Park, Illinois 60305  
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john@jcsarchitect.com

architecture +

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**401 MADISON TOWNHOMES**  
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Sheet Title  
FLOOR PLANS

**SK1.3**

Sheet No.