



# 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): 427 MADISON, LLC

Address of Property Owner(s): 427 MADISON STREET OAK PARK, ILLINOIS 60302

E-Mail of Property Owner(s): MIKE@LDEVELOPS.COM Phone: 847-602-0520

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 4 UNIT 3- STORY PLUS PENTHOUSE TOWNHOMES

WITH ATTACHED GARAGE

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

<b>Adjacent:</b>	<b>Zoning Districts</b>	<b>Land Uses</b>
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 4 UNIT 3-STORY PLUS PENTHOUSE 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: MAXIMUM BUILDING HEIGHT

**Article:** ARTICLE 5 COMMERCIAL DISTRICT   **Section:** TABLE 5-1: STREET SETBACK

**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

[Signature]  
(Signature) Applicant

10/7/25  
Date

Michael Leyderman  
(Printed Name) Owner

[Signature]  
(Signature) Owner

10/7/25  
Date

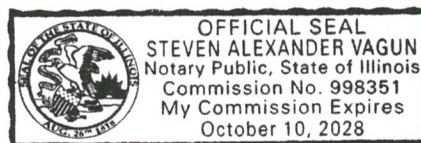
**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

7th DAY OF October, 2025

[Signature]  
(Notary Public)

State of Illinois  
County of Cook  
This instrument was acknowledged  
before me on 10/7/2025  
By Michael Leyderman



Updated August 2021



# 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): 427 MADISON, LLC

Address of Property Owner(s): 427 MADISON STREET OAK PARK, ILLINOIS 60302

E-Mail of Property Owner(s): MIKE@LDEVELOPS.COM Phone: 847-602-0520

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 18' - 7 1/2"

• MAXIMUM BUILDING HEIGHT FROM 35' TO 40'

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 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: ARTICLE 5 COMMERCIAL DISTRICT Section: TABLE 5-1: REQUIRED REAR SETBACK

Article: ARTICLE 5 COMMERCIAL DISTRICT Section: TABLE 5-1: MAXIMUM BUILDING HEIGHT

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 Leyderwarter  
(Printed Name) Applicant

[Signature]  
(Signature) Applicant

10/7/25  
Date

Michael Leyderwarter  
(Printed Name) Owner

[Signature]  
(Signature) Owner

10/7/25  
Date

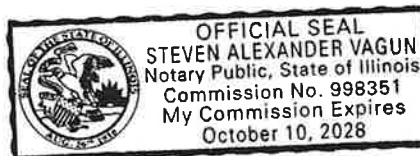
**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

7th DAY OF October, 2025

State of Illinois  
County of Cook  
This instrument was acknowledged  
before me on 10/7/2025  
By Michael Leyderwarter

[Signature]  
(Notary Public)



## Applicant's Responses to Special Use Standards

### 427 Madison Townhome Development

November 6, 2025

1. *The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.*

Response: The establishment, maintenance, and operation of the proposed special use will be constructed in compliance with Building Codes and applicable ordinances of the Village of Oak Park except for the rear yard setback ordinance hereby being requested. Therefore, the requested variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

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

Response: The proposed special use is consistent with the spirit of the Ordinance and adopted land use policies since it does not propose a use that is not allowed in the district – The proposed use, Townhouses, is an allowed use via a special use permit. Additionally, the properties to the east, south and west are all residential properties and therefore, the proposed special use is in harmony with other property within the immediate vicinity.

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

Response: The proposed development is consistent with the spirit of the Ordinance and adopted land use policies since it does not propose a use that is inconsistent with the Comprehensive Plan.

4. *The special use meets the requirements for such classification in this Ordinance.*

Response: The special use meets the requirements for such classification in this Ordinance since the specific use is noted in the Zoning Ordinance.

## Applicant's Responses to Variation Standards

### 427 Madison Townhome Development

November 6, 2025

#### 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.

Response: The Applicant's undue hardship is the restricted use of the property pursuant to the Zoning Ordinance which is imposed on the property.

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.

Response: Given the limited size and configuration of the property and the location of the property – a corner lot, these physical restrictions impose a particular hardship. See Plat of Survey attached to this application and the Site Plan also as attached.

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.

Response: The Applicant states that the hardship as outlined above in response to Item 1.a and 1.b have not been created by the current owner nor 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.

Response: The proposed development will be constructed in compliance with Building Codes and applicable ordinances of the Village of Oak Park except for the rear yard setback ordinance hereby being requested. Therefore, the requested variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

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.

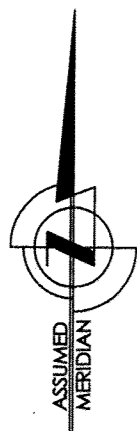
Response: The proposed development will be constructed in compliance with Building Codes and applicable ordinances of the Village of Oak Park except for the rear yard setback ordinance hereby being requested. Therefore, the requested variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

Specifically, the traffic generated by the proposed development will not substantially increase congestion in the public streets.

Additionally, the proposed development will enhance property values and impair property values within the neighborhood given that the current use is that of a former corner gasoline station.

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

Response: The proposed development is consistent with the spirit of the Ordinance and adopted land use policies since it does not propose a use that is not allowed in the district – The proposed use, Townhouses, is an allowed use via a special use permit.



SCALE: 1" = 20.1'

# PLAT OF SURVEY

OF

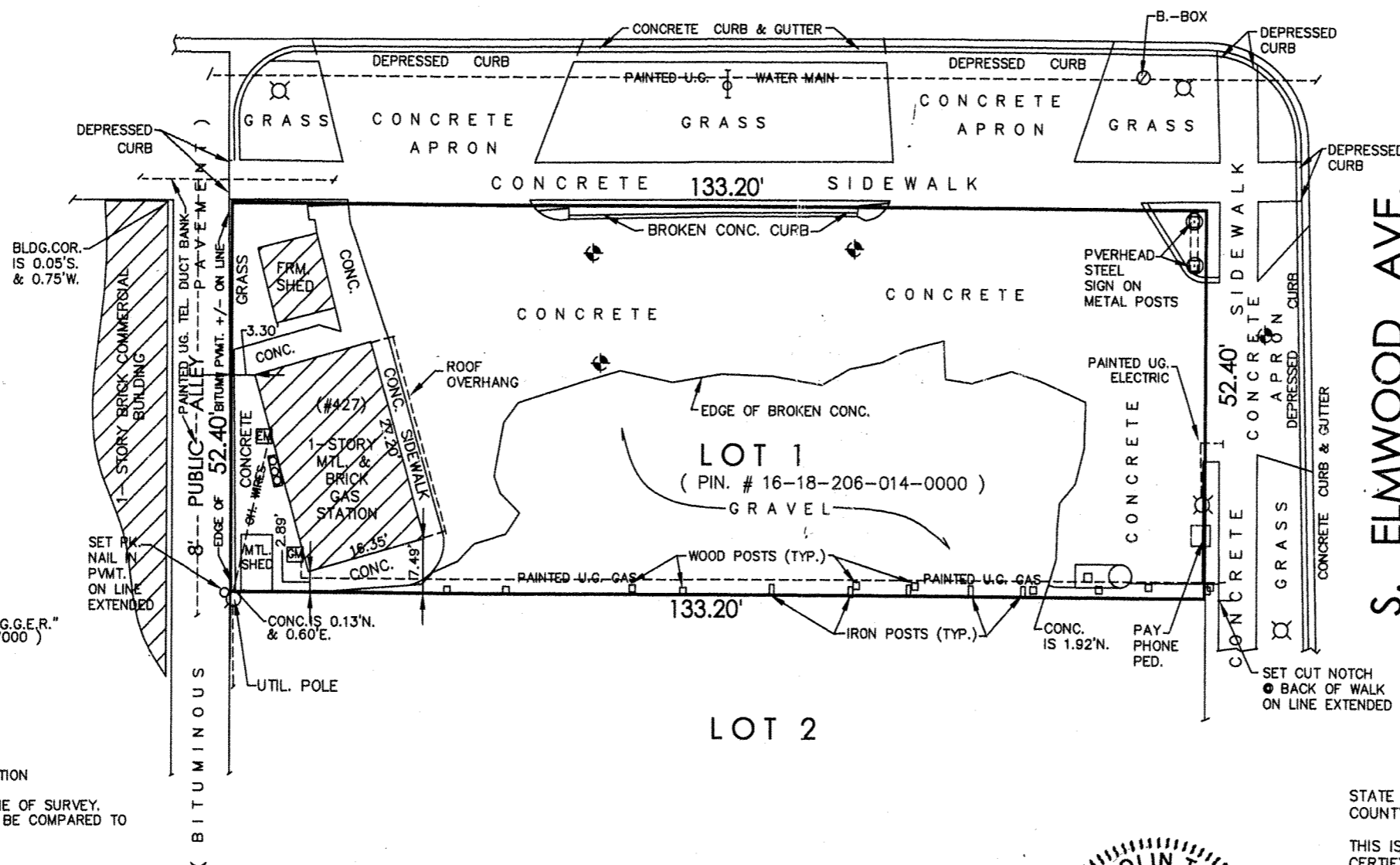
LOT 1 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 7 AND 8 OF S.T. GUNDERSON AND SON'S ADDITION TO OAK PARK, A SUBDIVISION OF THE EAST 1/2 OF BLOCK 4 IN B.F. JERVIS' SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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



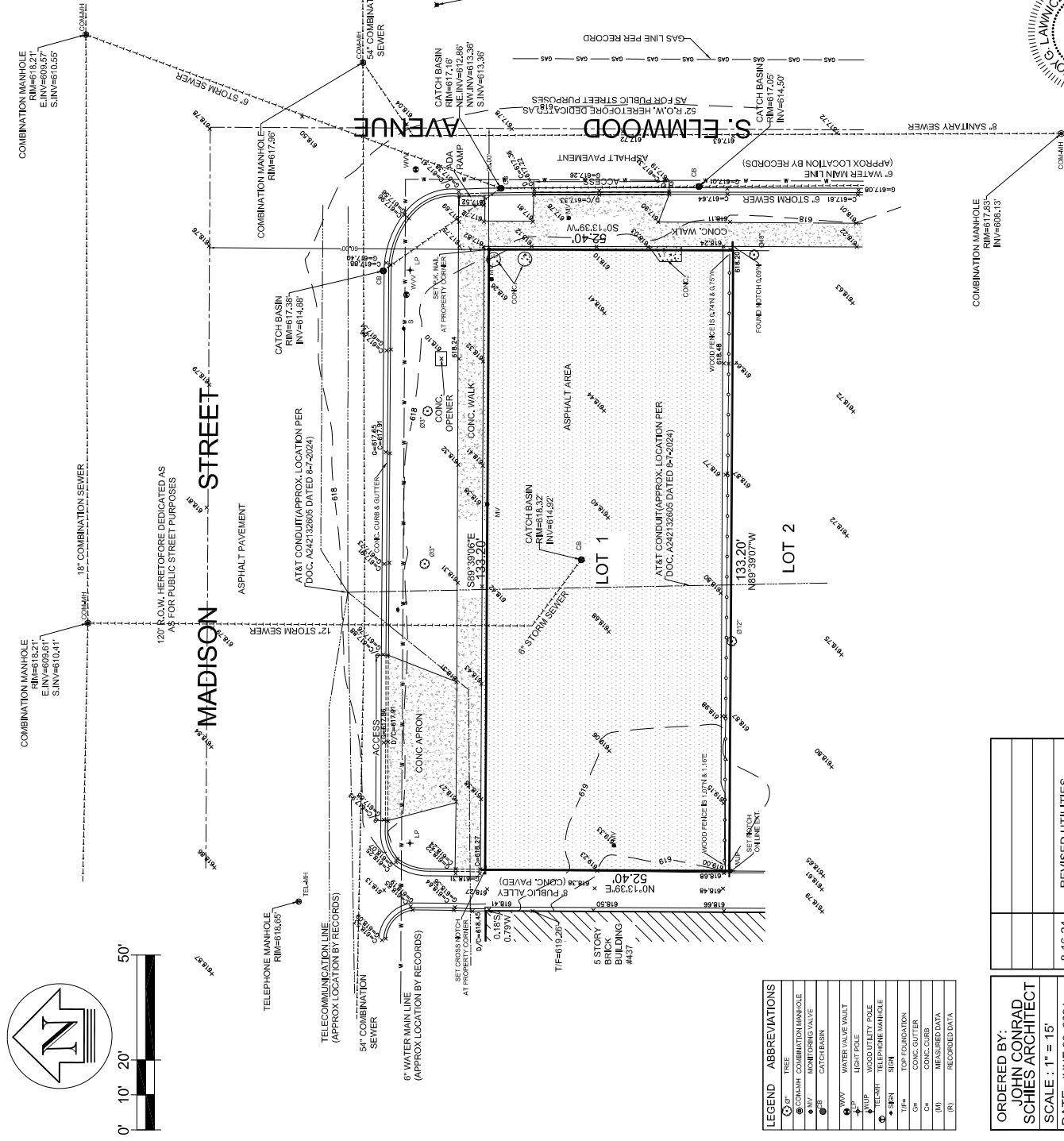
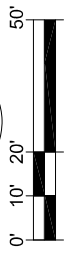
STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

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.)

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

DATE: MARCH 24, 2016




**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

# BOUNDARY AND TOPOGRAPHIC SURVEY

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.

KNOWN AS: 427 MADISON ST. OAK PARK, ILLINOIS  
PERMANENT INDEX NUMBER: 16 - 18 - 206 - 014 - 0000  
AREA = 6.980 SQ.FT OR 0.160 ACRES

NOTE:  
ELEVATION DETERMINED BY GPS METHOD



**PUBLIC UTILITY NOTE:**  
LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.

CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, PHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL EXISTING AND PROPOSED GAS, ELECTRIC, PHONE, SEWER AND WATER, ETC. DUCTS, UNDERGROUND PIPING, ETC. DURING AND CROSSING PROPOSED CONSTRUCTION.

SITE BENCHMARK  
ELEVATION=613.14 (NAVD 83)  
DESCRIPTION: SOUTH BOLT  
ON FIRE HYDRANT

STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.  
I, ROY G. LAWMICZAK, 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, AUGUST 16, A.D. 2024.

BY: *Roy G. Lawmiczak*  
ROY G. LAWMICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 3552290  
LICENSE EXPIRES: NOVEMBER 30, 2024  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2025



LEGEND	ABBREVIATIONS
3"	TREE
COMAH	COMBINATION MANHOLE
8"	NON-DRINKING VALVE
8"	CATCH BASIN
WW	WATER VALVE VAULT
WV	WATER VALVE
WUP	WATER UTILITY POLE
TECRH	TELEPHONE MANHOLE
SE	SEWER
TF	TOP FOUNDATION
CA	CONC. CURB
CA	CONC. CURB
AM	MEASURED DATA
(R)	RECORDED DATA

ORDERED BY: JOHN CONRAD SCHIES ARCHITECT	
SCALE: 1" = 15'	
DATE: JUNE 28, 2024	8-16-24
FILE No.:	REVISED UTILITIES
2024 - 31642	TOPOGRAPHIC SURVEY
	DATE
	REVISION



# ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

2520 WEST ILES AVENUE, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397  
JB PRITZKER, GOVERNOR JAMES JENNINGS, ACTING DIRECTOR

217/524-3300

February 26, 2025

Mr. Michael Leydervuder  
427 Madison, LLC  
3330 Dundee Road, Suite C-5  
Northbrook, Illinois 60062

Re: 0312255050/Cook County  
Oak Park/Clark Oil & Refining  
Site Remediation/Technical

Dear Mr. Leydervuder:

The Illinois Environmental Protection Agency (Illinois EPA) has reviewed the November 2024 *Focused Site Investigation Report/Remedial Objectives Report/Remedial Action Plan*. The subject document, submitted by Quality Environmental Solutions on behalf of 427 Madison, LLC, was received by the Illinois EPA on December 9, 2024 (Log No. 24-79136).

The November 2024 *Focused Site Investigation Report/Remedial Objectives Report/Remedial Action Plan* is approved with the following conditions:

1. Pursuant to 35 Ill. Adm. Code 742.1015, notification letters are required to be sent to current property owners where groundwater exceeds or is modeled to exceed applicable groundwater remediation objectives. Please provide copies of the notification letter(s) to properties requiring notice.
2. Please provide a certified copy of the Village of Oak Park Groundwater Ordinance #2001-0-107.

2125 S. First Street, Champaign, IL 61820 (217) 278-5800  
115 S. LaSalle Street, Suite 2203, Chicago, IL 60603  
1101 Eastport Plaza Dr., Suite 100, Collinsville, IL 62234 (618) 346-5120  
9511 Harrison Street, Des Plaines, IL 60016 (847) 294-4000

595 S. State Street, Elgin, IL 60123 (847) 608-3131  
2309 W. Main Street, Suite 116, Marion, IL 62959 (618) 993-7200  
412 SW Washington Street, Suite D, Peoria, IL 61602 (309) 671-3022  
4302 N. Main Street, Rockford, IL 61103 (815) 987-7760

All future submittals to the Illinois EPA should include two (2) copies of each document.

If you have any questions, please feel free to contact me by telephone at (217) 557-8859 or by e-mail at [Joshua.Rilying@illinois.gov](mailto:Joshua.Rilying@illinois.gov).

Sincerely,

*Joshua Rilying* by TH

TH

Joshua K. Rilying  
Illinois Environmental Protection Agency  
Voluntary Site Remediation Unit  
Remedial Project Management Section  
Division of Remediation Management  
Bureau of Land

cc: Quality Environmental Solutions  
Attn: Mr. Jack Yan  
[jyan@qesco.com](mailto:jyan@qesco.com)

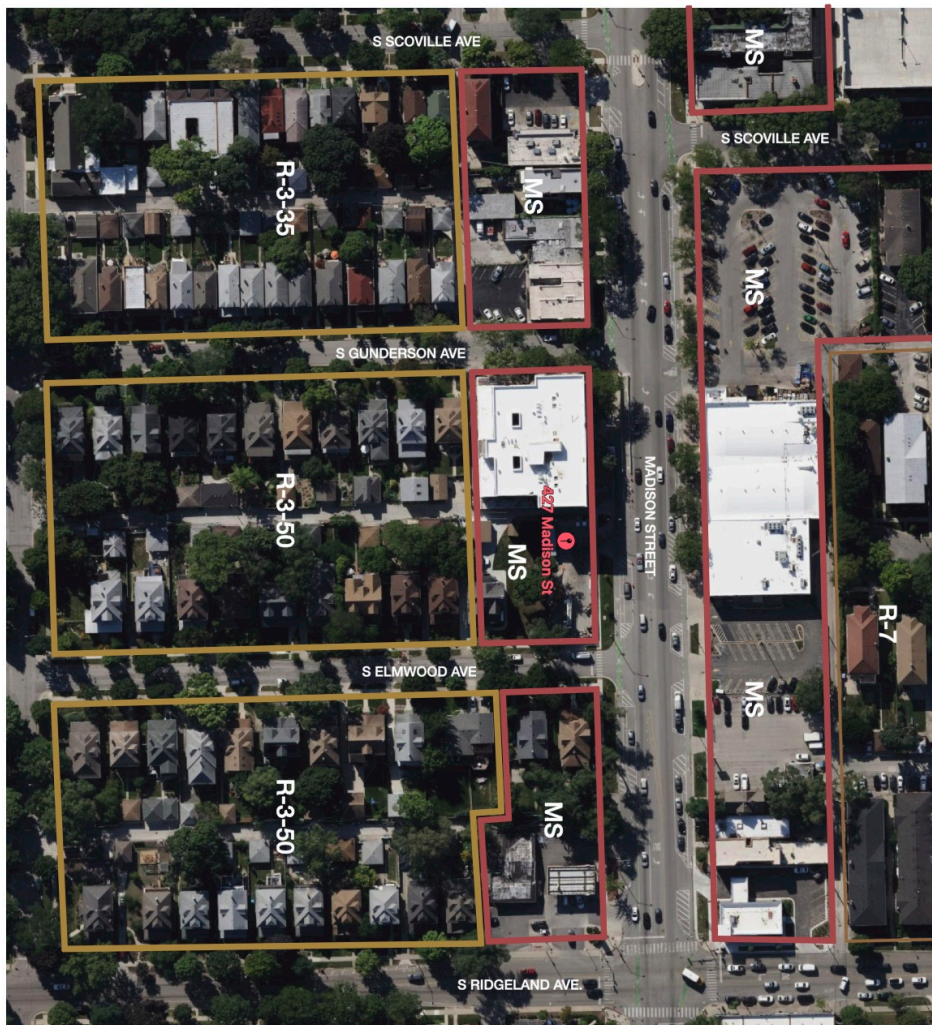
Bureau of Land File

# 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



**John Conrad Schless**  
Architect + LEED AP  
905 Home Avenue  
Oak Park, Illinois 60305  
tel. 708.366.1500  
john@jcsarchitect.com

architecture +

COPYRIGHT: John C. Schless expressly reserves and affirms his common law copyright and other copyrights in these original materials and ideas. These drawings and documents are not to be reproduced, changed or copied in any form or manner without the express written permission of John C. Schless.

**APPLICANT:**  
427 MADISON, LLC  
427 MADISON ST OAK PARK, ILLINOIS 60302  
PHONE: 847.602.0320 EMAIL: MINKDEVELOPS.COM

_____	_____
_____	_____
_____	_____
_____	_____
ZBA	11/08/2025
Issued for:	Date

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

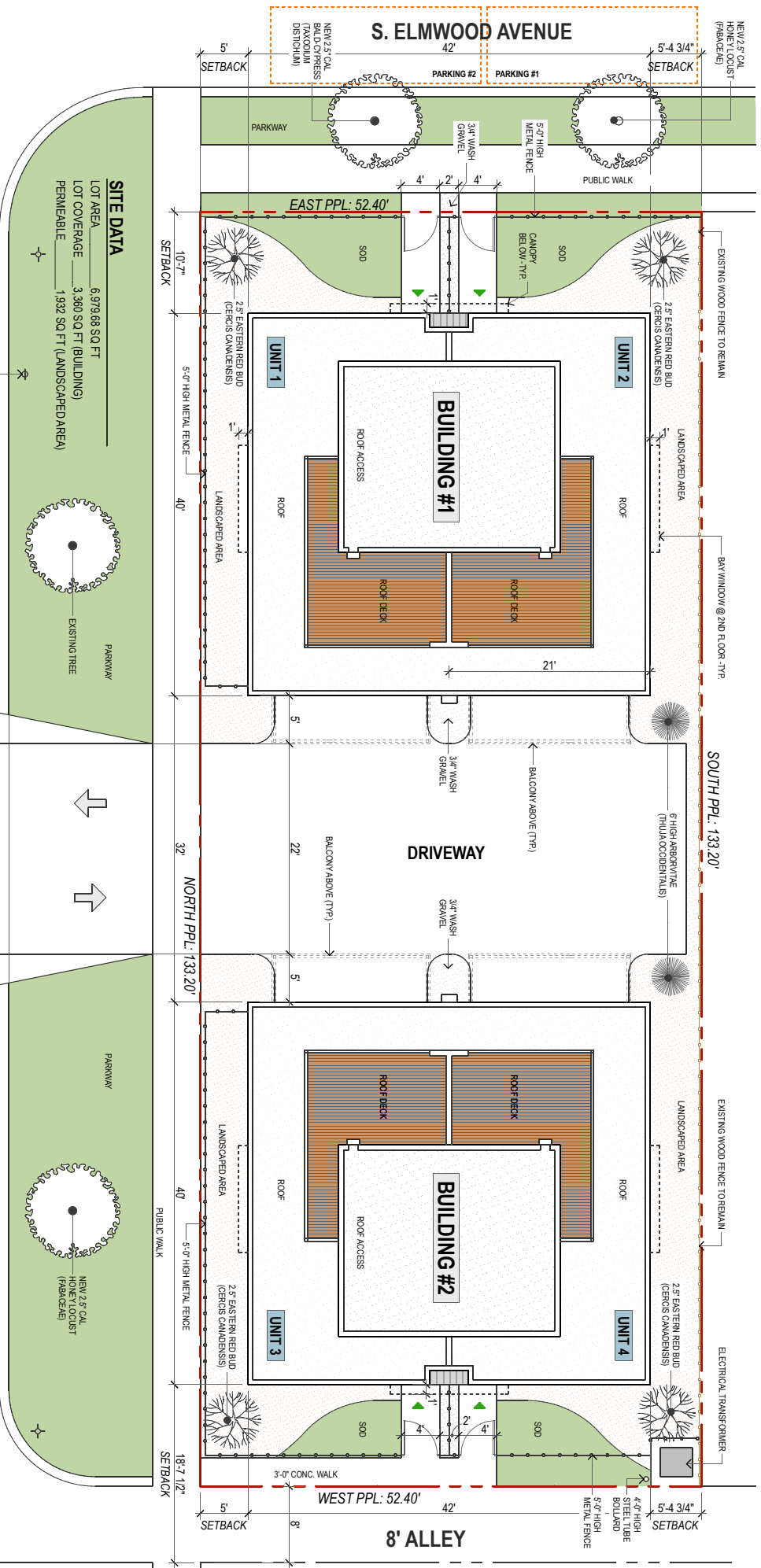
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ZONING MAP  
Sheet No.



# SITE PLAN

SCALE: 1" = 10' - 0"



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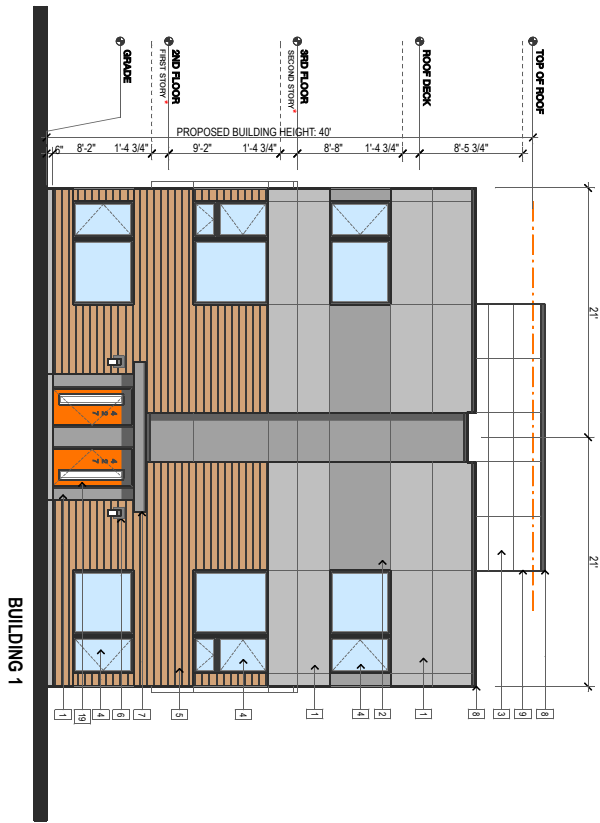
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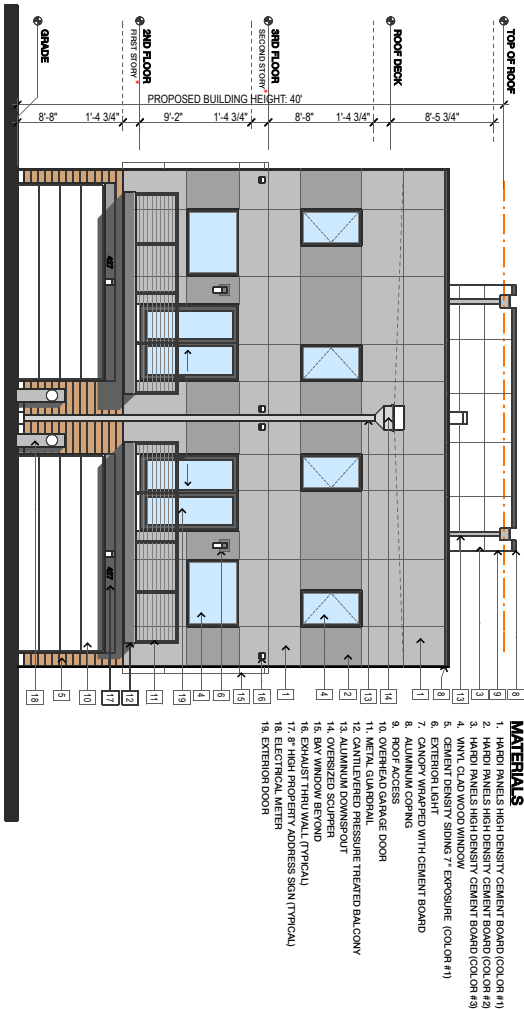




FRONT ELEVATION - EAST

SCALE: 1" = 10'-0"

0' 1' 2' 3' 4' 5' 10'



INTERIOR COURT/ DRIVEWAY ELEVATION

SCALE: 1" = 10'-0"

0' 1' 2' 3' 4' 5' 10'

#### MATERIALS

1. HARD PANELS HIGH DENSITY CEMENT BOARD (COLOR #1)
2. HARD PANELS HIGH DENSITY CEMENT BOARD (COLOR #2)
3. HARD PANELS HIGH DENSITY CEMENT BOARD (COLOR #3)
4. VINYL CLAD WOOD WINDOW
5. CEMENT DENSITY SIDING 7" EXPOSURE (COLOR #1)
6. EXTERIOR LIGHT
7. CANOPY WRAPPED WITH CEMENT BOARD
8. ROOF ACCESS
9. OVERHEAD GARAGE DOOR
10. METAL GLAZED PANEL
11. CANTILEVERED PRESSURE TREATED BALCONY
12. CANTILEVERED PRESSURE TREATED BALCONY
13. CANTILEVERED PRESSURE TREATED BALCONY
14. CANTILEVERED PRESSURE TREATED BALCONY
15. BAY WINDOW BEYOND
16. EXHAUST THRU WALL (TYPICAL)
17. 6" HIGH PROPERTY ADDRESS SIGN (TYPICAL)
18. ELECTRICAL METER
19. EXTERIOR DOOR

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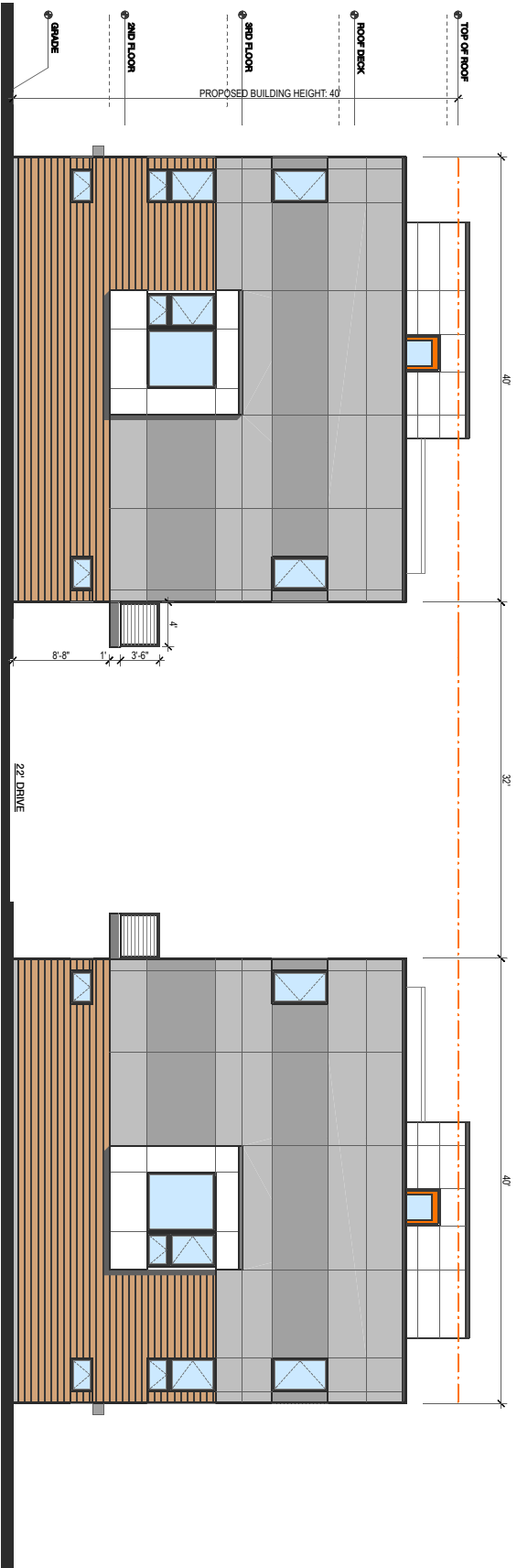
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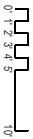
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# SIDE ELEVATION - NORTH / SOUTH

SCALE: 1" = 10'-0"



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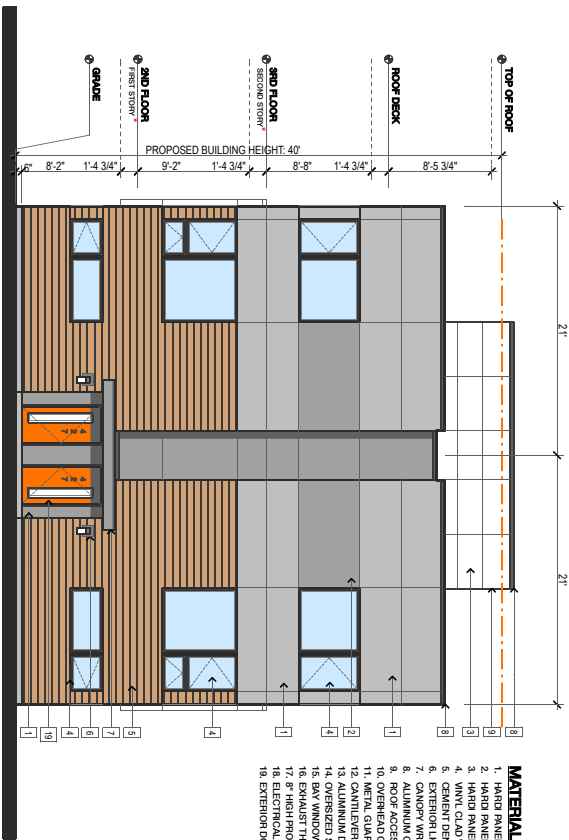
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**ELEVATION**  
**SK3.2**  
Sheet No.



FRONT ELEVATION - WEST

SCALE: 1" = 10'-0"

0 1 2 3 4 5 10'

- MATERIALS**
1. HARD PANELS HIGH DENSITY CEMENT BOARD (COLOR #1)
  2. HARD PANELS HIGH DENSITY CEMENT BOARD (COLOR #2)
  3. HARD PANELS HIGH DENSITY CEMENT BOARD (COLOR #3)
  4. VINYL CLAD WOOD WINDOW
  5. CEMENT DENSITY SIDING 7" EXPOSURE (COLOR #1)
  6. EXTERIOR LIGHT
  7. CANTON WRAPPED WITH CEMENT BOARD
  8. CANTON WRAPPED WITH CEMENT BOARD
  9. ROOF ACCESS
  10. OVERHEAD GARAGE DOOR
  11. METAL GUARDRAIL
  12. CANTON WRAPPED PRESSURE TREATED BALCONY
  13. CANTON WRAPPED PRESSURE TREATED BALCONY
  14. CANTON WRAPPED PRESSURE TREATED BALCONY
  15. BAY WINDOW BEYOND
  16. EXHAUST THRU WALL (TYPICAL)
  17. 6" HIGH PROPERTY ADDRESS SIGN (TYPICAL)
  18. ELECTRICAL METER
  19. EXTERIOR DOOR

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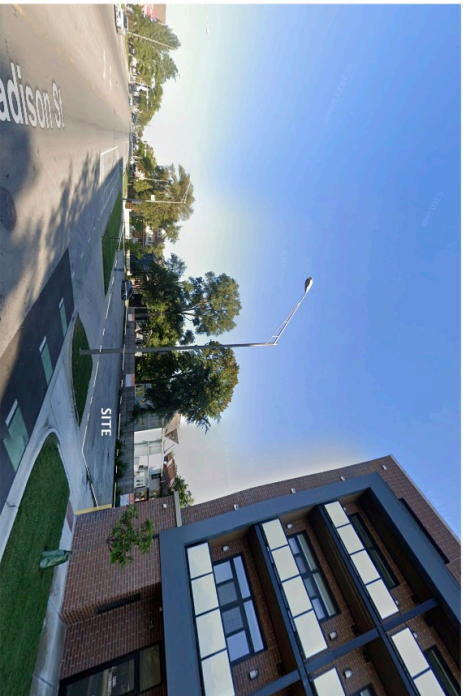
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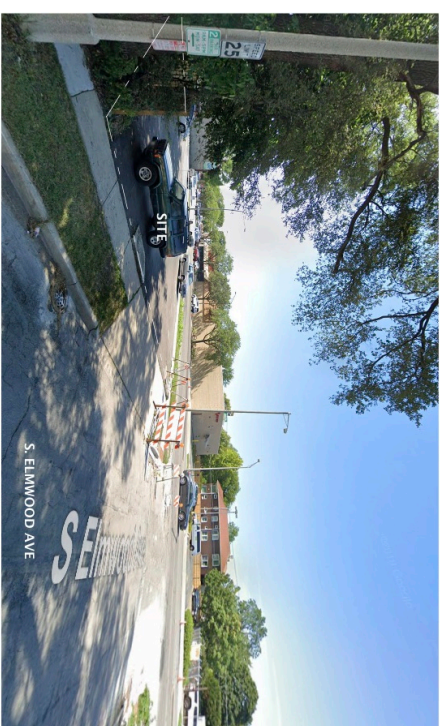
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**ELEVATION**  
**SK3.3**  
Sheet No.



VIEW LOOKING SOUTH WEST



VIEW LOOKING SOUTH EAST



VIEW LOOKING NORTH WEST



VIEW LOOKING SOUTH ALONG EXISTING ALLEY



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Sheet Title  
**PHOTOGRAPHS**

**SK4.1**

Sheet No.