



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): Ambrosia Homes

Address/Location of Property in Question: 500-508 S Lyman, Oak Park

Property Identification Number(s)(PIN): 16-17-106-001, 16-17-106-002, 16-17-106-003, 16-17-106-004

Name of Property Owner(s): Kyun Seek

Address of Property Owner(s): 555 Greenwood Rd, Northbrook, IL 60062

E-Mail of Property Owner(s): _____ Phone: _____

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): Tim Pomaville, Ambrosia Homes

Applicant's Address: 5401 W Lawrence #30137, Chicago, 60630

Applicant's Phone Number: _____ Office 312-437-8292

Mail tim.pomaville@gmail.com

Other: _____

Project Contact: (if Different than Applicant) _____

Contact's Address: _____

Contact's Phone Number: Office _____ E-Mail _____

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): _____

Existing Zoning: Madison Street Describe Proposal: A new construction, 23 unit apartment building with 23 parking spots. Special use permit needed to eliminate the commercial on the ground floor of the project. If approved, residential units will

Size of Parcel (from Plat of Survey): 17,854 Square Feet

Adjacent: Zoning Districts Land Uses

To the North: Madison Street Commercial

To the South: R-4 Residential

To the East: Madison Street Commercial

To the West: Madison Street Commercial

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: Madison Street zoning

Describe Improvement: Vacant Land

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

If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? 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: 8 (Uses) Section: Table 8-1: Use Matrix (Multi family is a special use in MS District)

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;

 Multifamily with a parking lot is an allowed special use in the MS District. Directly to the the south of the subject property is all single family homes. The subject parcel itself prior to being vacant land was single family homes. A residential project such as the one proposed is a nice transition from the commercial uses on Madison Street and the single family homes on Lyman.

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.

Tim Pomaville, Ambrosia Homes

Tim Pomaville

8/9/18

(Signature) Applicant

Date

Kyun S. SEOK

(Printed Name) Owner

[Signature]

POWER OF ATTORNEY (FATHER)

8/10/18

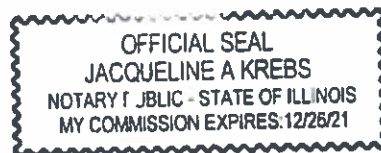
(Signature) Owner

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

10 DAY OF August 2018



Jacqueline A. Krebs
(Notary Public)



Disclosure of Beneficiaries

The Village of Oak Park 708.358.5430
 123 Madison Fax: 708.358.5441
 Oak Park, IL 60302-4272 TTY 708.383.0048
 building@oak-park.us

Address of Subject Property: 500-508 S Lyman, Oak Park, IL _____ Date: 8/9/18 _____

Property Identification Number(s) (PIN): 16 _____ - 17 _____ - 106 _____ - 001 _____
 16 _____ - 17 _____ - 106 _____ - 002 _____ (more PINs below)

Owner Information

You must provide the following information. If additional space is needed, attach extra pages to this form.

Owner 1 Name: Kyun Seok _____ Telephone No.: _____
 Owner 1 Address: 555 Greenwood Rd, Northbrook, IL 60062 _____ Facsimile No.: _____
 Owner 2 Name: _____ Telephone No.: _____
 Owner 2 Address: _____ Facsimile No.: _____

If property is held in a Land Trust, provide name(s) of all beneficial owners.
 (A Certificate of Trust must be attached hereto.)

Additional Pins: 16-17-106-003; 16-17-106-004 _____

Applicant Information

Applicant's Name: Ambrosia Homes (Tim Pomaville, owner) _____ Telephone No.: 312-437-8292
 Applicant's Address: 5401 W Lawrence #30137, Chicago, IL 60630 _____ Facsimile No.: _____

Contact Information (If different than Applicant)

Project Contact: _____ Telephone No.: _____
 Contact's Address: _____ Facsimile No.: _____

Proprietary Interest of Applicant

Owner Legal Representative Contract Purchaser Other: _____


Certification

I hereby depose and say that all the above statements, as well as any statements contained in the items of information submitted in support of this application submitted herewith, are true.

Sworn to me this 10th day of August 2018


 Notary Public

My commission expires: 9-22-2019

 8-10-18
 Applicant/Authorized Agent (circle one)



Office use only:

 ZBA Cal. No. _____ Received By: _____ Date: _____

AMBROSIA HOMES INCORPORATED

5401 W LAWRENCE #30137, CHICAGO, IL 60630
OFFICE: 312-450-7251 FAX: 312-268-5491
CHICAGO RESIDENTIAL REAL ESTATE DEVELOPER LICENSE: 2476460
WWW.AMBROSIAHOMESINC.COM

August 9, 2018

Re: Project summary regarding 500-508 S Lyman, Oak Park

To Whom It May Concern:

Ambrosia Homes is the contract purchaser for the vacant lots at 500-508 S Lyman in Oak Park.

The lots are zoned MS District (Madison Street). We are proposing to build a new construction, three story, 23-unit, luxury apartment building with a parking lot for 23 cars. We are asking for a special use permit to eliminate the commercial use on the first floor and instead have residential units on the first floor. The requested special use is allowed in the updated zoning code in the MS District.

Other than the request for the special use permit, we intend to follow the zoning code for all other aspects of the project (i.e. setbacks, building materials, uses, height, parking ratio, landscape buffer) and do not plan to ask for any variances.

Ambrosia is currently building other multifamily projects in other parts of Chicagoland and has more planned. Additionally, we have built several new construction and gut rehab single family homes in Oak Park since 2009. Currently, we are also the contract purchaser for 1159 S Lyman and 1136 S Harvey and intend to build new construction single family homes on those lots starting in Fall 2018.

Please call me with any questions.

Sincerely,



Tim Pomaville
President
312-437-8292 (mobile)
Tim.Pomaville@AmbrosiaHomesInc.com

Kyun Seok
555 Greenwood Rd
Northbrook, IL 60062

August 9, 2018

Michael Bruce
Zoning Department
Village of Oak Park
123 Madison St
Oak Park, IL 60302

Re: Consent for special use permit application for my property at 500 S Lyman, Oak Park

Dear Michael Bruce:

As the owner of the property, please allow this letter to serve as my consent for the contract purchaser Ambrosia Homes to apply for any special use permits needed for my property.

Please contact me with any questions.

Sincerely,

 Power of Attorney For Kyun Seok

Kyun Seok

State of IL

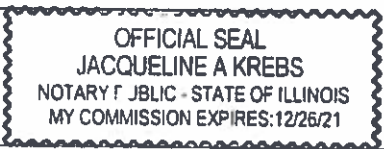
County of COOK

This instrument was acknowledged before me on 8/10/18

By 

Names of Persons _____

Seal:



My commission expires: 12/26/21

Project: 500-508 S Lyman, Oak Park, IL

Applicant: Tim Pomaville, Ambrosia Homes

Response to Special Use Standards

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. The applicant is proposing a three story, 23 unit, new construction, luxury apartment building with a parking lot for 23 cars. The special use permit is being requested to eliminate the commercial use on the first floor. The project will be a 100% residential building with residential units on the first floor. The subject parcel itself is now vacant land, but was single family homes prior to being vacant. Additionally, the primary use of the properties on Lyman directly to the south of the subject property is single family homes. The construction of a 100% residential multifamily building will be a logical transition between the single family homes on Lyman and the commercial property uses on Madison Street. The neighborhood will not be overburdened with additional parking needs from this building. There is 1 to 1 parking included with this project; some renters may not have cars since they can walk to both the blue line and the green line from this stop. Certainly the new residents of this building will shop at and support the existing businesses along Madison Street, especially those within walking distance.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. The project is on the corner of Madison and Lyman; Madison itself is MS district zoning, while Lyman street is R zoning. The subject parcel itself is now vacant land, but was single family homes prior to being vacant. Additionally, the primary use of the properties on Lyman directly to the south of the subject property is single family homes. The construction of a 100% residential multifamily building will be a logical transition between the single family homes on Lyman and the commercial property uses on Madison Street.
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. Multifamily with no commercial is allowed in the MS zoning district as a special use. Further, the applicant has made changes and enhancements to the proposed plan at the suggestion of the Madison Street Coalition to help it fit in well with the uses on Madison Street to further support the zoning district.
4. The special use meets the requirements for such classification in this Ordinance. At 500 Lyman, the only request is a special use to build a 100% residential multifamily building with residential on the first floor. All other aspects of the project presented are following the zoning code as written (i.e. setbacks, building materials, uses, height, parking ratio, landscape buffer). The applicant does not intend to ask for any variances and intends to make the project conform to the zoning code.

Google Maps Madison St

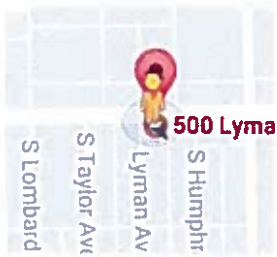


Image capture: Aug 2017 © 2018 Google

Oak Park, Illinois

 Google, Inc.

Street View - Aug 2017





Map created on July 11, 2018
 © 2018 GIS Consortium and MGP Inc. All Rights Reserved.

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003033
 7100 N. TRAPP AVE., LINCOLNWOOD, ILLINOIS 60467
 TEL. (847) 678-2000 FAX (847) 678-2187
 e-mail: pa@srfprofessionalsurvey.com
 www.professionalsurvey.com

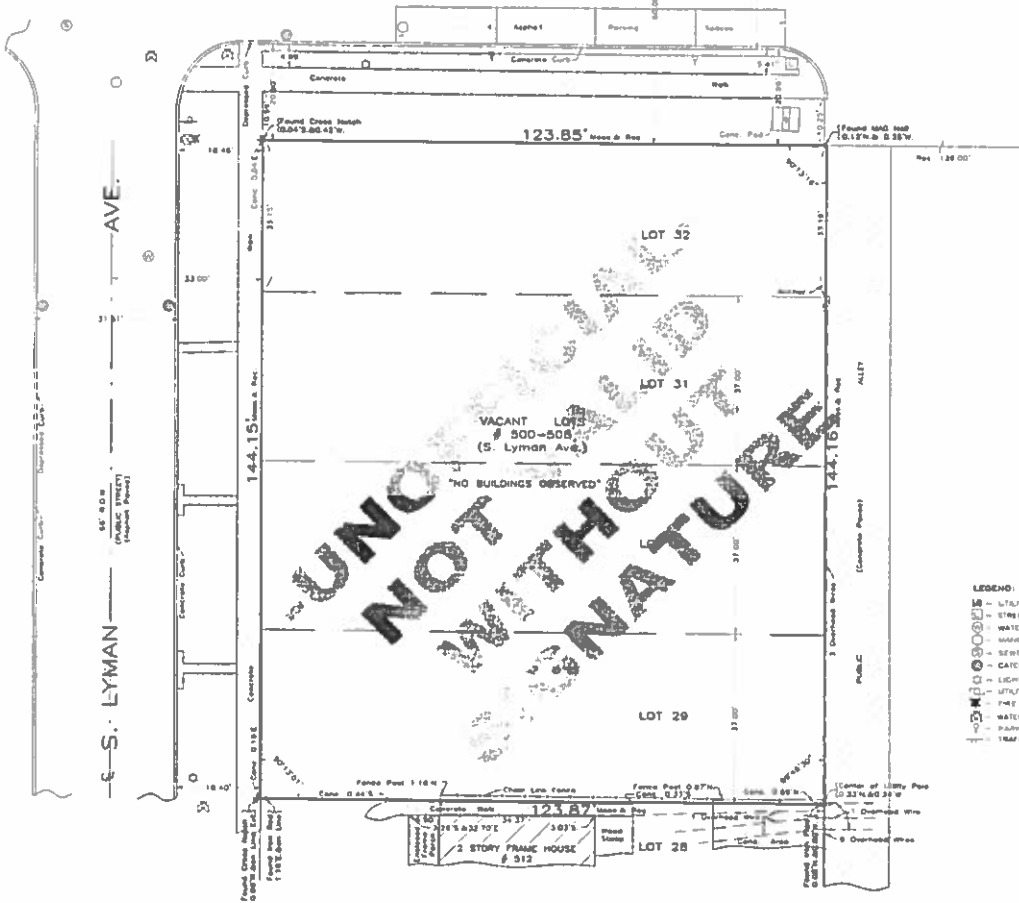
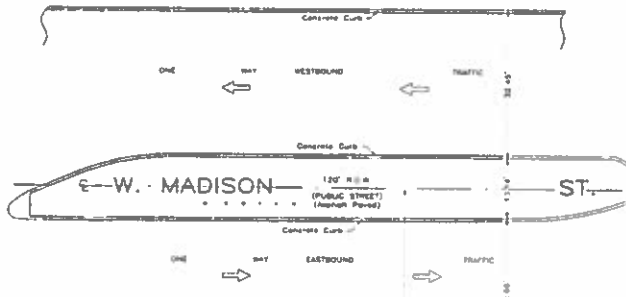
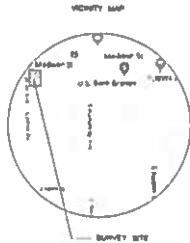
ALTA/NSPS LAND TITLE SURVEY
 OF



GRAPHIC SCALE



LOTS 29, 30, 31 AND 32 IN B.F. GEORGE'S SUBDIVISION OF LOT 1 AND THE WEST 1/2 OF LOT 2
 IN HENRY C. WILSON'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 ACRES OF THE WEST
 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND NORTH 1/2 OF THE EAST 1/2 OF THE
 EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE EAST 337 FEET THEREOF) OF SECTION 17,
 TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
 ILLINOIS
 LAND TOTAL AREA: 17,834.97 SQ. FT. = 0.4088 ACRE.
 COMMONLY KNOWN AS: 800-808 SOUTH LYMAN AVENUE, OAK PARK, ILLINOIS.
 PERMANENT INDEX NUMBERS: 18-17-108-001-0000, 18-17-108-002-0000,
 18-17-108-003-0000 AND 18-17-108-004-0000.



- LEGEND:
- ⊠ - UTILITY BOX
 - ⊡ - STREET LIGHTING MANHOLE
 - - WATER MANHOLE
 - - MANHOLE
 - - SEWER MANHOLE
 - ⊞ - CATCH BASIN
 - ⊞ - LIGHT POLE
 - ⊞ - UTILITY POLE
 - ⊞ - TREE WINDFAST
 - ⊞ - WATER VALVE
 - ⊞ - PARKING METER
 - ⊞ - TRAFFIC SIGN

REVISED March 30, 2018 (Dimensions to Curb & Walk & Location of Utility Poles Added only)

BASED FIRST AMERICAN TITLE INSURANCE COMPANY
 FILE NO. 7008783
 EFFECTIVE DATE MARCH 6, 2018

ORDER NO. 18-87088
 SCALE 1" = 15' FEET
 DATE OF FIELD WORK March 22, 2018
 ORDERED BY JAE CHOI KIM
 Attorney at Law

FLOOD CERTIFICATE:
 ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
 INSURANCE RATE MAP (FIRM)
 (MAP NUMBER 17053C003A REVISION DATED APRIL 16, 2007), THERE IS
 NO FLOOD HAZARD IDENTIFIED FOR THE AREA WITHIN THIS SURVEY BECAUSE
 THERE IS NO SPECIAL FLOOD HAZARD WITHIN THIS AREA

NOTES:
 - THERE ARE NO DESIGNATED OR STRIPPED
 PARKING SPACES ON THIS PROPERTY
 - PARKING SPACES OFF SITE
 REGULAR

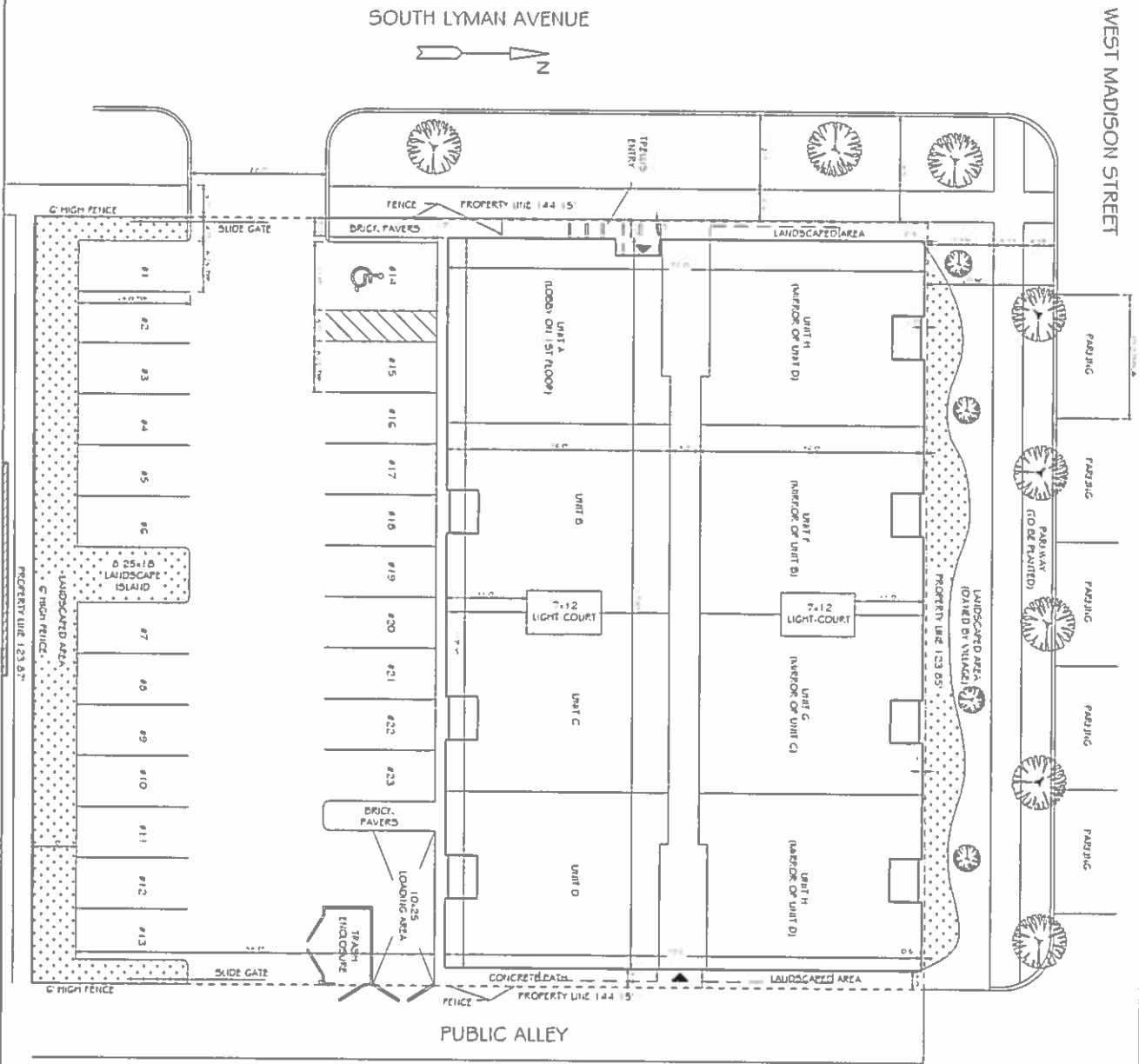
10 -
 - 800 LYMAN BLDG. AN ILLINOIS LIMITED LIABILITY COMPANY
 - FIRST AMERICAN TITLE INSURANCE COMPANY
 - FIRST BANK OF HIGHLAND PARK
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
 MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD REQUIREMENTS FOR
 ALTA/NSPS LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
 AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 & 14 OF TABLE A THEREOF. THE FIELD WORK
 WAS COMPLETED ON March 27, 2018.
 DATE OF PLAT March 30, 2018

- ZONING DISTRICT - MADISON STREET
- LOT AREA - 17,854.22 SF
- SETBACKS
- MADISON ST: 6'
- LYMAN AVE: 3'
- ALLEY: 3'
- BUILDING HEIGHT - 30'

SITE PLAN

1ST FLOOR GROSS SF = 8,742 SF
 2ND FLOOR GROSS SF = 8,902 SF
 3RD FLOOR GROSS SF = 8,902 SF

TOTAL SF = 26,546 SF

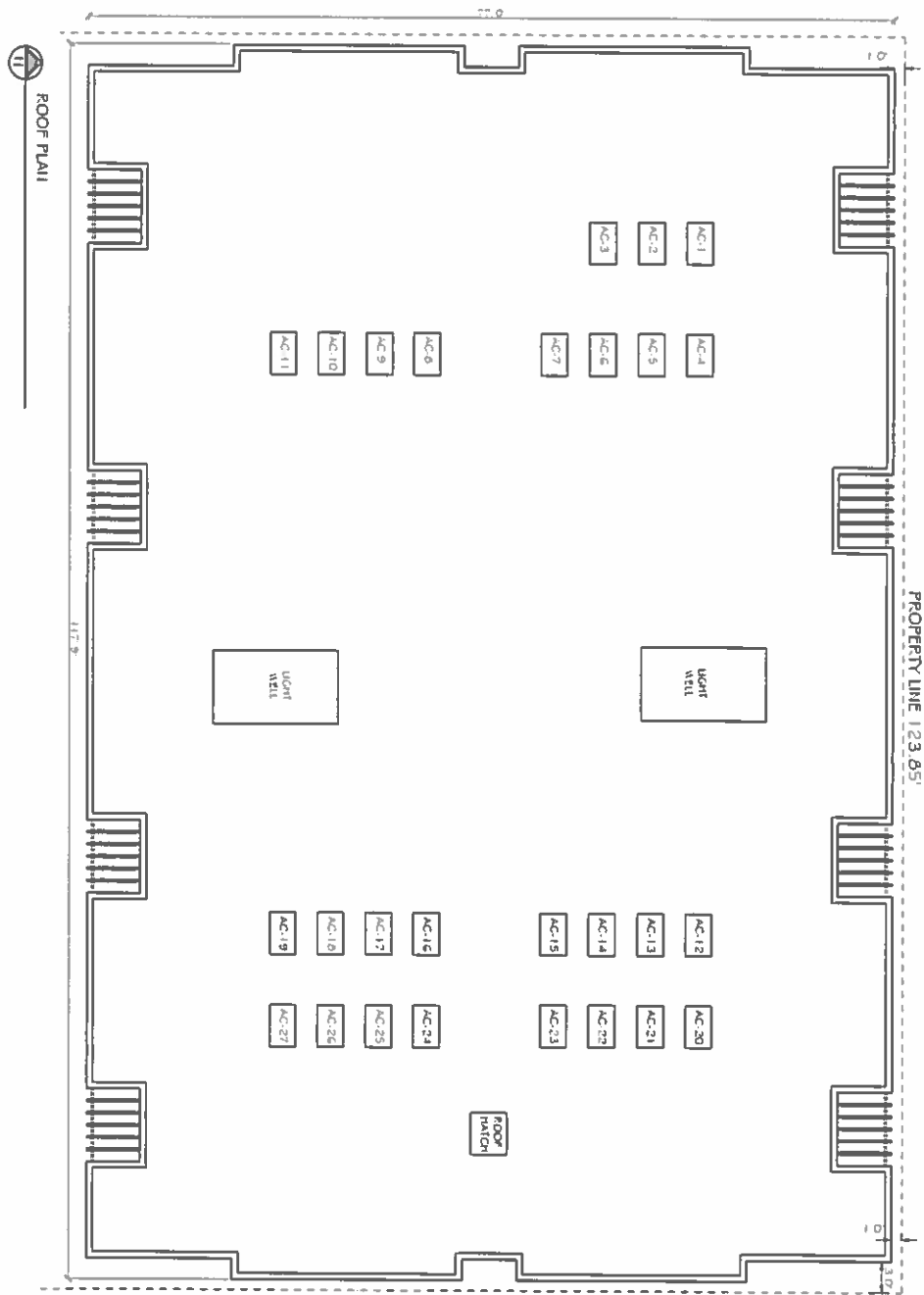


500-508 S. LYMAN
 OAK PARK, IL

SITE
 PLAN

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

REVISION
 4.2

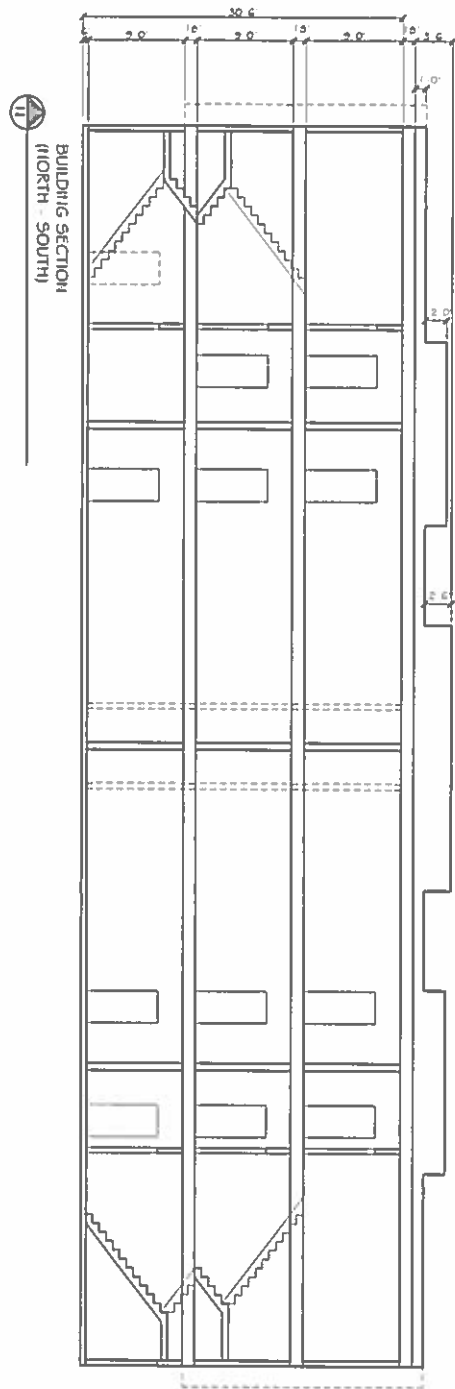


500-508 S. LYMAN
OAK PARK, IL

ROOF PLAN

SCALE:
3/16" = 1'-0"

REVISION
4.2



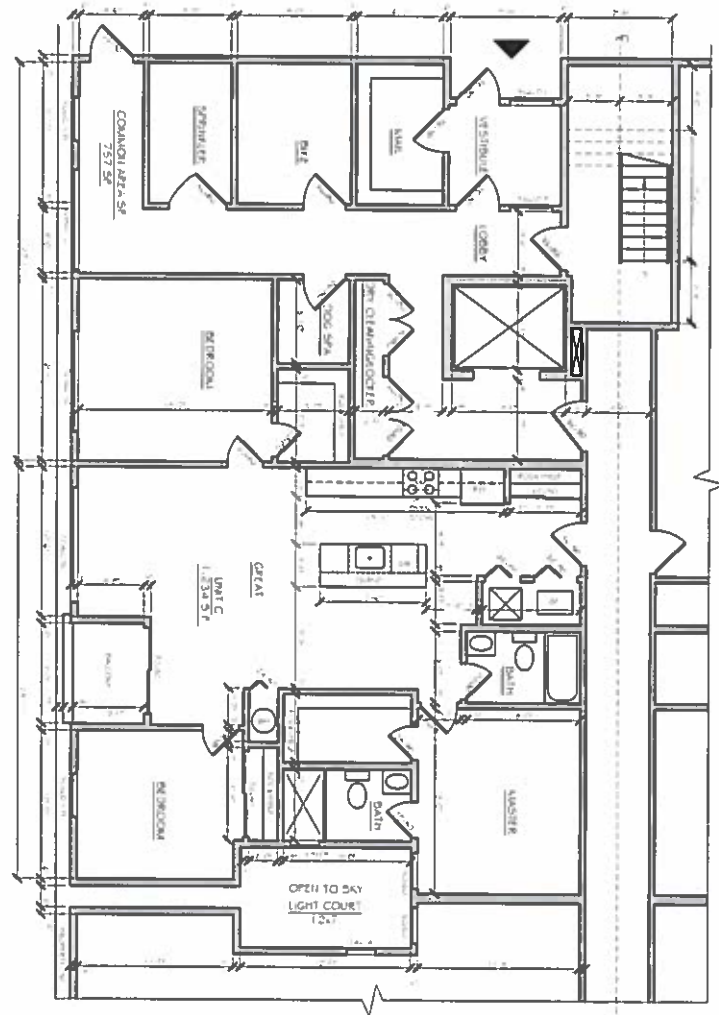
500-508 S. LYMAN
OAK PARK, IL

BLDNG SECTION

SCALE:
3/16" = 1'-0"

REVISION
4.2


 LOBBY/ENTRY & UNIT B - 1ST FLOOR
 (SOUTHWEST SIDE OF BUILDING)



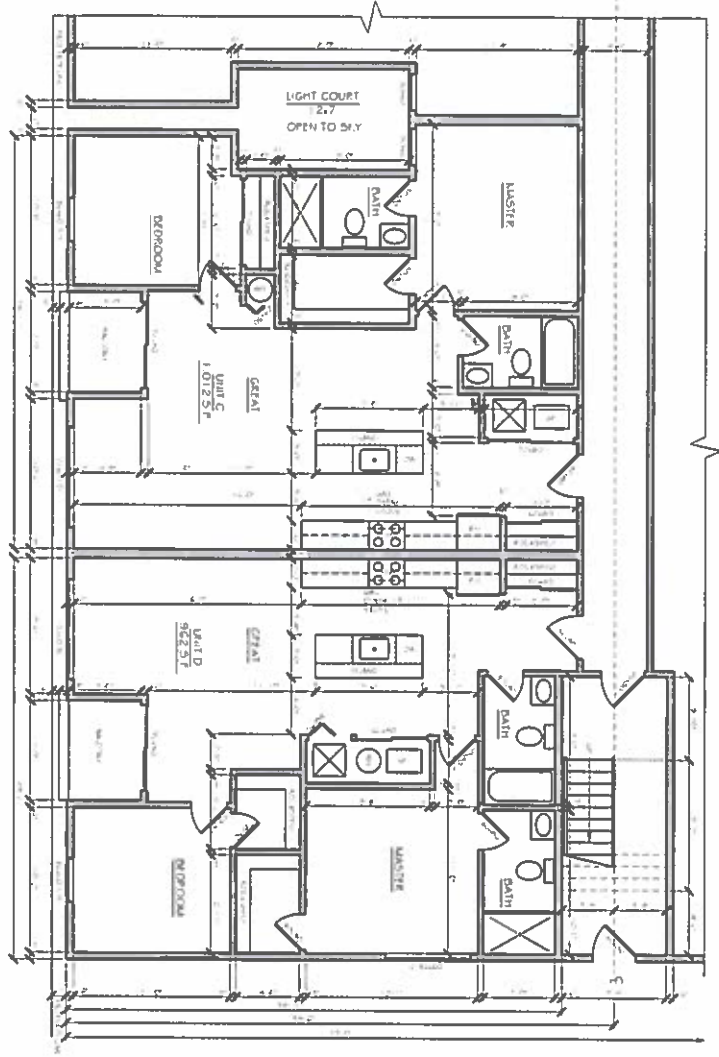
500-508 S. LYMAN
 OAK PARK, IL

FIRST FLOOR
 FLOOR PLAN

SCALE:
 1/4" = 1'-0"

REVISION
4.2

UNIT C & D - 1ST FLOOR
 (SOUTH SIDE OF BUILDING)



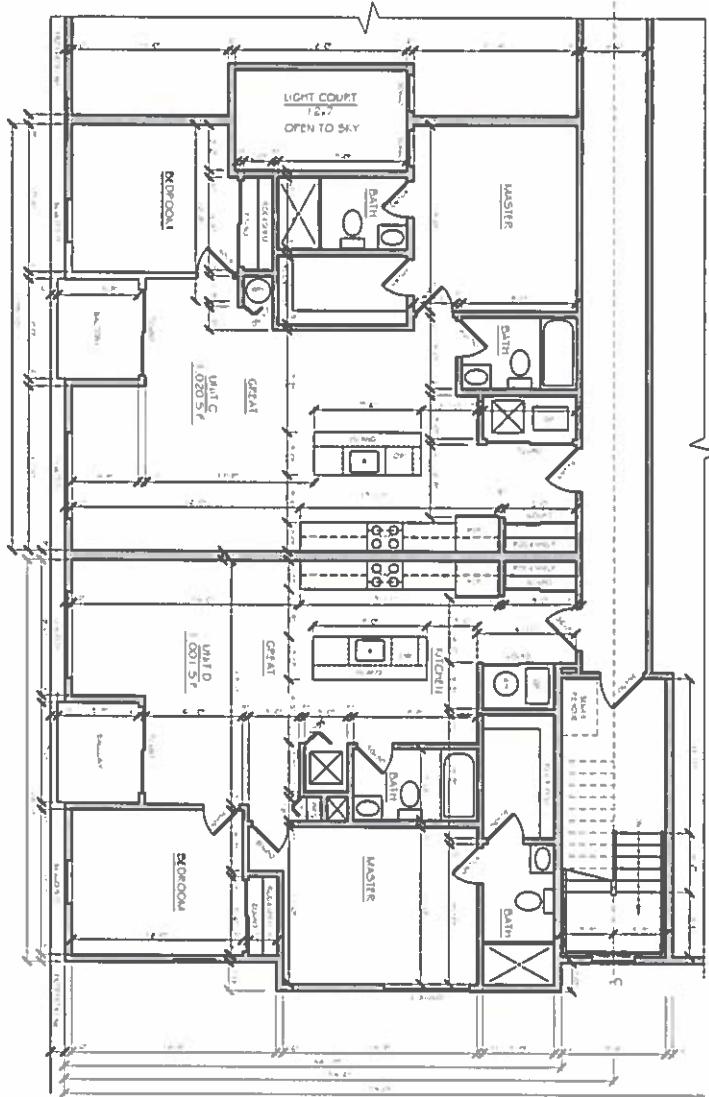
500-508 S. LYMAN
 OAK PARK, IL

FIRST FLOOR
 FLOOR PLAN

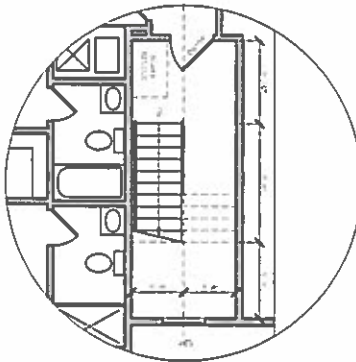
SCALE:
 1/4" = 1'-0"

REVISION
4.2

UNIT C & D - 2ND & 3RD FLOOR
 (SOUTH SIDE OF BUILDING)



3RD FLOOR STAIRS
 (EAST SIDE OF BUILDING)



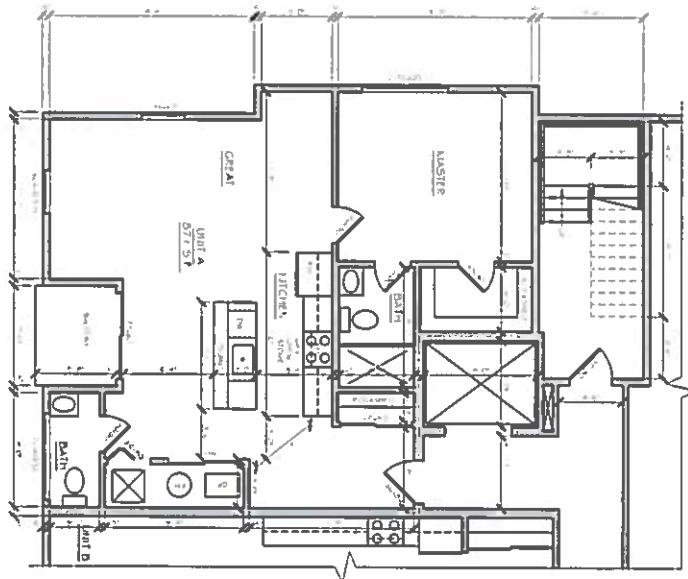
500-508 S. LYMAN
 OAK PARK, IL

SECOND & THIRD
 FLOOR PLAN

SCALE:
 1/4" = 1'-0"

REVISION
4.2

UNIT A (ABOVE LOBBY, 2ND & 3RD FLOOR)
 (SOUTHWEST SIDE OF BUILDING)



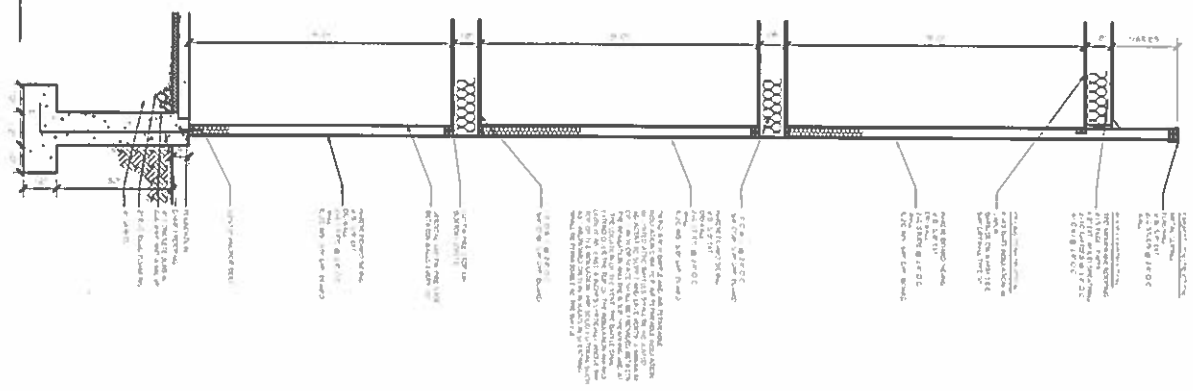
500-508 S. LYMAN
 OAK PARK, IL

SECOND & THIRD
 FLOOR PLAN

SCALE:
 1/4" = 1'-0"

REVISION
4.2

TYPICAL WALL



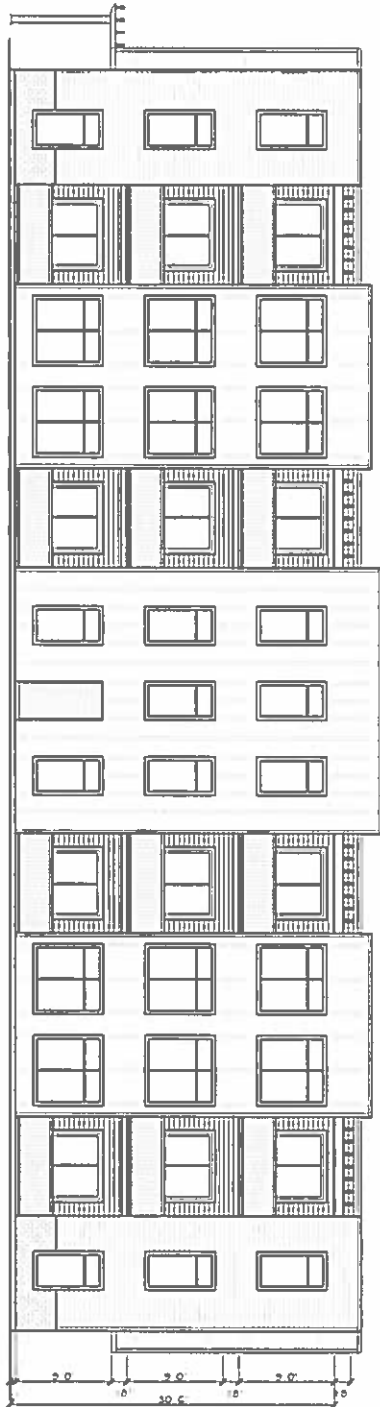
500-508 S. LYMAN
OAK PARK, IL

WALL SECTIONS

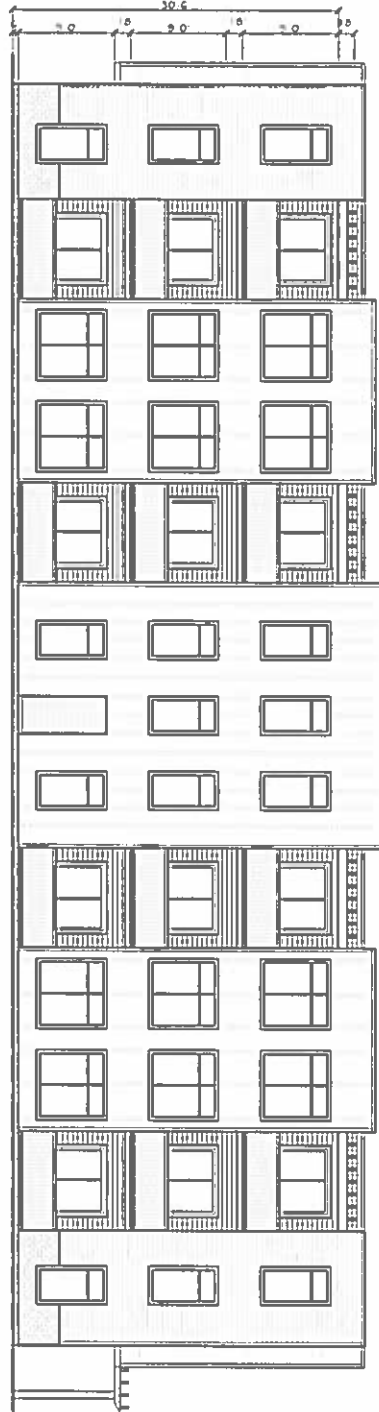
SCALE:
1/2" = 1'-0"

REVISION
4.2

SOUTH ELEVATION (PARKING LOT)



NORTH ELEVATION (MADISON)

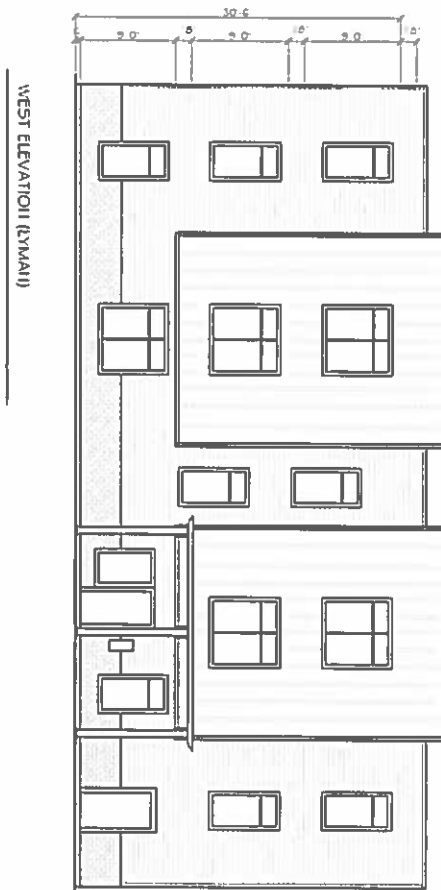
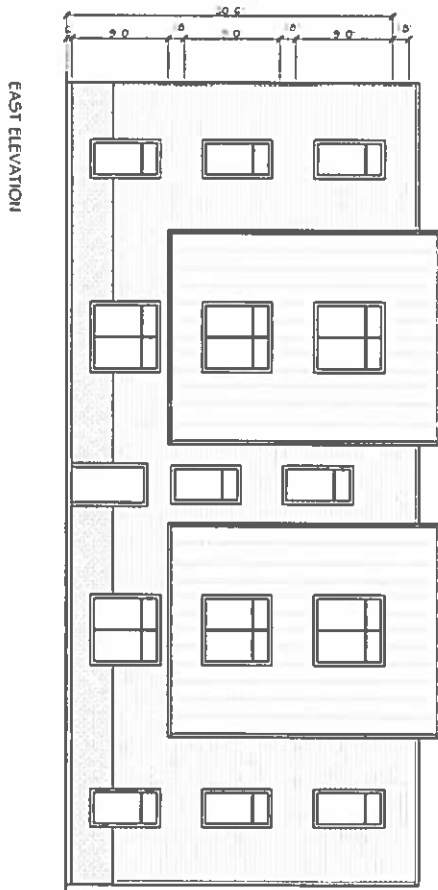


500-508 S. LYMAN
OAK PARK, IL

ELEVATIONS

SCALE:
3/16" = 1'-0"

REVISION
4.2



500-508 S. LYMAN
OAK PARK, IL

ELEVATIONS

SCALE:
3/16" = 1'-0"

REVISION
4.2



RENDERED VIEW FROM MADISON



RENDERED VIEW FROM LYMAN

500-508 S. LYMAN
OAK PARK, IL

RENDERINGS

SCALE:
N.T.S.

REVISION
4.2