



PARK DISTRICT of OAK PARK

218 Madison Street
Oak Park, IL 60302
Phone: 708.725.2000
Fax: 708.725.2301
www.pdop.org

August 7, 2025

Zoning Board of Appeals

Village of Oak Park
123 Madison Street
Oak Park, IL 60302

Subject: Zoning Variance Request for 301-307 Madison Due to Hardship

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a zoning variance under the hardship provisions of the Village of Oak Park Zoning Ordinance for the property located at 301-307 Madison Street, Oak Park 60302.

Description of Request

I am seeking relief from Section 9.3.(A)(6) of the zoning code, which restricts the coverage of accessory structures to not exceed 20% of a lot.

Due to the need to add additional solar structure for energy generation, strict compliance with the zoning regulations imposes a substantial hardship.

Justification of Hardship

The hardship arises from the 20% limitation for having accessory structures.

Strict enforcement of the zoning requirement would:

- Prevent reasonable use of the property, and
- Limit the ability to generate additional energy for the CRC to be net zero.

Proposed Relief

We respectfully request that the Board grant a variance to allow up to 60% of the lot to be accessory structure.

Community Impact

The proposed variance will not alter the essential character of the neighborhood or be detrimental to public welfare. In fact, the additional structure will reduce environmental impact by generating green energy. The height and location of the structure should not create glare concerns for the home located on the south side of the property.



In partnership with the community, we enrich lives by providing meaningful experiences through programs, parks, and facilities.



PARK DISTRICT of OAK PARK

218 Madison Street
Oak Park, IL 60302
Phone: 708.725.2000
Fax: 708.725.2301
www.pdop.org

Conclusion

We believe this request meets the criteria for a hardship variance under Village Code and respectfully ask the Zoning Board to approve our application. We are happy to provide additional documentation or to discuss this request in further detail.

Thank you for your consideration.

Sincerely,

Jan R. Arnold

Jan R. Arnold, Executive Director



In partnership with the community, we enrich lives by providing meaningful experiences through programs, parks, and facilities.



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: 301-307 Madison Street

Property Identification Number(s)(PIN): 16-17-101-004-0000;16-17-101-004-0000;16-17-101-004-0000;

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

Address of Property Owner(s): 218 Madison St, Oak Park, IL 60302

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

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): _____

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: Requesting to exceed parking lot accessory structures coverage from the allowable 20% to 60% by adding two additional solar canopies.

Size of Parcel (from Plat of Survey): _____ 84.31 * 110.05 _____ Square Feet

Adjacent: Zoning Districts

Land Uses

To the North: __ MS and I __

Commercial _____

To the South: __ R-4 __

Residential _____

To the East: __ MS _____

Insttutional _____

To the West: __ MS _____

Commercial _____

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: _____ 9 _____ **Section:** _____ 9.3.(A)(6) _____

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;

__Additional covered parking can be beneficial to the user of the CRC especially during inclement weather.__

__The additional coverage of parking with solar aligns with our community's sustainability goals_____

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 R. Arnold _____
(Printed Name) Applicant

____ Jan R. Arnold _____
(Signature) Applicant

____ 8/7/25 _____
Date

____ Jan R. Arnold, Executive Director _____
(Printed Name) Owner

____ Jan R. Arnold _____
(Signature) Owner

____ 8/7/25 _____
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

____ 7th _____ DAY OF August, 2025



(Notary Public)



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**



1933022041

Doc# 1933022041 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/26/2019 10:06 AM PG: 1 OF 4

THE GRANTOR, to Parks Foundation of Oak Park, an Illinois not for profit corporation with its principal business located at 218 Madison St., Oak Park, Illinois 60302, of the County of Cook, State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of said company, CONVEYS and WARRANTS to Park District of Oak Park, Cook County, Illinois, a Park District Pursuant to the Illinois Park District Code 70 ILCS 1205, and a body politic and corporate of the State of Illinois with its principal business located at 218 Madison St., Oak Park, Illinois 60302, of the County of Cook, State of Illinois, GRANTEE, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all the interest, privileges and easements appurtenant thereto; any and all improvements located thereon belonging or in any wise appertaining, unto the Grantee and the Grantee's heirs and assigns in fee simple forever.

The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the aforesaid real property, has a good and indefeasible estate in fee simple, and has good right to convey the same in the manner aforesaid, and that the same is free and clear from all encumbrances;

SUBJECT TO: utility easements of record and general taxes for the year 2019 and subsequent years

Grantor will forever warrant and defend the title to the aforesaid real property, with the appurtenances thereunto belonging, to the Grantee and its heirs and assigns, against all lawful claims and demands whatsoever, except as aforesaid.

This is not a homestead property.

Permanent Real Estate Index Number(s): See Exhibit A

Address(es) of Real Estate: See Exhibit A

Dated this 7 day of November, 2019

Parks Foundation of Oak Park, an Illinois not for profit corporation

By: Benjamin Jon Ahring
Benjamin Jon Ahring, President

19019161PK

1/1

EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park

REAL ESTATE TRANSFER TAX

26-Nov-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-17-101-004-0000

| 20191001632440 | 0-119-134-560

SN
P
S
M
SC
E
INT

STATE OF ILLINOIS
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin Jon Ahring, President of Parks Foundation of Oak Park, an Illinois not for profit corporation, ("Company"), appeared before me this day in person, and acknowledged that he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of November, 2014



[Signature] (Notary Public)

Prepared By: Megan R. Cawley
Holland & Knight LLP
150 N. Riverside Plaza, 27th Floor
Chicago, Illinois 60606

Mail To:
Mark Burkland, Esq.
Holland & Knight LLP
150 N. Riverside Plaza, 27th Floor
Chicago, Illinois 60606

Name & Address of Taxpayer:
Park District of Oak Park
218 Madison St.
Oak Park, Illinois 60302

Exempt under provisions of Paragraph 6,

Section 4, Real Estate Transfer Tax Act.

11/26/14 [Signature]
Date Buyer, Seller or Representative

EXEMPTION APPROVED

[Signature]
Steven E. Drazner, CFO
Village of Oak Park

EXHIBIT A
LEGAL DESCRIPTIONS:

PARCEL 1:

LOTS 8, 9 AND 10 IN BLOCK 1 IN HARNSTROM'S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-17-101-004-0000, 16-17-101-005-0000, 16-17-101-006-0000

Commonly known as: 301-307 Madison Street, Oak Park, IL

PARCEL 2:

LOTS 176 THROUGH 185, BOTH INCLUSIVE, IN THE HIGHLANDS, A SUBDIVISION OF THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 16-17-102-008-0000

Commonly known as: 229 Madison St., Oak Park, IL (Lot 176)

PIN: 16-17-102-007-0000

Commonly known as: 231 Madison St., Oak Park, IL (Lot 177)

PIN: 16-17-102-006-0000

Commonly known as: 233 Madison St., Oak Park, IL (Lot 178)

PIN: 16-17-102-005-0000

Commonly known as: 235 Madison St., Oak Park, IL (Lot 179)

PIN: 16-17-102-038-0000

Commonly known as: 239 Madison St. Oak Park IL (Lots 180, 181, 182)

PIN: 16-17-102-001-0000,

Commonly known as: 245 Madison Street, Oak Park, IL (Lots 183, 184 and 185)

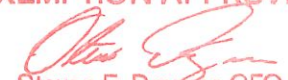
PARCEL 3:

THAT PART OF A 14 FOOT WIDE VACATED PUBLIC ALLEY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF LOT 176, SAID LINE ALSO BEING THE WEST RIGHT OF WAY OF HARVEY AVENUE, FOR A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE EXTENDED 14.00 FEET TO THE NORTHEAST CORNER OF LOT 227 IN SAID THE HIGHLANDS SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 227, SAID LINE ALSO BEING THE SOUTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY, FOR A DISTANCE OF 125.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 227; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 227 FOR A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF THE 14 FOOT WIDE PUBLIC ALLEY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 180 IN SAID THE HIGHLANDS SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF PUBLIC ALLEY TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: assigned PIN pending

Commonly known as: Vacated alley

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

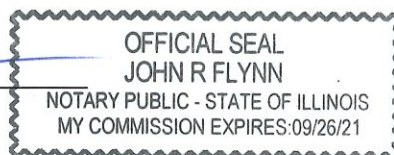
Grantor or Agent:

Dated November 7, 2019.

Signature: [Signature]
Name: BEN S. AHRING
Title: PRESIDENT

Subscribed and sworn to before me
this 7th day of November, 2019.

[Signature]
Notary Public



The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

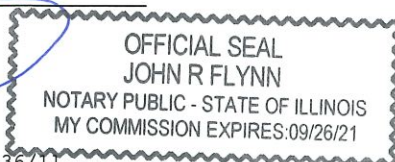
Grantee or Agent:

Dated November 7, 2019.

Signature: [Signature]
Name: Jan R. Arnold
Title: Executive Director, Park District of Oak Park

Subscribed and sworn to before me
this 7th day of November, 2019.

[Signature]
Notary Public



[034425.0014/1953536/1]

Project Summary

Zoning Variance Request – Hardship Justification **Park District of Oak Park:301–307 Madison Street, Oak Park, IL**

The Park District of Oak Park respectfully requests a zoning variance under the hardship clause to allow for the installation of two additional accessory structures in the parking lot of the Community Recreation Center (CRC), located at 301–307 Madison Street. These structures are necessary to expand our solar energy system and support the facility's goal of functioning as a net zero energy building.

When the CRC was designed, our solar energy system was sized based on an estimated membership of approximately 6,000 individuals. Since opening two years ago, community demand has significantly exceeded projections, with current membership averaging over 11,000. This strong and sustained growth underscores the value of the CRC to the Oak Park community—but it has also resulted in energy consumption levels that exceed the original design assumptions.

To meet these increased energy needs and remain on track with our net zero goals, the Park District proposes installing two additional solar canopy structures in the CRC parking lot. These canopies will match the existing solar structure in design and scale (photos included) and one will measure approximately 22.9 feet wide by 78.5 feet long and the other 24.4 feet wide by 78.5 feet long.

Summary of Solar Expansion Proposal:

- **Total lot area:** 9,278.32 sq. ft. (84.31' x 110.05')
- **Existing solar canopy:** 1,800 sq. ft. (30' x 60')
- **Proposed additional structures:** 3,640 sq. ft. total (22.9' x 78.5') & (24.4' x 78.5')
- **Total coverage after expansion:** 5,440 sq. ft., or 59% of the lot area
- **Code allowance for accessory structure coverage:** 20%
- **Requested variance:** Increase from 20% to 60% coverage
- **Additional system size:** 68.04 kW
- **Expected first-year energy production:** 86,282 kWh

This expansion is critical to ensuring that the CRC can sustainably serve the growing number of community members who rely on its programming. The proposed solar structures will maintain visual and architectural consistency with those already in place and will not negatively affect the appearance or function of the parking lot.

The hardship in this case is the need to utilize additional surface area to generate sufficient renewable energy to serve the expanded user base. Without these additional structures, the CRC will not be able to meet its originally intended net zero performance.

Response to 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. *We would actually argue that the ordinance creates a hardship for the community as a whole. The goal of installing solar panels benefit everyone with reduced electricity usage and by extension, costs to the taxpayers for the operation of the CRC while minimizing greenhouse gas emissions.*

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 reality is that solar production needs to be proximate to the building it serves in this case. This property allows for that, which could not have been anticipated when planning the project.*

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 hardship is the result of an ordinance that likely did not anticipate this type of usage which could be beneficial to the entire community. It was not created or affected by anyone having an interest in the property.*

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. *We believe the solar canopies are actually an improvement on the typical accessory structure that be built here because that structure would be a solid building. The solar canopies will be lower than a code allowed building and be open at the bottom allowing sight lines and air flow through them and feel much more open. So while larger than Zoning allows, the impact will be significantly less imposing than an allowable structure.*

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. Again, we believe the solar canopies are an improvement on what is allowed by code because they are so low and open below. They will not impede light to adjacent structures because they are lower than those structures. As noted above, the nature of the canopies will actually allow much more air flow than a more traditional building use that could be put here. And they will not change the traffic flow to the property as its use will not change. Overall, the solar canopies will have no impact on public safety.

c. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies. We understand the spirit of the ordinance is to avoid having a site be too full of buildings that block light and sight lines. We believe the nature of the canopies is very much in that spirit because of how open and transparent they are at the ground level and how their height is very limited relative to what code would allow.

ALTA / NSPS LAND TITLE SURVEY

TAXID. (P.I.N.) NOS:
 16-17-101-004-0000 16-17-102-005-0000
 16-17-101-005-0000 16-17-102-006-0000
 16-17-101-006-0000 16-17-102-007-0000
 16-17-102-001-0000 16-17-102-008-0000
 16-17-102-009-0000

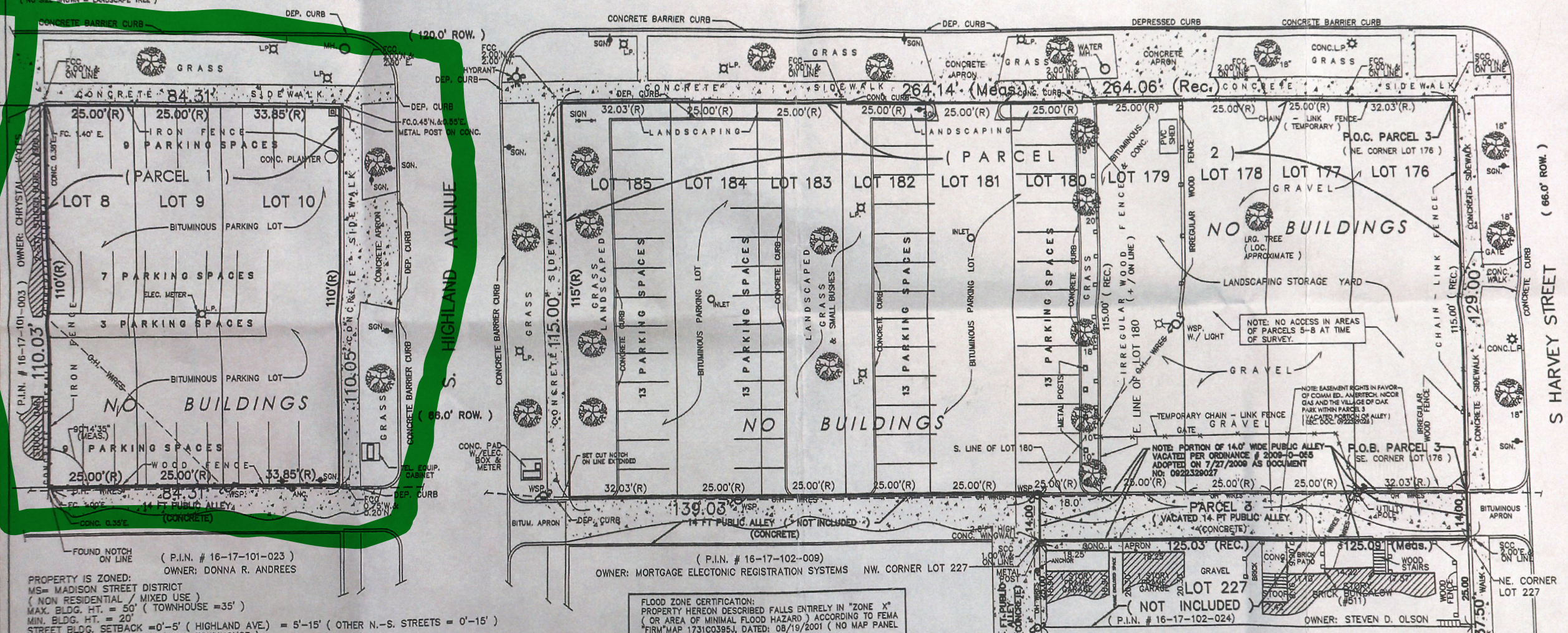
LEGEND

FIP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 FPC = FOUND PK NAIL
 FCC = FOUND CUT CROSS
 FNI = FOUND CUT NOTCH
 SIP = SET IRON PIPE
 SCC = SET CUT CROSS
 SPK = SET PK NAIL
 REC = RECORD INFORMATION
 MEAS = MEASURED INFORMATION
 TF = TOP OF FOUNDATION
 PF = FINISHED FLOOR
 CONC = CONCRETE
 BIT = BITUMINOUS
 PUE = PUBLIC UTILITY EASEMENT
 PUADE = PUBLIC UTILITY & DRAINAGE EASEMENT
 FC = FENCE CORNER
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 LP = LIGHTPOLE
 WSP = WOOD SERVICE POLE
 W = WEST
 SGN = SIGN
 DEP = DEPRESSED CURB
 (R) = RECORD INFO.
 MH = MANHOLE
 L.P. = LIGHT-POLE
 SGN = SIGN
 WSP = WOOD SERVICE (UTILITY) POLE
 ANG. = GUY ANCHOR
 CONC.L.P. = CONCRETE LIGHTPOLE
 DEP. CURB
 CONCRETE BARRIER CURB
 GRASS
 LANDSCAPING
 LANDSCAPED GRASS & SMALL BUSHES
 LANDSCAPING STORAGE YARD
 IRREGULAR WOOD FENCE (+/- ON LINE)
 TEMPORARY CHAIN - LINK FENCE
 GATE
 CHAIN - LINK FENCE
 CONC. SIDEWALK
 CONC. WALK
 CONC. L.P.
 CONC. CURB
 CONC. PAD
 W.ELEC. BOX & METER
 TEL. EQUIP. CABINET
 FOUND NOTCH ON LINE
 (P.I.N. # 16-17-101-023)
 OWNER: DONNA R. ANDREES
 PROPERTY IS ZONED:
 MS = MADISON STREET DISTRICT
 (NON RESIDENTIAL / MIXED USE)
 MAX. BLDG. HT. = 50' (TOWNHOUSE = 35')
 MIN. BLDG. HT. = 20'
 STREET BLDG. SETBACK = 0'-5' (HIGHLAND AVE.) = 5'-15' (OTHER N.-S. STREETS = 0'-15')
 INTERIOR SIDEYARD = 0' (5' FOR TOWNHOUSE)
 REAR SETBACK = 25'
 NOTE: REFER TO VILLAGE ZONING ORDINANCE FOR MORE SPECIFIC INFO.
 GENERAL NOTES:
 1.) CALL J.U.L.I.E. @ 1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION.
 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.
 6.) SURVEY HEREON DRAWN CONFORMS WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY: CHICAGO TITLE INSURANCE CO., ORDER NO: CCH1904407LD, COMMITMENT DATE: AUGUST 19, 2019.
 PROFESSIONAL LAND SERVICES, L.L.C.
 LAND SURVEYING AND MAPPING
 7518 W. MADISON AVE. STE 2C FOREST PARK, ILLINOIS
 PHONE: 708.488.1733 FAX: 708.488.1765
 E-MAIL: prlandserv@sboglobal.net

PARCEL 1:
 LOTS 8, 9 AND 10 IN BLOCK 1 IN HARNSTROM'S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 PARCEL 2:
 LOTS 176 THROUGH 185, BOTH INCLUSIVE, IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF A 14 FOOT WIDE VACATED PUBLIC ALLEY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF LOT 176, SAID LINE ALSO BEING THE WEST RIGHT OF WAY OF HARVEY AVENUE, FOR A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE EXTENDED 14.00 FEET TO THE NORTHEAST CORNER OF LOT 227 IN SAID THE HIGHLANDS SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 227, SAID LINE ALSO BEING THE SOUTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY, FOR A DISTANCE OF 125.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 227; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 227 FOR A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF THE 14 FOOT WIDE PUBLIC ALLEY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 180 IN SAID THE HIGHLANDS SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF PUBLIC ALLEY TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



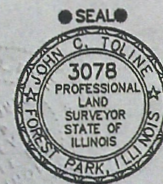
TOTAL AREA
 41,395 s.f. = 0.950 Acres +/-

FLOOD ZONE CERTIFICATION:
 PROPERTY HEREON DESCRIBED FALLS ENTIRELY IN "ZONE X"
 (OR AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA
 "FIRM" MAP 1731C0395J, DATED: 08/19/2001 (NO MAP PANEL
 PRINTED).

TO: CHICAGO TITLE INSURANCE COMPANY
 PARKS FOUNDATION OF OAK PARK
 PARK DISTRICT OF OAK PARK
 GOOD HEART WORK SMART FOUNDATION
 HARVEY MADISON DEVELOPMENT LLC

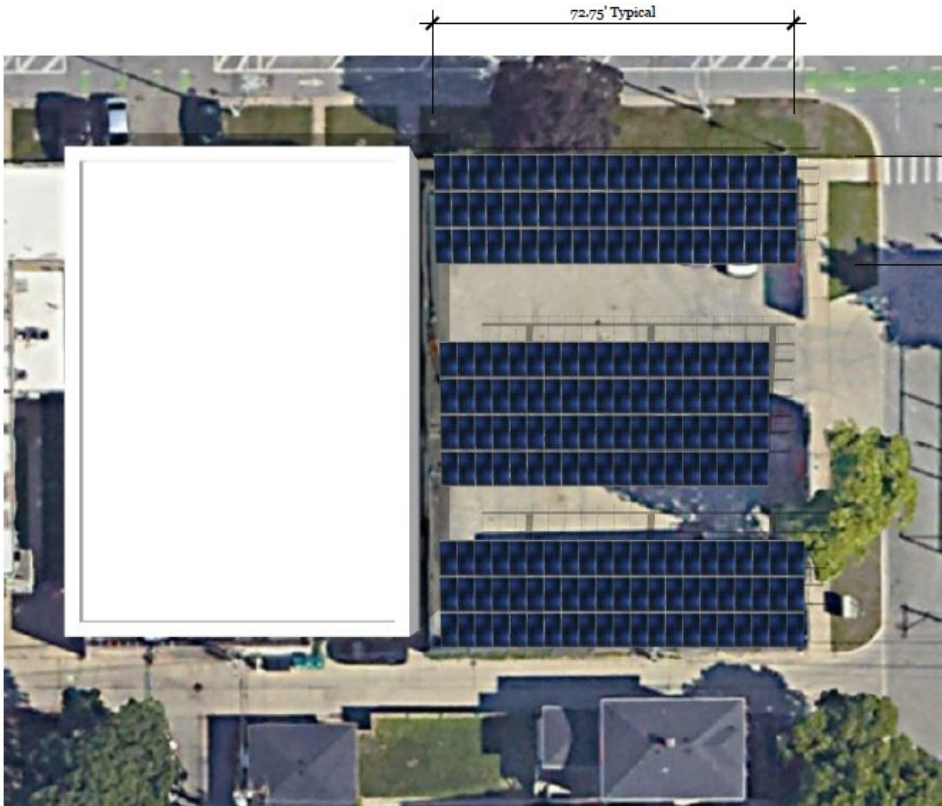
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
 IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD
 DETAIL REQUIREMENTS FOR ALTA / NSPS, AND INCLUDES ITEMS
 1,2,3,4,6,7(a),7(b),8,9,11,13,14,17,19 & 20 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON OCTOBER 15, 2019.

DATED: OCTOBER 25, 2019
 "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
 MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO
 PLATS OF SUBDIVISION" (ILCS 1270.56, 9.6.F.)
 JOHN POLIN TORRES, P.L.S. # 35-3078
 MY COMMISSION EXPIRES NOVEMBER 30, 2020
 PROFESSIONAL LAND SERVICES, L.L.C.
 ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

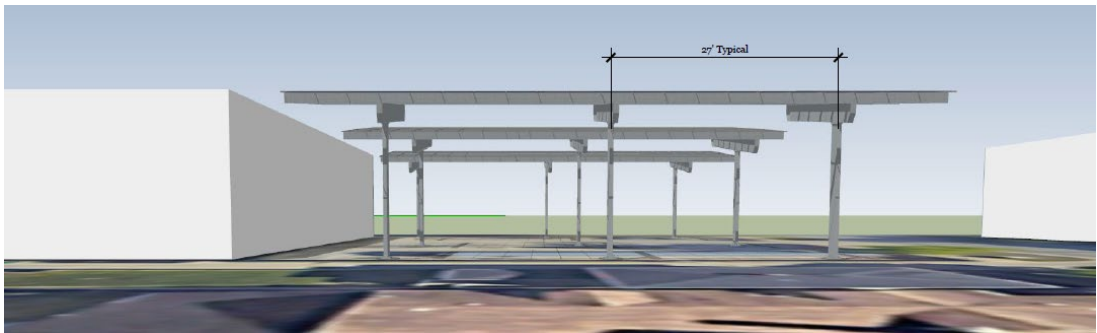
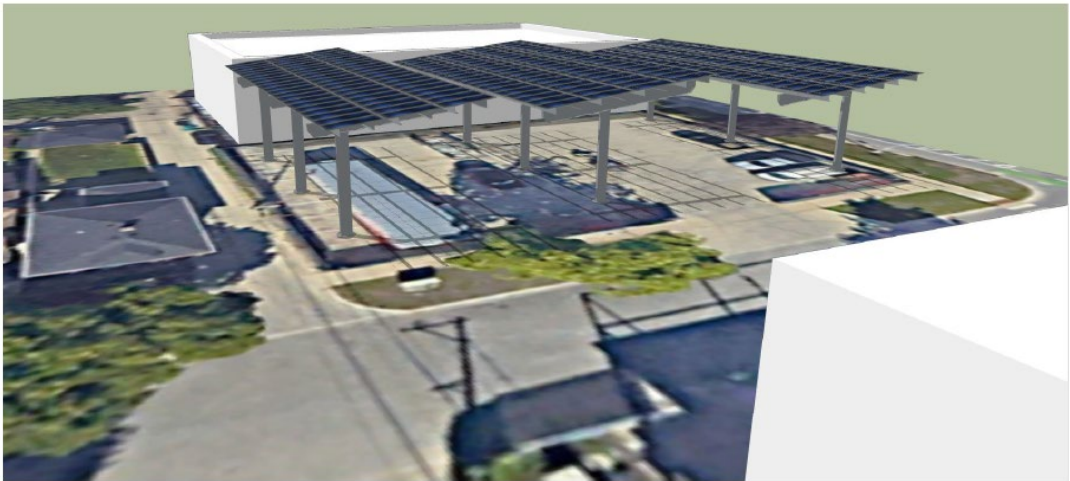
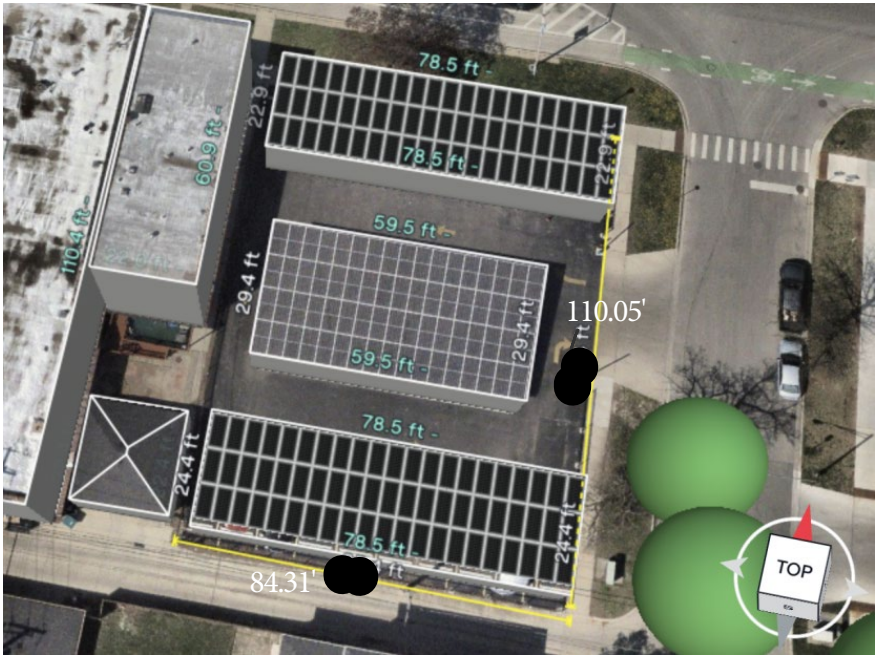


COMMON ADDRESS:
 # 229 -235 & 239-245 & 301-307 W. MADISON ST.
 OAK PARK, IL
 ORDER NO: R15-300.1S SCALE: 1" = 20'
 FIELD WORK DATE: 10/15/2019
 PREPARED FOR:
 FLYNN LAW OFFICES
 (312) 218-8621

Location Map



Site Plan



N



Elevations

The height of the structures will be approximately 13'8" on the North and 8'6" on the South which is the same as the current structure.



Photos of Surrounding Properties and Buildings

North View



East View



South View



House on south end of lot



West View



North View





Site Assessment

Customer:

Park Dist. Oak Park

Address:

123 Madison St, Oak Park, IL
60302, USA

System Size:

68.04 kW

Year 1 Production:

86,282 kWh

Designer:

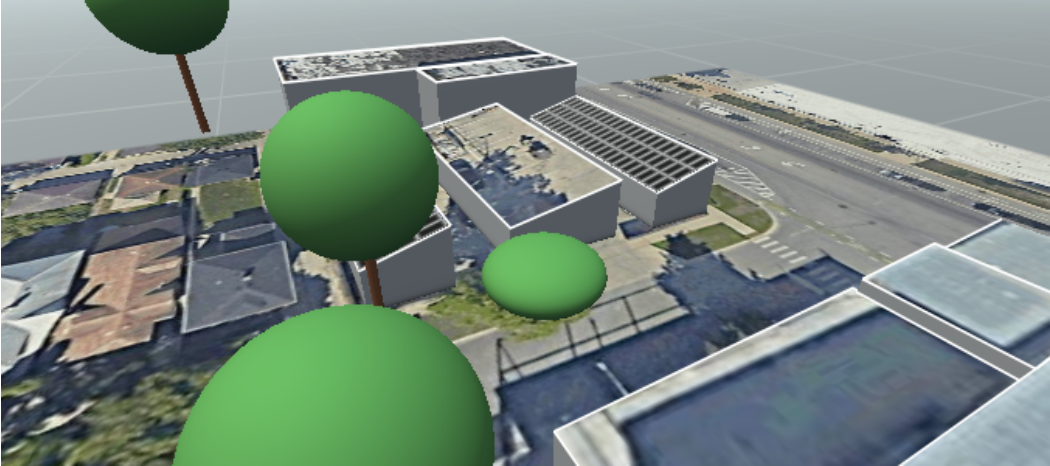
Eric Heineman

Date:



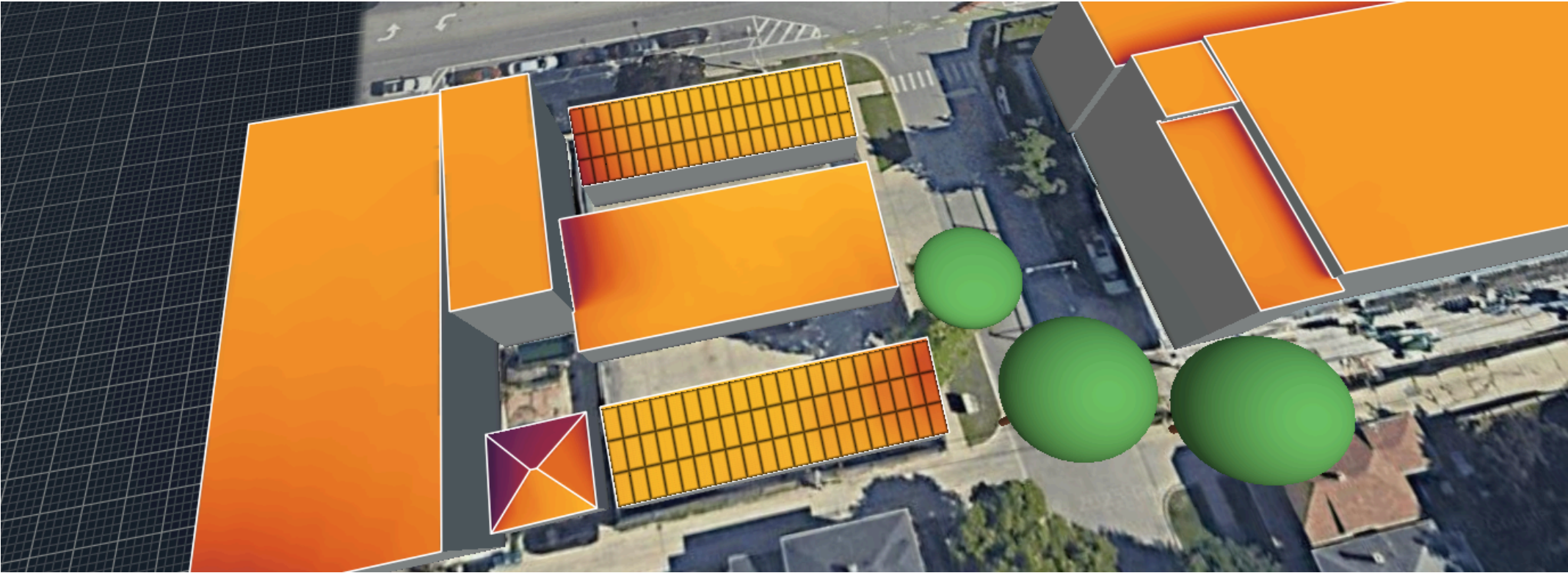
Site Assessment

Customer: Park Dist. Oak Park
Address: 123 Madison St, Oak Park, IL
60302, USA



Component List

LR5-72HBD-540M	Qty: 126
Longi Solar	
CPS SCA25KTL-DO-R/US-480	Qty: 6
Chint	



Project Summary

Zoning Variance Request – Hardship Justification **Park District of Oak Park:301–307 Madison Street, Oak Park, IL**

The Park District of Oak Park respectfully requests a zoning variance under the hardship clause to allow for the installation of two additional accessory structures in the parking lot of the Community Recreation Center (CRC), located at 301–307 Madison Street. These structures are necessary to expand our solar energy system and support the facility's goal of functioning as a net zero energy building.

When the CRC was designed, our solar energy system was sized based on an estimated membership of approximately 6,000 individuals. Since opening two years ago, community demand has significantly exceeded projections, with current membership averaging over 11,000. This strong and sustained growth underscores the value of the CRC to the Oak Park community—but it has also resulted in energy consumption levels that exceed the original design assumptions.

To meet these increased energy needs and remain on track with our net zero goals, the Park District proposes installing two additional solar canopy structures in the CRC parking lot. These canopies will match the existing solar structure in design and scale (photos included) and one will measure approximately 22.9 feet wide by 78.5 feet long and the other 24.4 feet wide by 78.5 feet long.

Summary of Solar Expansion Proposal:

- **Total lot area:** 9,278.32 sq. ft. (84.31' x 110.05')
- **Existing solar canopy:** 1,800 sq. ft. (30' x 60')
- **Proposed additional structures:** 3,640 sq. ft. total (22.9' x 78.5') & (24.4' x 78.5')
- **Total coverage after expansion:** 5,440 sq. ft., or 59% of the lot area
- **Code allowance for accessory structure coverage:** 20%
- **Requested variance:** Increase from 20% to 60% coverage
- **Additional system size:** 68.04 kW
- **Expected first-year energy production:** 86,282 kWh

This expansion is critical to ensuring that the CRC can sustainably serve the growing number of community members who rely on its programming. The proposed solar structures will maintain visual and architectural consistency with those already in place and will not negatively affect the appearance or function of the parking lot.

The hardship in this case is the need to utilize additional surface area to generate sufficient renewable energy to serve the expanded user base. Without these additional structures, the CRC will not be able to meet its originally intended net zero performance.

ALTA / NSPS LAND TITLE SURVEY

TAXID. (P.I.N.) NOS:
 16-17-101-004-0000 16-17-102-005-0000
 16-17-101-005-0000 16-17-102-006-0000
 16-17-101-006-0000 16-17-102-007-0000
 16-17-102-001-0000 16-17-102-008-0000

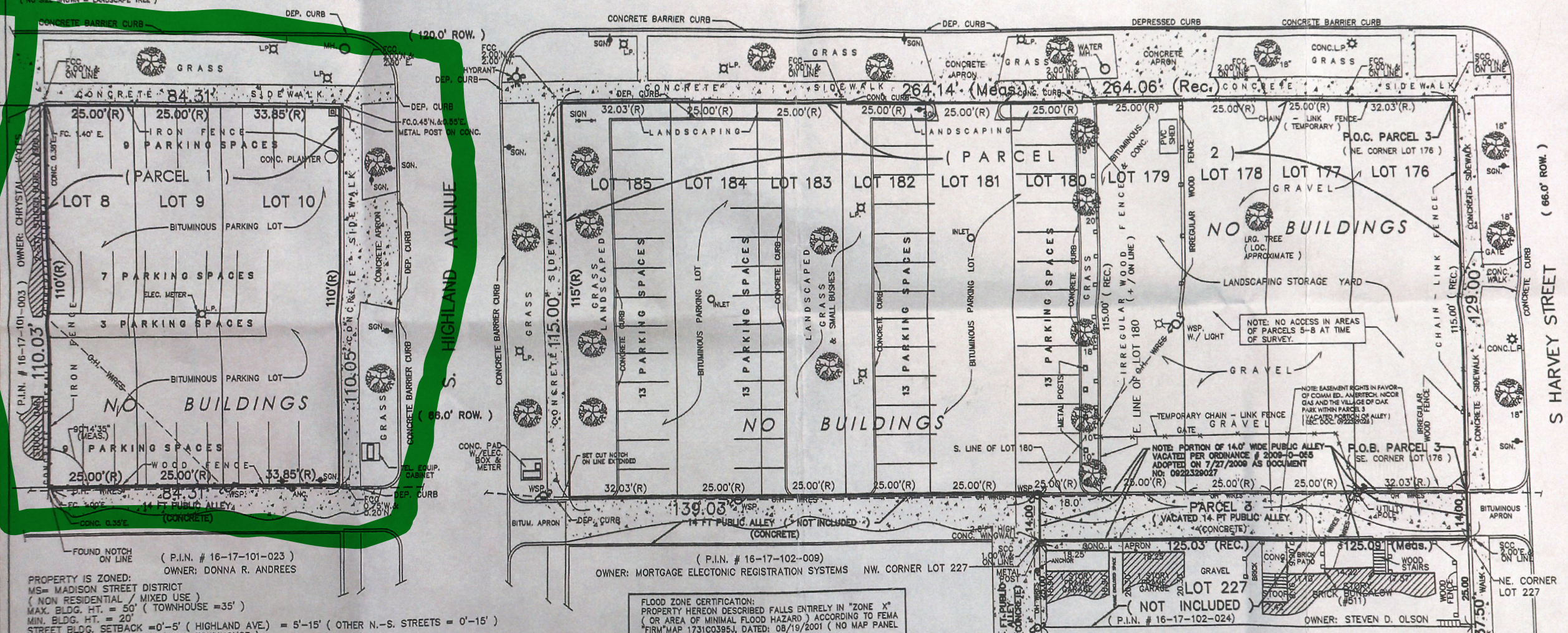
LEGEND

FIP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 FPC = FOUND PK NAIL
 FCC = FOUND CUT CROSS
 FNI = FOUND CUT NOTCH
 SIP = SET IRON PIPE
 SCC = SET CUT CROSS
 SPK = SET PK NAIL
 REC = RECORD INFORMATION
 MEAS = MEASURED INFORMATION
 TF = TOP OF FOUNDATION
 PF = FINISHED FLOOR
 CONC = CONCRETE
 BIT = BITUMINOUS
 PUE = PUBLIC UTILITY EASEMENT
 PUADE = PUBLIC UTILITY & DRAINAGE EASEMENT
 FC = FENCE CORNER
 N = NORTH
 S = SOUTH
 E = EAST
 W = WEST
 LP = LIGHTPOLE
 WSP = WOOD SERVICE POLE
 W = WEST
 SGN = SIGN
 DEP = DEPRESSED CURB
 (R) = RECORD INFO.
 MH = MANHOLE
 L.P. = LIGHT-POLE
 SGN = SIGN
 WSP = WOOD SERVICE (UTILITY) POLE
 ANG. = GUY ANCHOR
 CONC.L.P. = CONCRETE LIGHTPOLE
 DEP. CURB
 CONCRETE BARRIER CURB
 GRASS
 LANDSCAPING
 LANDSCAPED GRASS & SMALL BUSHES
 LANDSCAPING STORAGE YARD
 IRREGULAR WOOD FENCE & CONC. FENCE (+/- ON LINE)
 TEMPORARY CHAIN - LINK FENCE
 CHAIN - LINK FENCE
 CONC. PAD W/ ELEC. BOX & METER
 TEL. EQUIP. CABINET
 FOUND NOTCH ON LINE
 (P.I.N. # 16-17-101-023)
 OWNER: DONNA R. ANDREES
 PROPERTY IS ZONED: MS = MADISON STREET DISTRICT (NON RESIDENTIAL / MIXED USE)
 MAX. BLDG. HT. = 50' (TOWNHOUSE = 35')
 MIN. BLDG. HT. = 20'
 STREET BLDG. SETBACK = 0'-5' (HIGHLAND AVE.) = 5'-15' (OTHER N.-S. STREETS = 0'-15')
 INTERIOR SIDEYARD = 0' (5' FOR TOWNHOUSE)
 REAR SETBACK = 25'
 NOTE: REFER TO VILLAGE ZONING ORDINANCE FOR MORE SPECIFIC INFO.
 GENERAL NOTES:
 1.) CALL J.U.L.I.E. @ 1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION.
 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.
 6.) SURVEY HEREON DRAWN CONFORMS WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY: CHICAGO TITLE INSURANCE CO., ORDER NO: CCH1904407LD, COMMITMENT DATE: AUGUST 19, 2019.
 PROFESSIONAL LAND SERVICES, L.L.C.
 LAND SURVEYING AND MAPPING
 7518 W. MADISON AVE. STE 2C FOREST PARK, ILLINOIS
 PHONE: 708.488.1733 FAX: 708.488.1765
 E-MAIL: prlandserv@sbglobal.net

PARCEL 1:
 LOTS 8, 9 AND 10 IN BLOCK 1 IN HARNSTROM'S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 PARCEL 2:
 LOTS 176 THROUGH 185, BOTH INCLUSIVE, IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

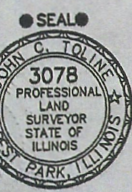
PARCEL 3:

THAT PART OF A 14 FOOT WIDE VACATED PUBLIC ALLEY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 176 IN THE HIGHLANDS, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ALONG THE EAST LINE OF LOT 176, SAID LINE ALSO BEING THE WEST RIGHT OF WAY OF HARVEY AVENUE, FOR A DISTANCE OF 115.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE EXTENDED 14.00 FEET TO THE NORTHEAST CORNER OF LOT 227 IN SAID THE HIGHLANDS SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 227, SAID LINE ALSO BEING THE SOUTH LINE OF A 14 FOOT WIDE PUBLIC ALLEY, FOR A DISTANCE OF 125.03 FEET TO THE NORTHWEST CORNER OF SAID LOT 227; THENCE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 227 FOR A DISTANCE OF 14.00 FEET TO THE NORTH LINE OF THE 14 FOOT WIDE PUBLIC ALLEY, SAID LINE ALSO BEING THE SOUTH LINE OF LOT 180 IN SAID THE HIGHLANDS SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF PUBLIC ALLEY TO THE SOUTHEAST CORNER OF SAID LOT 176 AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



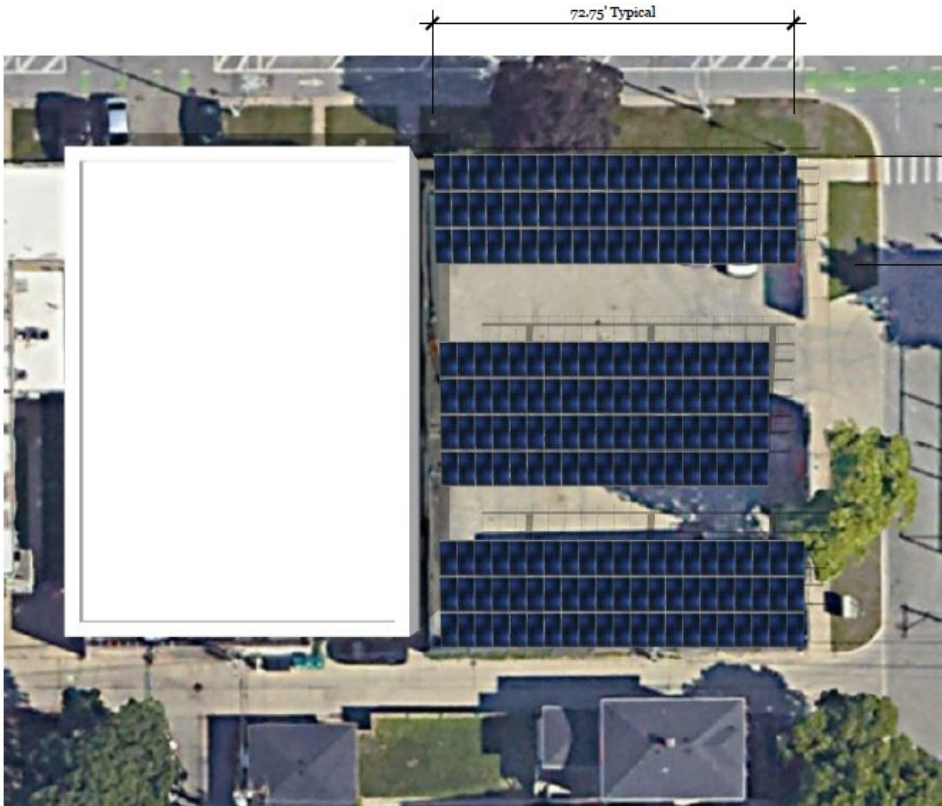
TOTAL AREA
 41,395 s.f. = 0.950 Acres +/-
 PROPERTY IS ZONED: MS = MADISON STREET DISTRICT (NON RESIDENTIAL / MIXED USE)
 MAX. BLDG. HT. = 50' (TOWNHOUSE = 35')
 MIN. BLDG. HT. = 20'
 STREET BLDG. SETBACK = 0'-5' (HIGHLAND AVE.) = 5'-15' (OTHER N.-S. STREETS = 0'-15')
 INTERIOR SIDEYARD = 0' (5' FOR TOWNHOUSE)
 REAR SETBACK = 25'
 NOTE: REFER TO VILLAGE ZONING ORDINANCE FOR MORE SPECIFIC INFO.
 GENERAL NOTES:
 1.) CALL J.U.L.I.E. @ 1-800-892-1234 PRIOR TO ANY DIGGING OR CONSTRUCTION.
 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.
 6.) SURVEY HEREON DRAWN CONFORMS WITH A COMMITMENT FOR TITLE INSURANCE ISSUED BY: CHICAGO TITLE INSURANCE CO., ORDER NO: CCH1904407LD, COMMITMENT DATE: AUGUST 19, 2019.
 PROFESSIONAL LAND SERVICES, L.L.C.
 LAND SURVEYING AND MAPPING
 7518 W. MADISON AVE. STE 2C FOREST PARK, ILLINOIS
 PHONE: 708.488.1733 FAX: 708.488.1765
 E-MAIL: prlandserv@sbglobal.net

FLOOD ZONE CERTIFICATION:
 PROPERTY HEREON DESCRIBED FALLS ENTIRELY IN "ZONE X" (OR AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO FEMA "FIRM" MAP 1731C0395J, DATED: 08/19/2001 (NO MAP PANEL PRINTED).
 TO: CHICAGO TITLE INSURANCE COMPANY
 PARKS FOUNDATION OF OAK PARK
 PARK DISTRICT OF OAK PARK
 GOOD HEART WORK SMART FOUNDATION
 HARVEY MADISON DEVELOPMENT LLC
 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 DETAIL REQUIREMENTS FOR ALTA / NSPS, AND INCLUDES ITEMS 1,2,3,4,6,7(a),7(b),8,9,11,13,14,17,19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 15, 2019.
 DATED: OCTOBER 25, 2019
 "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION" (ILCS 1270.56,9.6.F.)
 JOHN POLIN TORRES, P.L.S. # 35-3078
 MY COMMISSION EXPIRES NOVEMBER 30, 2020
 PROFESSIONAL LAND SERVICES, L.L.C.
 ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION # 184-004648

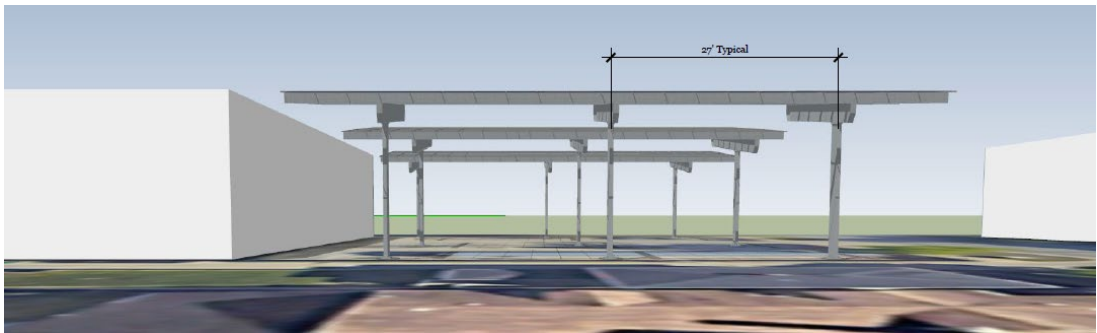
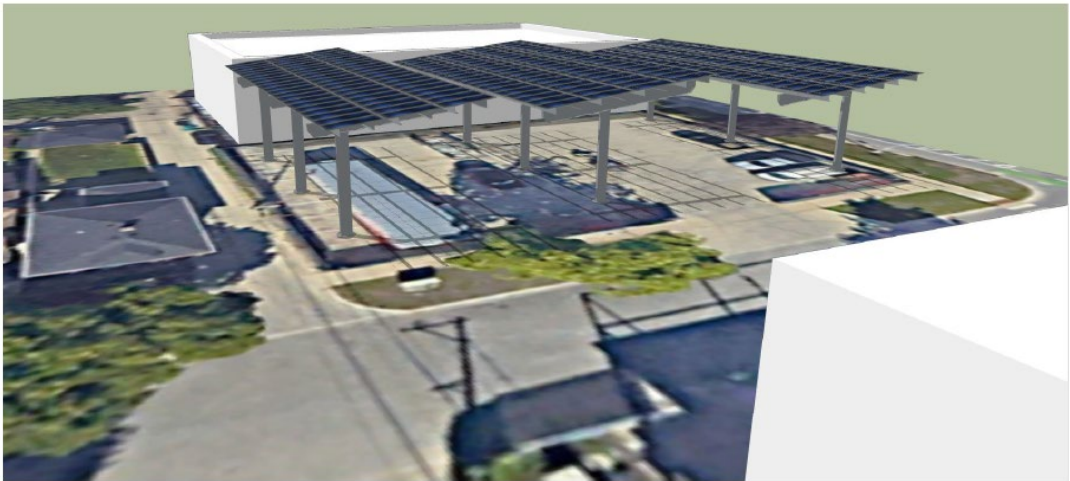
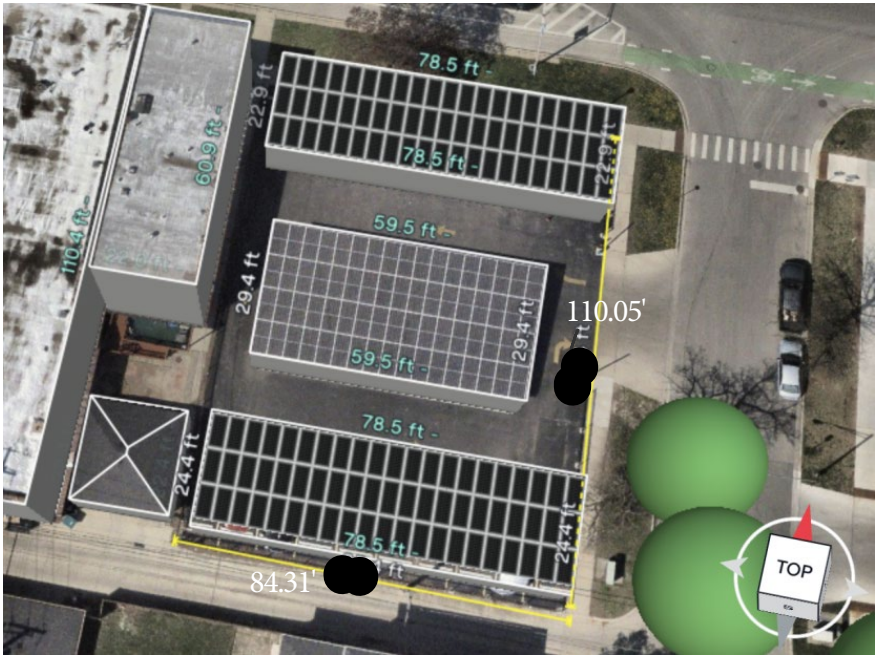


COMMON ADDRESS:
 # 229 -235 & 239-245 & 301-307 W. MADISON ST.
 OAK PARK, IL
 ORDER NO: R15-300.1S SCALE: 1" = 20'
 FIELD WORK DATE: 10/15/2019
 PREPARED FOR:
 FLYNN LAW OFFICES
 (312) 218-8621

Location Map



Site Plan



N



Photos of Surrounding Properties and Buildings

North View



East View



South View



House on south end of lot



West View



North View

