



# Village of Oak Park

## **STAFF REPORT**

**TO:** Plan Commission

**REVIEW DATE:** September 1, 2021

**FROM:** Village Staff

**PREPARED BY:** Zoning Administrator

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### P R O J E C T T I T L E

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**CALENDAR NUMBER: 13-21-Z: Craft Brew Lounge; 1026 North Blvd.**

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, JD North Blvd Holdings LLC, to operate an existing craft brew lounge called Beer Shop, pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1026 North Boulevard, Oak Park, Illinois, Property Index Number 16-07-126-011-0000, in the DT Downtown Zoning District.

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### A P P L I C A N T I N F O R M A T I O N

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**APPLICANT & CONTRACT PURCHASER:** JD North Blvd Holdings LLC (John Dengel)  
228 N. Elmwood Avenue  
Oak Park, IL 60302

**PROPERTY OWNER:** 112 North Marion LLC (Mike Fox)  
1110 Pleasant Street  
Oak Park, IL 60302

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### P R O P E R T Y I N F O R M A T I O N

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**EXISTING ZONING:** DT Downtown Business District  
**EXISTING LAND USE:** Beer Shop, Craft Brew Lounge  
**SPACE SIZE:** 1,090 square feet  
**COMPREHENSIVE PLAN:** Downtown Mixed Use

**SURROUNDING ZONING AND LAND USES:**

**NORTH:** DT Downtown Zoning District  
**SOUTH:** DT Downtown Zoning District (Parking Lot and Tracks)

EAST: DT Downtown Zoning District (Pumpkin Moon)  
WEST: DT Downtown Zoning District (Fleet Feet Oak Park)

## A n a l y s i s

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### Submittals

This report is based on the following documents, which were filed with the Development Customer Services Department:

1. Application for Special Use Permit; and
2. Response to the Standards for Special Use; and
3. Proposed/existing First Floor Plan.

### Description

The Subject Property is situated between North Marion Street to its west and Forest Avenue to its east. It is located on the north side of North Boulevard. The property is a lot of approximately 1,090 square feet with a tenant space store front of a larger commercial building located at 1026 North Boulevard, Oak Park, Illinois. Beer Shop is a craft brew lounge that is a desirable destination for local craft beer enthusiasts in the downtown Oak Park district on the Subject Property.

The Applicant plans to purchase the Beer Shop located at 1026 North Blvd. The Applicant is required to obtain a special use permit to operate the craft brew lounge since the prior special use permit was limited to the current owner, Anthony Campiglia, by the Village Board on February 17, 2015. The Applicant, as the new owner, plans to maintain the Beer Shop's current use and operations. The special use permit is needed when there is a change in ownership.

As a specialty boutique retailer, Beer Shop features locally-produced craft beer for on-premise consumption, and off-premise packaged sales. Craft beer related merchandise including beer glasses, apparel and related items can also be purchased. Beer Shop is not a "bar." Thus, the store is limited to seating for just nine (9) customers.

## C o m p l i a n c e   w i t h   t h e   Z o n i n g   O r d i n a n c e

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The special use permit granted to Anthony Compaglia was approved with the following condition, "That this special use shall be limited to the current use and applicant, and any expansion in the use or change in the tenant, operator or use of the Subject Property will terminate this special use. . ." Since the special use was limited to Anthony Compaglia, a new special use permit shall be required by the Applicant to purchase and operate the Beer Shop.

Thus the Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, JD North Blvd Holdings LLC, to operate an existing craft brew lounge called Beer Shop, pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1026 North Boulevard, Oak Park, Illinois, Property Index Number 16-07-126-011-0000, in the DT Downtown Zoning District.

Special Use:

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether an approval of the special use is appropriate at the particular location and manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

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.
2. The proposed special use is compatible with the general land use of adjacent properties and 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.
4. The special use meets the requirements for such classification in this Ordinance.

The Applicant has provided responses to the approval standards within its application.

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**G r e a t e r D o w n t o w n B u s i n e s s D i s t r i c t P l a n**

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The Greater Downtown Master Plan identifies this area as a secondary retail area. These areas do not need the rigorous requirements of exposure or floor plate size. These areas should be mainly occupied by locally owned and operated retail and commercial businesses. The Plan speaks to preservation and reuse of the existing building stock especially those which enhance or encourage the pedestrian environment. The existing use will continue to activate more nighttime activity in the district.

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## Envision Oak Park - Comprehensive Plan

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The existing business mainly affects two recommendation chapters within the newly adopted Comprehensive Plan. They are the *Land Use and Built Environment* and *Economic Health and Vitality* chapters. Within both chapters, the Plan establishes goals and objectives which set the standards for development. The Plan discusses the idea of strengthening commercial districts as well as the symbiotic relationship between economic development and the overall quality of the community. As with the Greater Downtown Master Plan, the Comprehensive Plan supports the adaptive reuse and the enhancement of existing commercial buildings while preserving local character. The Plan also supports the idea of encouraging a mix of uses and businesses which will assist in diversifying the community's tax-base and providing a variety of choices to consumers. The Plan discusses the active pursuit of businesses that address unmet gaps in the local market demand. This land use addresses that gap. The future Land Use map supports more commercial/mixed use development that not only caters to residents, but also attracts visitors from other communities. The existing use fits these recommendations.

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### Compatibility with Surrounding Land Uses

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The neighboring land uses are retail in nature and fits well with the existing Beer Shop use as it has added an under-represented use in the immediate area. The Beer Shop also helps to re-energize the area at the off times during the evening hours. The existing use is retail and service which has blended well with the surrounding retail environment along North Boulevard.

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### General Information

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#### Project Review Team

The Team consists of representatives from various departments and divisions within the Village government. Staff is in support of this application. A special use permit was granted to the Beer Shop in 2015. the evidence at that time indicated that the issuance of a special use permit allowing the Beer Shop on the Subject Property was in the best interest of the Village of Oak Park. As stated above, the Applicant, as the new purchaser, plans to maintain the current use identical to the Beer Shop's current operations.

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*End of Report.*

- c. Applicant  
Zoning Board of Appeals  
Rasheda Jackson, Village Assistance Attorney  
Craig Failor, Village Planner
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