



Application for Special-Use Permit

Village of Oak Park 708.383.6400
123 Madison Street
Oak Park, IL 60302-4272

Applicant Information

Name of Applicant: (Please print) SCOVILLE SQUARE ASSOC LP
Address of Subject Property: 805 LAKE ST, OAK PK, IL 60301-1301
Owner of Subject Property: TRUST # 99-00463 CHICAGO TITLE & TR Owner's Address:
Authorized Agent: (Please print) MAS TAKIGUCHI Address: 1415 W 22ND ST OAK BROOK IL 60523
Phone Number: 630-562-6002 E-Mail Address: MAS@TAKIGUCHILAW.COM

Are there any original covenants, conditions, or deed restrictions concerning this property in the type of improvements, set backs, area, or height requirements? [ ] Yes (If yes, attach explanation) [X] No

Are there any contracts or agreements of any nature in existence with regard to the sale or disposal of this property that are contingent upon the decision made pursuant to this application? [ ] Yes (If yes, attach explanation) [X] No

The present owner acquired legal title to these premises on: 11-19-2002

Case Information

The Applicant seeks a special-use permit to: LEASE TO ARTHUR MURRAY LICENSEE TO OPERATE A DANCE STUDIO & RETAIL

The subject property is located in the B1/2 General Business Zone District(s).

The subject property is presently used as: VACANT SPACE FORMERLY SITE OF MAC SPECIALISTS

Certification

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

Sworn to me this 14 day of JULY 2015

[Signature]
Notary Public

[Signature]
Applicant

My commission expires: 4-1-19

SCOVILLE SQUARE ASSOC LP



Notice: This application must be completed fully and legibly, and accompanied by all required submittals, as listed on the reverse side of this application. Only persons having a proprietary interest in the subject property may file an application. The application fee is due at time of application, and is not refundable.



Disclosure of Beneficiaries

Village of Oak Park 708.383.6400
123 Madison Street
Oak Park, IL 60302-4272

Address of Subject Property: 805 LAKE ST OAK PR 60301-1301 Date: 7-15-15
Property Identification Number(s) (PIN): 16-07-306-020-0000

Owner Information

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

Owner 1 Name: TRUST # 99-00463 CTT Telephone No.: 708 383-4268
Owner 1 Address: 181 W. MADISON 17th FL CHICAGO Facsimile No.: 708 383 3366
Owner 2 Name: IL 60602 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.)

JAMES SOLNRE
TOM LYONS

Applicant Information

Applicant's Name: SCOVILLE SQUARE ASSOC LP Telephone No.: 708 524 5203
Applicant's Address: 137 N OAK PARK AVE Facsimile No.: 708 524 5375

Contact Information (If different than Applicant)

Project Contact: MIKE LENNOX Telephone No.: 708 524 5203
Contact's Address: 137 N. OAK PARK AVE Facsimile No.: 708 524 5375

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.

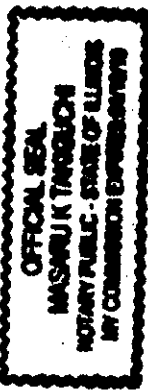
Sworn to me this 14 day of JULY 20 15

Notary Public

My commission expires: 4-1-19

Applicant/Authorized Agent (circle one) General Partner

SCOVILLE SQ. ASSOC. LP



SCOVILLE SQUARE APPLICATION FOR SPECIAL USE PERMIT  
ARTHUR MURRAY PROPOSED LEASE  
805 LAKE STREET, OAK PARK, IL 60301-1301

EXHIBIT 1 TO APPLICATION

SPECIAL USE STANDARDS: SECTION 2.2.3(D)

***The proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community.***

The proposed use as a dance studio is desirable as a vibrant addition to the Hemmingway Commercial District. The growth of Arthur Murray and the popularity of dance, such as evidenced by such programs as Dancing with the Stars, appeals to the social aspects of dance and it encourages the use of local amenities available in the Hemmingway District as well as Down Town Oak Park.

***The Proposed building or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matter affecting the public health, safety and welfare;***

The proposed use is intended and expected to bring greater vitality to the area through its clients and patrons who have disposable incomes and active social lives. These consumers and athletes will bring commerce to a District designed for commercial activity, thereby contributing to the character of the neighborhood by enhancing the activity and commerce with little impact on traffic conditions. With regard to utilities, the studio will be able to utilize the existing level of utility services and facilities and will not put a burden on the public health safety and welfare.

***The proposed building or use will be designated, arranged and operated so as to permit the development and use of neighboring property in accordance with the applicable district regulations;***

The use of the space as a dance studio will designated, arranged and operated to permit additional retail activity in the district, while taking a proactive stance with regard to utilization of district parking facilities.

***The proposed building or use complies with the more specific standards and criteria established for the particular building or use in question by Sections 2.2.7 (Planned Development Procedures) and 4.5 (Special Uses) of this Zoning Ordinance;***

2.2.7 Planned Development Procedures—This is not a part of a Planned Unit Development.

4.5 Special Uses, has no specific applicability.

***The proposed building or use has been considered in relation to the goals and objectives of the Comprehensive Plan of the Village of Oak Park; and***

The proposed use has been considered in relation to the goals and objectives of the Comprehensive Plan of the Village of Oak Park and the use is in conformity.

***There shall be reasonable assurance that the proposed buildings or use will be completed and maintained in a timely manner, if authorized.***

Scoville Square Associates, LP has operated the property for over two decades to a high degree of competence and ability to manage the Scoville Square Building.

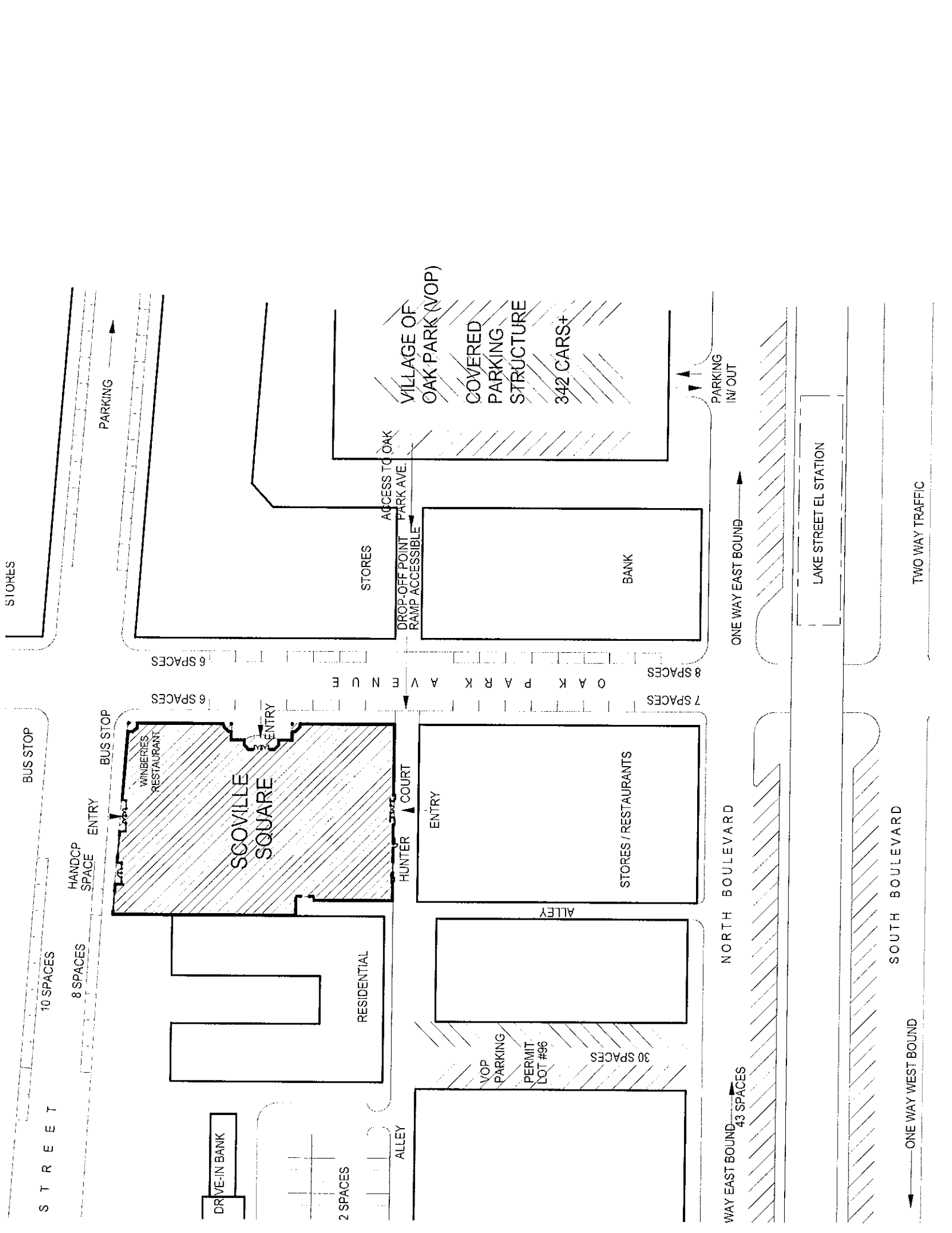
## **PRELIMINARY STATEMENT REGARDING PICK UP AND DROP OFF**

It is anticipated that Clients will arrive at the Arthur Murray Studio site in a variety of ways. Some will be pedestrians, and will access the entrance on Lake Street. Others will arrive by public transportation via Rapid Transit or surface transportation and both have easy access to the site.

Clients also will arrive using their vehicles. Clients will be instructed to use the nearby public parking facilities at the Avenue Parking Garage, 720 North Boulevard and the availability of parking at the Holly Court Garage if they wish to shop at Downtown Oak Park. Once completed, the Clients will also be encouraged to park at Forest and Lake Street. Clients will be made aware of the local parking restrictions, the nature of the intersection, and the importance of never impeding traffic along Lake Street.

The operation of the Arthur Murray Studio will be substantially different from the martial arts business on North Boulevard in that the Clients will primarily be adults.

Should the Clients wish to bicycle, bicycle racks will be provided at Hunter Court side of Scoville Square.



STORES

BUS STOP

STREET

10 SPACES

8 SPACES

HANDCP SPACE ENTRY

BUS STOP

WINBERIES RESTAURANT

DRIVE-IN BANK

SCOVILLE SQUARE

2 SPACES

RESIDENTIAL

ALLEY

HUNTER COURT

ENTRY

STORES / RESTAURANTS

VOP PARKING

PERMIT LOT #96

30 SPACES

ALLEY

6 SPACES

OAK PARK AVENUE

7 SPACES

STORES

DROP-OFF POINT PARK AVE. RAMP ACCESSIBLE

ACCESS TO OAK

VILLAGE OF OAK PARK (VOP)

COVERED PARKING STRUCTURE

342 CARS+

BANK

PARKING IN/OUT

WAY EAST BOUND 43 SPACES

NORTH BOULEVARD

ONE WAY EAST BOUND

LAKE STREET EL STATION

SOUTH BOULEVARD

ONE WAY WEST BOUND

TWO WAY TRAFFIC



# **Oak Park**

**Summary**

**By: Elise Wise, Owner**



Arthur Murray International is the world's oldest and largest ballroom dance organization. Founded in 1912 with over 260 locations worldwide Arthur Murray has literally taught hundreds of thousands of people to dance. At Arthur Murray we provide not only top notch instruction but we also focus on exceptional service in an upscale and elegant environment. It is our top priority to ensure our students success whether they are preparing for a wedding, looking for a healthy hobby, widening their social circle, or wanting to dance competitively.

Arthur Murray International provides its franchisees with brand recognition, training videos and manuals, biannual training conferences, comprehensive business tracking systems, and many other tools to ensure their Franchisees prosper.



## 6 CONVENIENT LOCATIONS

*Lincolnshire Glenview Chicago Schaumburg Naperville Oakbrook Terrace*

The Chicagoland Arthur Murray dance studios have been wildly successful. Spearheaded by Chicago area Grand Franchisee Jill DeMarlo, the Chicago land area schools consistently place in the top ten of the highest grossing franchises of the two-hundred and sixty Arthur Murray studios globally. The flagship school was opened in River North in 2001 followed by DeMarlo taking ownership of the Morton Grove studio in May 2001 (now Glenview), then opening Schaumburg in 2005. We have had continued growth and expansion even through the economic depression, with new franchisees opening studios in Lincolnshire and Naperville in 2009 and our most recent addition of Oak Brook Terrace in 2011. Also coming soon are Lakeview and Orland Park locations. This extensive network of successful Franchisees, talented staff and an established annual event cycle will play an enormous role in the rapid growth and success of Arthur Murray Oak Park.



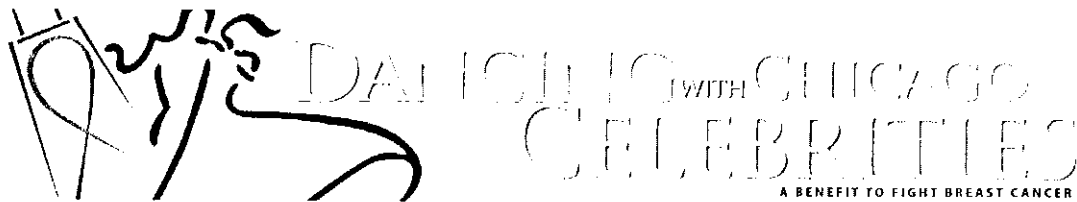
## Retail Component

Arthur Murray Oak Park will have a retail component allowing our students the opportunity to purchase the necessary tools to ballroom dance right on site. We are excited to offer our students a variety of ballroom shoes and practice foot wear. We will also carry ballroom jewelry and practice wear including skirts, dresses and men's pants.

## Charitable Work

The Chicagoland Arthur Murrays are heavily involved in Charity work. We donate over one hundred Gift certificates to local charities annually.

We are exceptionally proud of Dancing with Chicago Celebrities which I have personally donated my time and resources to for the last decade. I look forward to involving our Oak Park location in this event as well as creating our own local charity events in the future.



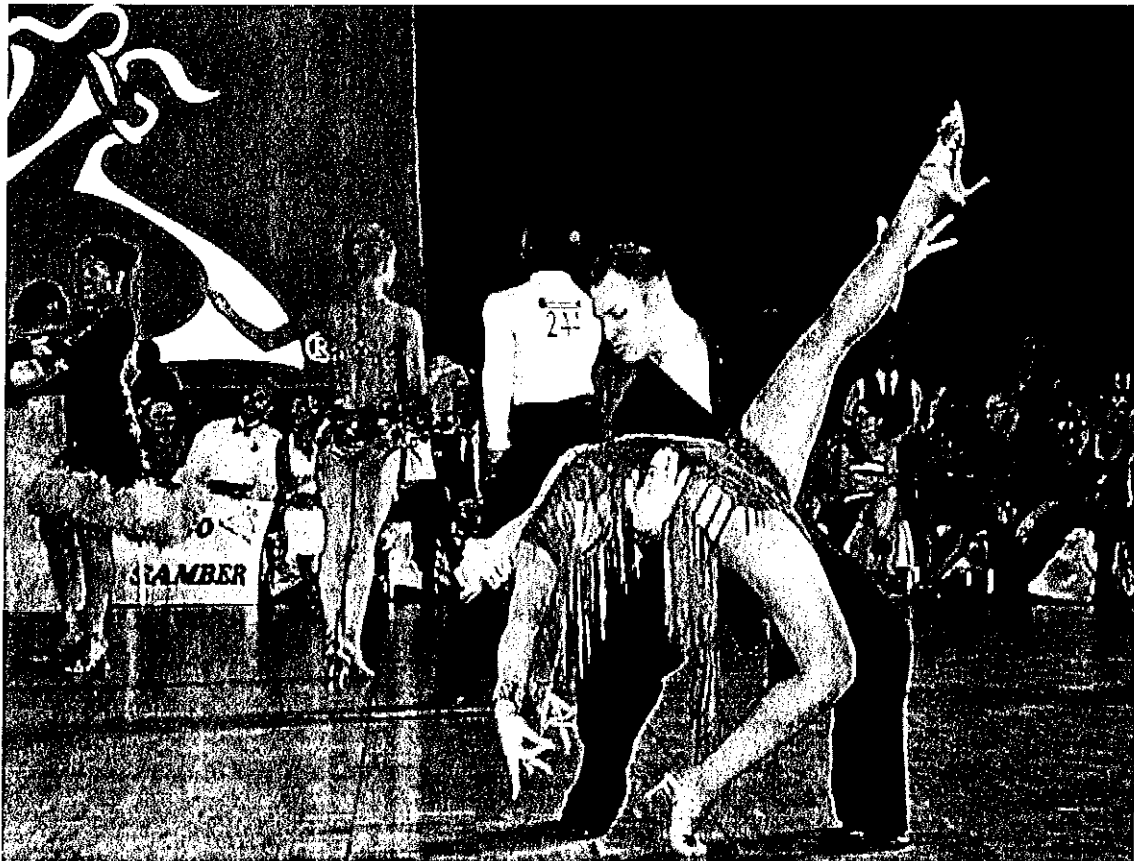
From the DWCC Website: "The Chicagoland studios are very proud to be a part Dancing with Chicago Celebrities. Founded by Jill DeMarlo in Dancing With Chicago Celebrities is a 501(c)3 not-for-profit charity. Our event was founded by Jill DeMarlo, Arthur Murray franchisee in Chicagoland, in 2006; we became an independent charity in 2012."

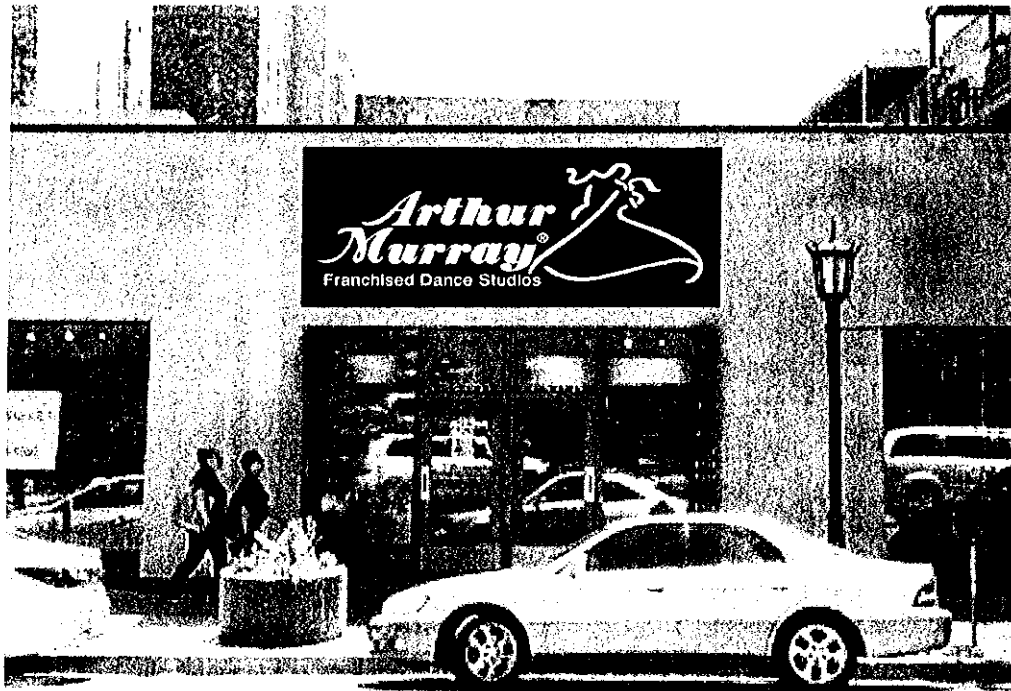
"Since our inception we've been focused on one thing: raising money to fight breast cancer in the Chicagoland area. Each year we bring together hundreds of generous people for one night of dancing. Together - and one dollar at a time - we've raised and donated more than \$1.3 million to the fight against breast cancer."

## About the Owner

My equal passion for dance and people has made Arthur Murray my dream job and career for the last decade.

I began working with Arthur Murray Dance studios ten years ago at the entry level position of dance instructor at our Morton Grove location. I was quickly promoted to Counselor: a management position specifically in charge of recruiting, enrolling, and developing all new clientele and staff. I have consistently performed in the top twenty out of the 260 individuals holding my position. I played a major leadership role in the success of Morton Grove Arthur Murray and saw us through our relocation to Glenview in 2011. For the last four years Glenview Arthur Murray placed in top five highest-grossing Franchises within the organization, grossing between 1.5-2 million dollars annually. I officially became the general manager of Glenview Arthur Murray in 2013 while maintaining my role as counselor and am familiar with all the aspects of running a successful studio from the ground up.



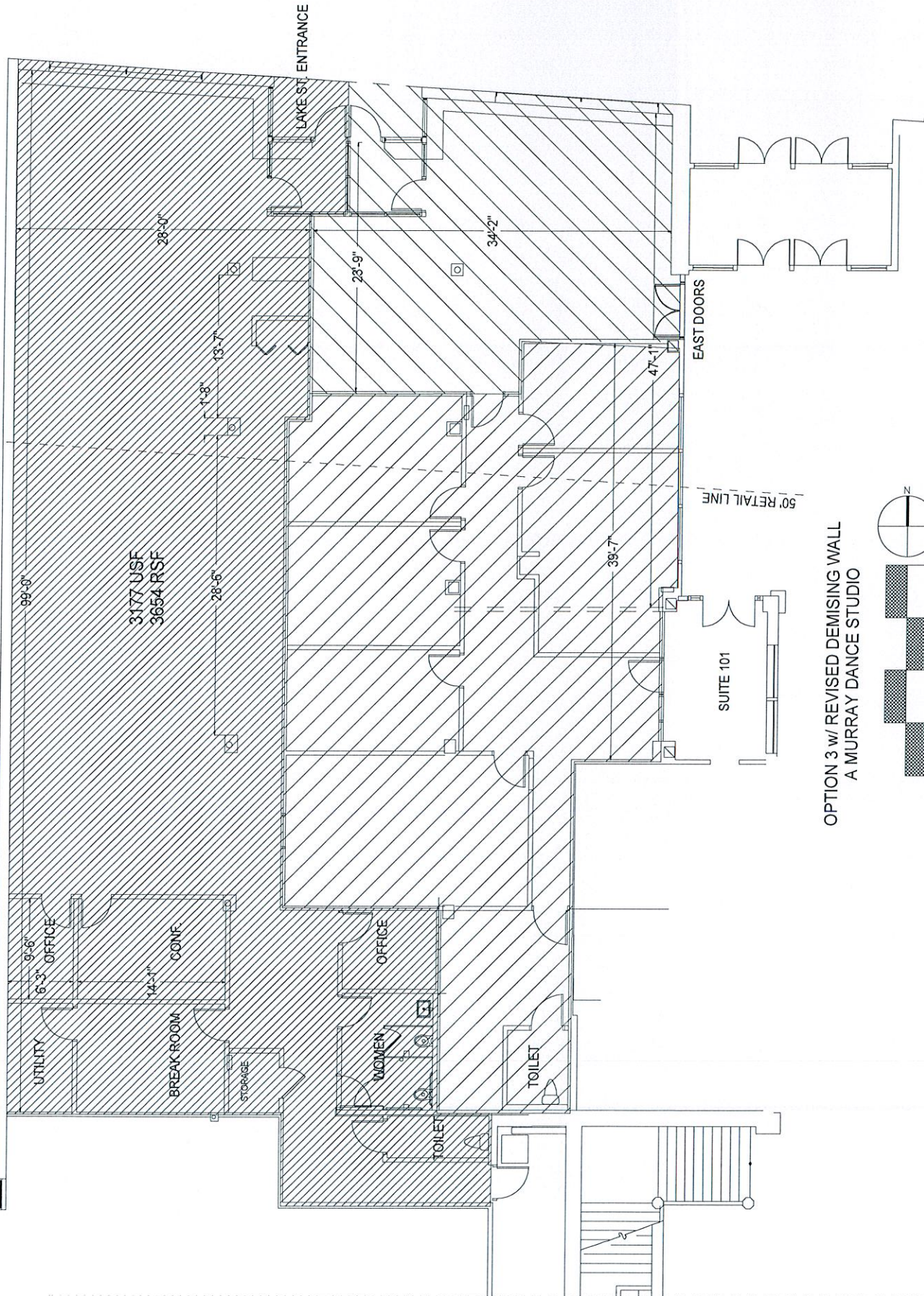


I am thrilled and honored for the opportunity to be opening the ninth Arthur Murray franchise in the Chicago land area in the Village of Oak Park. I am confident that the materials and tools that Arthur Murray International supplies, with the brand recognition, success, and extensive network of the Chicago land studios, compounded with my own personal proven success and determination, combined with the quality of clientele the citizens of Oak Park provide that Arthur Murray Oak Park will be a huge success.

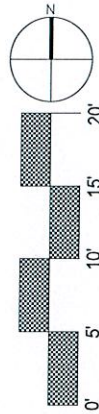
Thank You For Your Consideration,

Elise Wise  
Manager  
Glenview Arthur Murray  
847-734-0627 (office)  
415-515-0239 (cell)

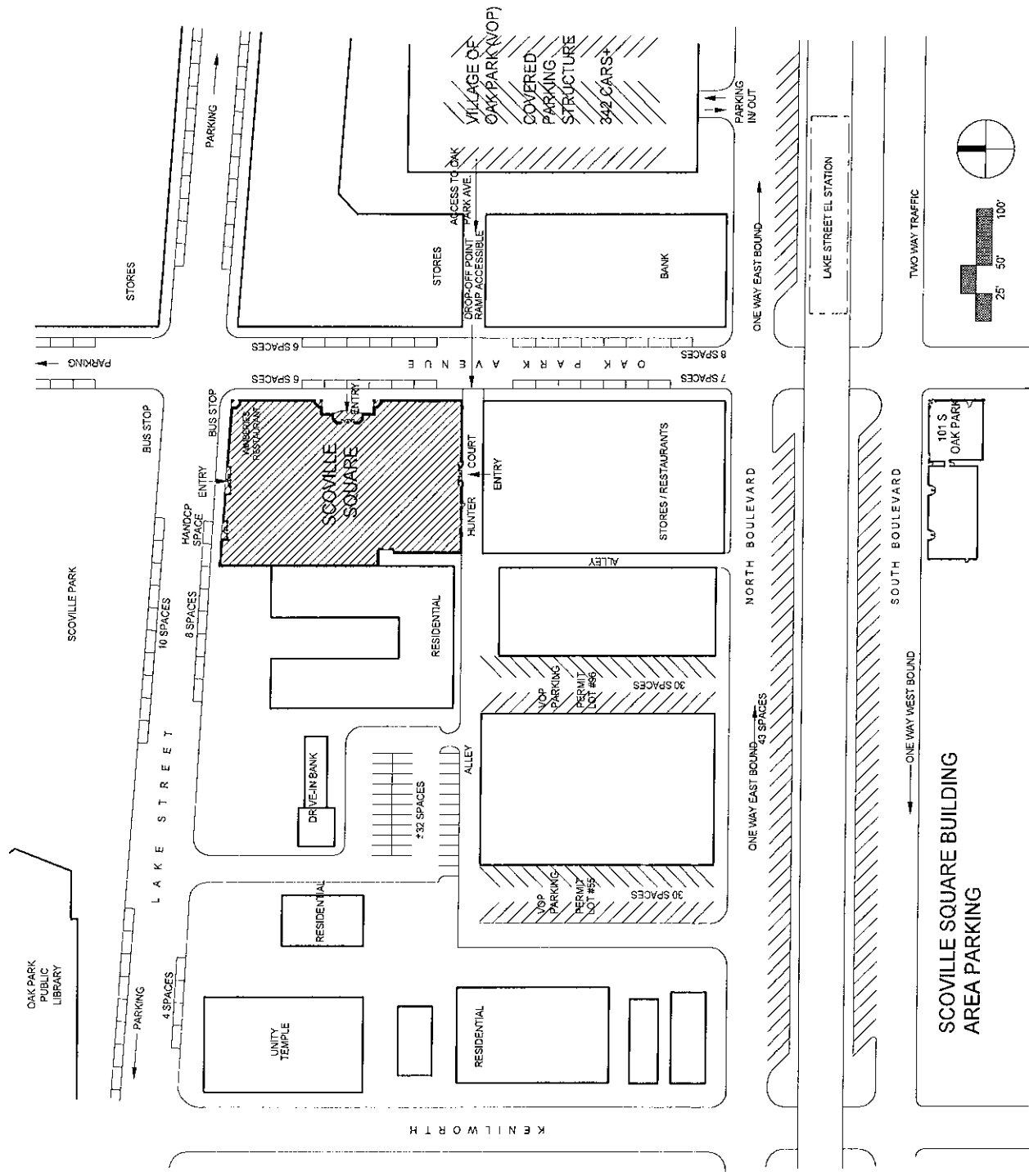
LAKE STREET



OPTION 3 w/ REVISED DEMISING WALL  
A MURRAY DANCE STUDIO



805 W LAKE ST  
 SCOVILLE SQUARE  
 OAK PARK IL.  
 DMA ARCHITECTS 6.24.15



**SCOVILLE SQUARE BUILDING  
AREA PARKING**

# The History of Arthur Murray

As America's second oldest franchise organization, Arthur Murray International, Inc. is known around the world as a prominent entertainment company with franchises located throughout the United States, Canada, Puerto Rico, Europe, the Middle East, Japan, Africa and Australia. With the beginning of a new millennium, social dancing is again a significant part of popular culture for all generations. Today, the Arthur Murray Franchised Dance Studios continue a tradition of more than 93 years in teaching the world to dance.





The history of the Arthur Murray Franchised Dance Studios began in 1912 with a man named Arthur Murray, an American symbol of entrepreneurial success and social dancing. Murray was among the first to use advertising techniques considered cutting edge at the time. His concept of selling dance lessons by mail, one step at a time, took the use of direct mail to a new level.

Murray's creative use of print advertising attracted national attention, as did his business acumen. In March of 1920, using students from Georgia Tech, Murray arranged to have music transmitted to a group of his dance students a few miles away. This was the world's first radio broadcast of live dance music for dancing.

Prior to World War II, Arthur Murray teachers were a regular part of every first-class steamship cruise and during the Thirties, the studios introduced such dances to the public as the "Lambeth Walk" and "The Big Apple." In fact it was "The Big Apple" that launched Mr. Murray's one studio into the largest chain of dance schools.

In 1942 singer Betty Hutton with the Jimmy Dorsey Orchestra recorded the big hit song "Arthur Murray Taught Me Dancing In A Hurry" for the movie "The Fleet's In" and by 1946 there were 72 Arthur Murray Dance Studios across America.

Arthur Murray was the first to realize the growing popularity of the Latin dances in America during the 1950's. Many conventions were held in Cuba during that time to give Arthur Murray dance trainers first-hand knowledge of the hot new Latin styles and moves that were in vogue and becoming popular.

In July 1950, Mr. Murray purchased five fifteen minute television spots on CBS and persuaded his wife Kathryn to do the teaching. Before the third show, Arthur bought a half-hour summer series on ABC. The show was called the "Arthur Murray Dance Party." By May 1952, the Murray's had televised almost 100 programs. Their TV ratings climbed and in the summer of 1952 they signed with their first sponsor, General Foods. Millions of viewers all over the United

States fell in love with the show and flocked to the Arthur Murray Studios throughout the country. This highly popular show ran for twelve years on national television.

When Arthur and Kathryn Murray retired in 1964, a group of franchisees purchased the company and brought a fresh new spirit and leadership to it. Under its new leadership, the Arthur Murray Franchised Dance Studios have kept pace with the rapidly changing “youth culture” and continue today to flourish as the world’s largest dance instruction organization.

Arthur Murray dance teachers can be found not only in the studios, but on the movies sets in Hollywood; backstage on Broadway; and in partnership with major entertainers to promote the music that the world dances to. Whenever a movie involves dance, it’s a good bet that AMII has been involved in some way, shape or form. Such movies as Dirty Dancing, Dirty Dancing II, Dance with Me, Beauty and the Beast, Flash Dance, An American President, True Lies, Saturday Night Fever and Scent of a Woman are some of the films which have used Arthur Murray instructors to either teach a dance to the stars and/or dance in the film.

The Arthur Murray Franchised Dance Studio’s name appears regularly in major national magazines that include Vogue, Martha Stewart Wedding, Smithsonian, Sports Illustrated, Woman’s Day and more. Wherever advertisers want to reach consumers with a message of romance, intimacy or just plain fun, you’ll see dancing, from the Gap’s now famous Khaki Swing commercials to dancing M&M’s and gas pumps.

Arthur Murray International’s commitment to dance goes even further, with senior management heavily involved in the world of professional and amateur competitive dance, known as Dance Sport. Many of Arthur Murray’s officials have contributed to bringing competitive ballroom to the forefront as an Olympic Sport.

All Arthur Murray Franchised Dance Studios are independently owned and operated by individuals who started as dance instructors and worked their way up to the executive level. By the time they are qualified to purchase a franchise, they have experienced every phase of studio operations, from teaching and supervising to marketing and managing. It is possible for an ambitious person to advance to a top executive job and become eligible to be a franchisee within just a few years.

Building from within has kept the studio system strong, with franchisees that are committed to the Spirit of Excellence which is the hallmark of the entire Arthur Murray system. Currently there are approximately 250 Arthur Murray Franchised Dance Studios worldwide.

# New Student Offer

Sign up below to be contacted by the nearest Arthur Murray Dance Center to begin dancing!

[Fill out my Wufoo form!](http://everymerchantnetwork.wufoo.com/forms/s909w7f0s0pv1e/http/true/ "html form")

## Our Dance Studios







## Contact Us

116 West Illinois  
Chicago, IL 60610

(312) 644-7554  
info@chicagoarthurmurray.com  
www.chicagoarthurmurray.com

## Opening Hours

**Monday:** 1:00 pm – 10:00 pm  
**Tuesday:** 1:00 pm – 10:00 pm  
**Wednesday:** 1:00 pm – 10:00 pm  
**Thursday:** 1:00 pm – 10:00 pm  
**Friday:** 1:00 pm – 10:00 pm  
**Saturday:** 10:00 am – 7:00 pm  
**Sunday:** Closed

## Our Studio

- [Inside View](#)
- [Directions](#)

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Arthur Murray<sup>®</sup>  
Dance Centers

CELEBRATING

100  
YEARS

- 116 West Illinois Chicago, IL 60610
- [\(312\) 644-7554](tel:(312)644-7554)
- [info@chicagoarthurmurray.com](mailto:info@chicagoarthurmurray.com)
- [Dancing with Chicago Celebs](#)
- [New Student Offer](#)

- [Home](#)
- [About Us](#)
- [Getting Started](#)
- [New Student Offer](#)
- [Wedding Dance Lessons](#)
- [Gift Certificates](#)
- [Contact](#)

## **Arthur Murray History**

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## **The Benefits of Dance**

### **The Benefits of Dancing with Arthur Murray**

The benefits of ballroom dancing are easy to realize. Fun, exercise and meeting people are natural outcomes of social dancing. Dancing opens doors at social events and private functions. People of all ages can learn to dance. Students from 18 to 80 have learned to dance in a fun and easy way using the World Famous Arthur Murray® teaching method.

The Arthur Murray® School of Dance offers a fun comfortable learning environment. Many students have reported weight loss, increased flexibility, enhanced strength, better posture, increased self confidence, lowered blood pressure, increased energy and endurance, and a more positive mood. Some students have been referred by their physicians, or recommended to continue dancing due to the benefits they have experienced.

Arthur Murray Dance Students gain many benefits through becoming better dancers. One of the great benefits of learning to dance at the Arthur Murray® Schools of Dance is that your dancing will last a lifetime. It is always yours to continue to enjoy.



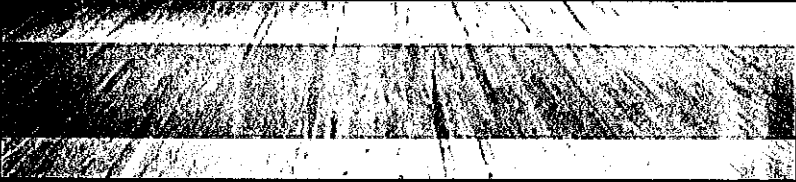
While developing your dancing skills you should not be surprised if you:

- Get more fun and enjoyment out of your social life.
- Enjoy increased self confidence.
- Meet new people and make new friends.
- Improve your overall health.
- Feel more at ease in social situations.
- Find the exercise and fitness you've wanted.
- Make your partner happy.
- Enjoy attending more parties.
- Find your business relationships improving.
- Acquire more grace and poise.
- Overcome shyness.
- Relieve stress.
- Stand out on the dance floor.
- Never have to say "no" to a dance invitation.
- Discover recreation or entertainment in a new way.
- Feel refreshed and relaxed.

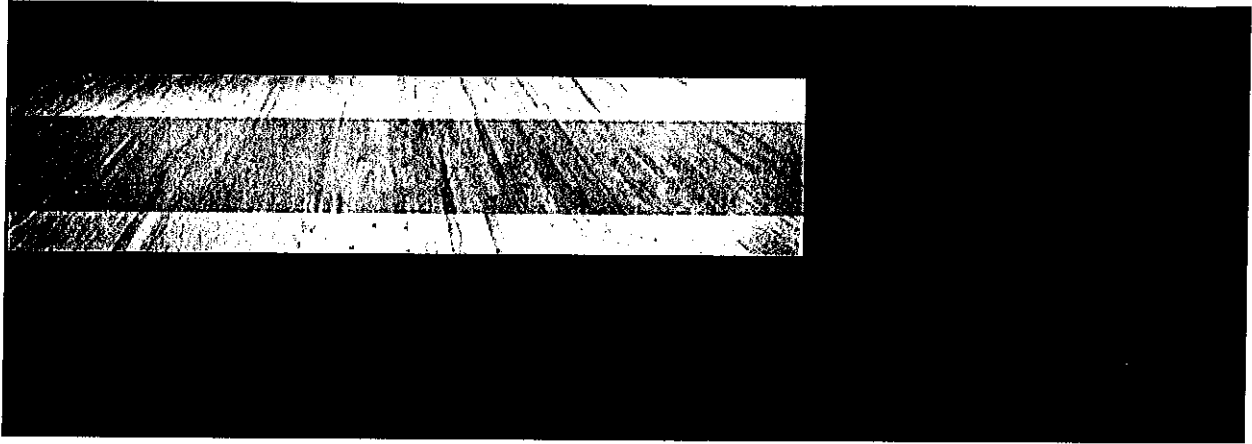
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## Our Dance Studios







## Contact Us

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## Opening Hours

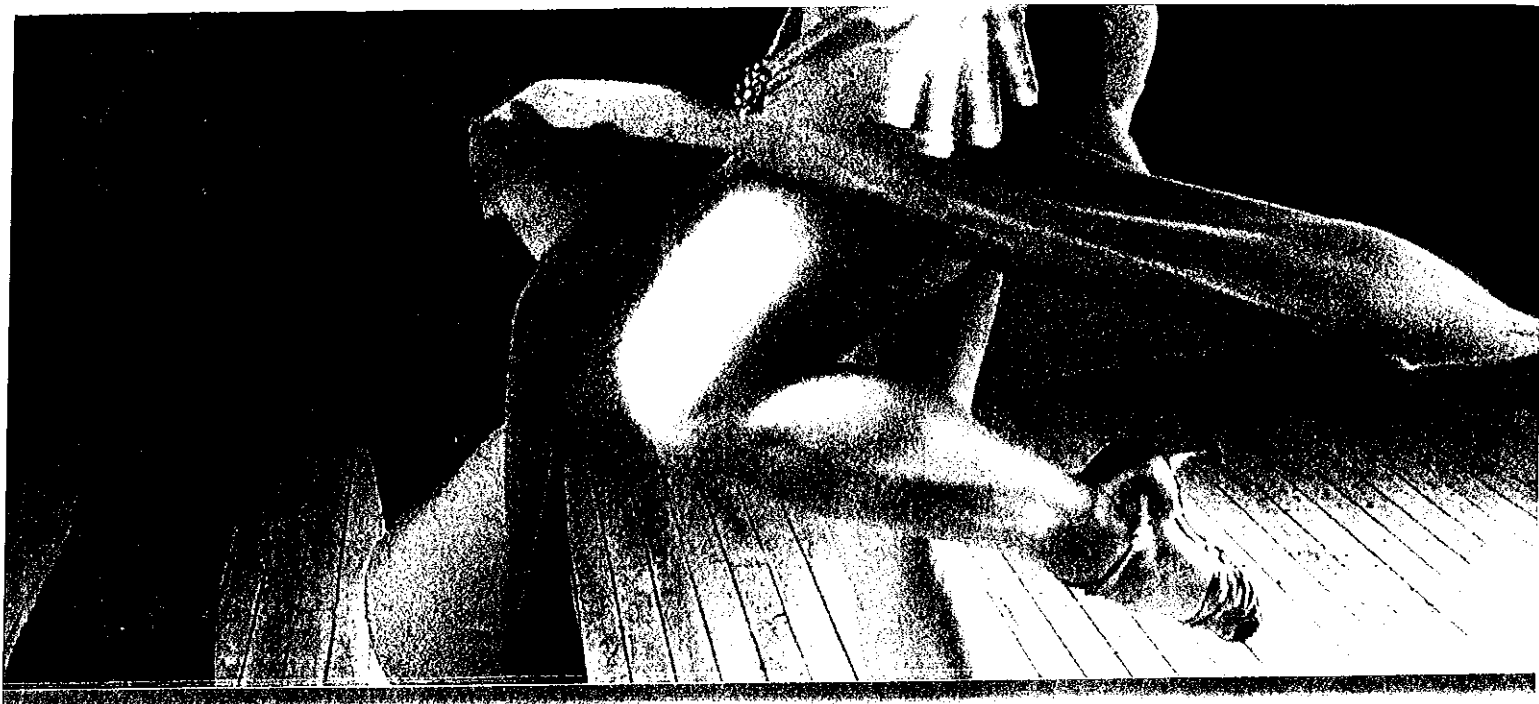
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**Sunday:** Closed

## Our Studio

- [Inside View](#)
- [Directions](#)

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# YOU COULD BE DANCING...

We personalize every program to your special wants and needs - no matter where you see yourself dancing.

## **Private Lessons**

are a vital key in learning to dance well and with confidence. They foster good partnering techniques and speed your development of dance styles to suit any and every dance setting.

## **Class Instruction**

is designed to help introduce you to popular dance steps, improve your leading and following skills in a group setting, and give repetition of patterns to aid in muscle memory.

## **Practice Parties**

will enable students to prepare to use their dancing in real life settings, on crowded floors, with different partners and to a variety of music. They will develop dance-to-music recognition and floor craft in a fun, social setting.

What are you waiting for...

## FREQUENTLY ASKED QUESTIONS

### **Can I learn to dance?**

Yes! If you can walk in, you'll be dancing out. Let an Arthur Murray trained professional help you become the dancer you envision, whether it's an upcoming wedding, club, or just around your kitchen table.

### **How long does it take?**

You'll be dancing on your very first lesson. How long you take lessons depends on how many dances you want to learn & how proficient you want to be.

### **Do I need a partner?**

Absolutely not! That's what we're here for.

### **How much do lessons cost?**

The cost of your program depends on several factors; how good you wish to be, which dances you'll need, and how often you can come in. After your first lesson, your instructor can recommend a program that caters to your specific needs.

**Flexible Scheduling** Monday - Friday 1:00pm - 10:00pm Saturday 10:00am - 7:00pm

Latin • Ballroom • Swing • Tango • Salsa • Big Band • Weddings • Clubs • Cruises



# THE MAGIC BEGINS HERE

Morton Grove  
847.663.0627  
8846 Harlem Avenue

Chicago  
312.644.7554  
116 West Illinois Street

Schaumburg  
847.882.3700  
608 East Golf Road

Lincolnshire  
847.821.9321  
175 Olde Half Day Rd.

Naperville  
630.355.6240  
1911 Glacier Park Ave.

[www.chicagoarthurmurray.com](http://www.chicagoarthurmurray.com)

PRIVATE LESSON  
& CONSULTATION  
First time students who schedule a 30  
minute introductory lesson receive a  
complimentary dance consultation.

# \$25

## NEW STUDENT INVITATION