



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): Venture1212, LLC d/b/a Mojo Tap

Address/Location of Property in Question: 193 North Marion Street, Oak Park II, 60301

Property Identification Number(s)(PIN): 16-07-118-050-1001

Name of Property Owner(s): Halverson, LLC; Ron Halverson, Kristen Halverson

Address of Property Owner(s): 815 North Kenilworth Avenue, Oak Park IL 60302

E-Mail of Property Owner(s): Ron@Halversongroup.com; Kristen@halversongroup.com **Phone:** 708.421.8081

If Land Trust, name(s) of all beneficial owners: n/a

Name of Applicant(s): Ron Halverson, Kristen Halverson

Applicant's Address: 815 North Kenilworth Avenue, Oak Park IL 60302

Applicant's Phone Number: Office: 708.421.8081 *E-Mail:* Ron@Halversongroup.com; Kristen@halversongroup.com

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

Existing Zoning: DT-1

Describe Proposal: We propose opening a work lounge at our property at 193 North Marion Street in the DT-1 Downtown Central Sub-District. The work lounge will be a shared office establishment that includes a first floor use for the presentation of music, theatrical plays, stand-up comedy, magic shows, open-microphone nights, and spoken word poetry performances, as well as events and group activities, such as salon-style discussions with authors, scholars and community members, trivia nights, pool and dart leagues, murder-mystery events, sporting event viewing, birthday parties, holiday parties, anniversary parties, corporate off-site meetings and book club meetings. We will offer locally roasted coffee, espresso, cold-brewed coffee, kombucha, craft sodas and a rotating lineup of premium and unique microbrews, wines and craft cocktails as well seasonally inspired and crave-worthy snacks and desserts. Since many cherished local restaurants are in downtown Oak Park, we will allow our guests to order and enjoy meals from neighboring restaurants. The venue will certainly not include any adult entertainment or gaming activities. The DT-1 Downtown Central Sub-District is the most intensely developed portion of Downtown Oak Park, emphasizing an active, lively, mixed-use environment with retail and entertainment located on the ground floor along the street. The purpose of our proposed Special Use Permit request is to introduce a vibrant performance and event venue that adds entertainment, activity and gathering space options to enhance the 'lively mixed use environment' and is in complete harmony with the neighborhood.

Size of Parcel (from Plat of Survey): 2,067.5 Square Feet (82.7' x 25')

Adjacent:	Zoning Districts	Land Uses
To the North:	DT-1	Retail Ground level, Mixed Use upper floors
To the South:	DT-1	Retail Ground level, Mixed Use upper floors
To the East:	DT-1	Zoned Retail First Floor, Residential Town Houses
To the West:	DT-1	Retail Ground level, Mixed Use upper floors

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: _____

Describe Improvement: Currently improved as Class A office space

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

Is the property in question presently subject to a Special Use Permit? ____ Yes No

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: 2 **Section:** 2.3

Article: 8 **Section:** 8.1

Article: 8 **Section:** 8.3(A)(1)

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

The grant of this Special Use request will permit the use of our 193 North Marion property in a manner that adds vibrant performance, group activity and event options to Downtown Oak Park that are in complete harmony with the neighborhood. Vibrant social spaces are invaluable to creating a flourishing Oak Park community because they help foster connections, help to root us, give us an identity, restore us, and support us in a vital way. The Oak Park Zoning Ordinance Article 5:1 [ADOPTED: SEPTEMBER 18, 2017], states "DT-1 Downtown Central Sub-District covers the most intensely developed portion of Downtown Oak Park, emphasizing an active, lively mixed-use environment with retail and entertainment located on the ground floor along the street..." Downtown Oak Park currently provides few viable performance, group activity and event spaces and our proposed work lounge will permit the introduction of a venue to the Downtown business district which we believe will enhance the social and economic vibrancy of the district by encouraging residents and visitors to stay in Oak Park instead of traveling to other communities.

The grant of this request is consistent and not contrary to the intent and purpose of the Comprehensive Plan and land use policies. In fact, The Oak Park Master Plan clearly indicates that the vibrancy of the North Marion section of the Downtown Business District is an important catalyst to the vibrancy of the overall business district as well as the public health, safety and welfare of Oak Park Village residents and visitors. The addition of a work lounge to the North Marion section of the Downtown Central Sub-District will provide a significant gain to the public by helping to revitalize a struggling section of an important business district. The addition of a new vibrant business in this important section of downtown will contribute to filling the many business vacancies this important section of the district has experienced since residential townhouses were built on the East Side of North Marion St 10 years ago.

The addition of a work lounge which will operate during the days as a membership-based co-working site and in the evening and on weekends as a performance, activity and event space will contribute to the overall vibrancy of the Downtown business district since most of the existing retail and services businesses in the North Marion section of Downtown Oak Park are only open during the day. The proximity to the Holly Court Parking garage will increase utilization of the garage during the evenings and weekends and will not result in overloading the limited street parking available for our valued retail businesses in this area during daytime business hours. The proximity to new high-rise rental developments in the downtown district will likely reduce the need for automobile traffic as residents can walk to the co-working facility and to attend performances, group activities and events at our venue in Oak Park instead of leaving for neighboring communities such as Forest Park or Chicago. For these reasons, we believe that granting this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan.

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.

Ronno R Halverson [Signature] OCT 16, 2018
(Printed Name) Applicant (Signature) Applicant Date

Kristen C Halverson [Signature] 10/16/2018
(Printed Name) Applicant (Signature) Applicant Date

Kristen C Halverson
(Printed Name) Owner

[Signature] 10/16/2018
(Signature) Owner Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
16 DAY OF October 2018

[Signature]
(Notary Public)



2. Special Use Standards: Zoning Ordinance - Article 14.2 (E)

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 establishment, maintenance and operation of our proposed special use to add a work lounge will enhance and promote the public health, safety and welfare of Oak Park Village residents and visitors. Our Downtown Oak Park Business District location at 193 North Marion Street is ideally situated to reduce potential adverse neighborhood impact due to its proximity to parking at the Holly Court Parking garage, walking distance to new residential developments and to public transit.

We have been Oak Park residents and local business owners for over 20 years, we own 100% of the business and we are thoroughly committed to making a lasting positive contribution to the quality of life and sense of community in Oak Park. We will both play active daily management roles in the operation and we have 25+ years of deep experience in management and operations in the beverage and food industry. All our staff will be highly trained including being BASSET and ServSafe certified. We have invested in a revolutionary and proprietary beverage dispensing system that we will use to precisely dispense and monitor the amount of alcohol served to each guest based on each drink's alcohol content and the number of drinks dispensed for each guest. The system eliminates over pours or unaccounted for servings and is programmed to limit each guest's drinks that contain alcohol to two drinks in an hour. Our trained staff will continuously monitor beverage alcohol consumption and monitor appropriate drinking behavior at all times.

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

The proposed special use is compatible with general land use of adjacent properties. The business location is 193 North Marion located in DT-1 Downtown Central Sub-District is the most intensely developed portion of Downtown Oak Park. Adjacent properties include a wide range of businesses including retail, restaurants, beauty salons, dentists, and insurance agents. Little Gem located at 189 North Marion is a French Bistro restaurant and lounge that frequently offers live entertainment and private events in the evenings. The addition of a new business that is open in the evenings and weekends to enhance the overall vibrancy of the North Marion Street section of the DT-1 district. We have no plans to modify the exterior of the property ensuring compatibility with properties in the 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.

The requested special use at 193 North Marion Street is highly consistent with the Comprehensive Plan and adopted land use policies. The Oak Park Master Plan also clearly indicates that the vibrancy of the North Marion section of the Downtown Business District is an important catalyst to the vibrancy of the overall business district as well as the public health, safety and welfare of Oak Park Village residents and visitors. The addition of a new and vibrant business in this important section of downtown will contribute to filling the many business vacancies this important section of the district has experienced since residential townhouses were built on the East Side of North Marion St 10 years ago. The Oak Park Zoning Ordinance Article 5:1 [ADOPTED: SEPTEMBER 18, 2017], states "DT-1 Downtown Central Sub-District covers the most intensely developed portion of Downtown Oak Park, emphasizing an active, lively mixed-use environment with retail and entertainment located on the ground floor along the street...". The intent of the special use is to permit us to open a business that will activity options to DT-1 that are in harmony with the neighborhood and consistent and not contrary to the intent and purpose of the Comprehensive Plan and land use policies.

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

The special use meets all requirements for such classification in this Ordinance.