



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): JD North Blvd Holdings LLC, DBA: Beer Shop

Address/Location of Property in Question: 1026 North Blvd., Oak Park, IL 60301

Property Identification Number(s)(PIN): 16-07-126-011-0000

Name of Property Owner(s): 112 N. Marion LLC, c/o R.P. Fox and Associates, Inc

Address of Property Owner(s): 1110 Pleasant St., Oak Park, IL 60302

E-Mail of Property Owner(s): mikefox@rpfox.com **Phone:** (708)848-9550

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

Name of Applicant(s): JD North Blvd Holdings LLC, c/o John Dengel

Applicant's Address: 228 N. Elmwood Ave., Oak Park, IL 60302

Applicant's Phone Number: Office: (847)946-4164 E-Mail: jdengel12@gmail.com

Other: (708)752-0860

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 X Other

(If Other - Describe): Purchasing business assets from current owner and operator of Beer Shop LLC

Existing Zoning: DT-1

Describe Proposal: We are applying for a special use permit to continue current operations of Beer Shop at 1026 North Blvd., of which we are in the process of purchasing from its current owner. Beer Shop was granted a special use permit by the village February 18th, 2015. We will maintain operations identical to Beer Shop's current use.

Size of Parcel (from Plat of Survey): 1090 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	DT-1	Mixed-Use Shopfront
To the South:	DT-1	Off Street Parking
To the East:	DT-1	Mixed-Use Shopfront
To the West:	DT-1	Mixed-Use Shopfront

How the property in question is currently improved?

☐ Residential ☒ Non-Residential ☐ Mixed Use ☐ OTHER: _____

Describe Improvement: Continuing Beer Shop's operations in Oak Park improves the quality of life of its local residents by providing a community-centered business where residents can purchase and taste craft beer from a small, locally owned shop in a pedestrian setting. In addition, as holders of a D-16 License we are dog-friendly, further encouraging pedestrian shopping and local commerce.

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

If Yes, how? _____

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

If **Yes**, how? Beer Shop obtained a special use permit 02/18/15 to operate a craft brew lounge in the B-4 zoning district (now the DT-1 zoning district)

If **Yes**, please provide relevant Ordinance No.'s Beer Shop LLC obtained a special use permit in "Ordinance 15-058_O_021815", regarding the applicable zoning ordinances at the time, Section 3.1 "Summary Use Matrix" and the simultaneously proposed 4.5.2 (FF).

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: 8 Section: 3 (Table 8-1 "Use Matrix")

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;

Beer Shop has become a neighborhood gem, offering a community atmosphere and local residents access to rare and locally produced craft beer in a laid back setting. It has a high proportion of pedestrian customers, in line with the Village's Comprehensive Plan. If this special use permit is issued, Beer Shop will continue to operate in a manner consistent with the goals and standards of the Village of Oak Park.

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.

John Morency Dengel
(Printed Name) Applicant

[Signature]
(Signature) Applicant

07-22-21
Date

Michael M Fox
(Printed Name) Owner

[Signature]
(Signature) Owner

7/23/2021
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

23 DAY OF July, 21

[Signature]
(Notary Public)



Updated September 2017

Responses to 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.

Beer Shop will not negatively impact or alter the character or success of the downtown Oak Park or surrounding neighborhoods. For the last 6 years, we have established ourselves as a community-based, friendly, and welcoming shop for the purchase and on-site consumption of craft beer and wine. Our staff provide highly knowledgeable insight for our customers into the craft beer industry and local brewers. They are all Basset and Food Handler certified, and in such are well trained to provide hygienic and careful service to our customers. This includes, but is not limited to, food and beverage safety training, preventing underage consumption, and preventing the over-serving customers. Our commitment to public health and safety is further served by our limited closing hours of 11pm Sunday-Wednesday, and 12am Thursday-Saturday. Furthermore, we will not alter current operations of Beer Shop, which was granted a similar special use permit on February 18, 2015. Therefore, the proposed special use will not have any adverse impact on the neighborhood or endanger 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.

We are submitting a Special Use request that is compatible with the general land use of adjacent properties and other property within the immediate vicinity. We are surrounded by adjacent retail shops and restaurants, which along with Beer Shop, form a cohesive business district that provides shoppers a diverse and engaging experience. Beer Shop has, in the last 6 years, formed strong relationships with these neighboring businesses, which include restaurants and retail shops. This has led to co-sponsored events between businesses and an atmosphere in which all surrounding stores can thrive. We contend that we remain a perfect fit for the downtown business district.

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.

Our special use permit, if approved, would be entirely consistent with this Ordinance, land use policies, and the Comprehensive plan. Beer Shop fosters a community atmosphere, a focus on local business, and pedestrian shopping in the Downtown Central Business District. We will also generate tax revenue for the Village, provide jobs, and continue to enhance the quality of life of Oak Park's residents in a diverse setting. We have also met with the Alcohol Control Review Board and the Village Board, which have vetted our business and concurred with our stated policies and contribution to goals and objectives of the Comprehensive Plan.

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

Our requested special use is to allow for the operation of a Craft Brew Lounge in Zone DT-1, the Downtown Central Business District. Thus, we are seeking for special use under section 8-3 ("Table 8-1 Use Matrix" of the Zoning Ordinance), subject to the regulations of our issued D-16 Liquor License.

