

November 1, 2018

President and Board of Trustees  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re: Application of Ron and Kristen Halverson,  
as agents for Venture 1212 LLC, for  
Consideration of an Amendment to the  
Allowable Uses in the DT Downtown Zoning  
District to Allow a Work Lounge as a  
Special Use – PC 18-09**

Dear President and Board of Trustees:

In October of 2018, Ron and Kristen Halverson, as agents for Venture 1212 LLC, of 193 North Marion Street, Suite 100, Oak Park, Illinois (together “Applicant”), submitted an application for consideration of amendments to the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) with the Plan Commission (“Commission”). The Applicant is the owner of 193 North Marion Street, Oak Park, Illinois (“Subject Property”). The Applicant requested that the Commission consider whether to amend the Zoning Ordinance to define a work lounge use, and to allow a work lounge as a special use in the DT Downtown Zoning District.

Notice and Hearing.

On October 17, 2018, legal notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation within the Village of Oak Park.

Pursuant to legal notice, the Commission conducted a public hearing on the application on November 1, 2018, at which time and place a quorum of the members of the Commission was present.

Having heard and considered the testimony and evidence at the public hearing, the Commission makes the following findings of fact:

FINDINGS OF FACT

1. The Applicant is Ron and Kristen Halverson, as agents for Venture 1212 LLC.

2. In its application, the Applicant asked the Commission to consider whether it is appropriate to define a new use of work lounge in Section 2.3 of the Zoning Ordinance, and whether it is appropriate to amend the allowable uses in the DT Downtown Zoning District to allow for work lounges to be added as a special use, in Section 8.3, Table 8-1 of the Zoning Ordinance.

3. The Applicant has also requested, in a separate, but related application, PC 18-10, being heard by the Commission at the same time, that a special use permit be granted for the Applicant's operation of a work lounge at the Subject Property, if the text amendment requested in the application is granted.

4. The Zoning Ordinance does not permit work lounges in any zoning district.

5. The Commission heard testimony regarding the proposed addition of a definition of a work lounge use, and the proposed addition of work lounges as a special use in the DT Downtown Zoning District.

6. The purpose of the DT Downtown Zoning District is, per Subsection 5.1(A) of the Zoning Ordinance:

The DT Downtown Zoning District is intended for the greater downtown area including the three sub-districts identified below. The DT District covers the most concentrated area of retail, service, and office within a pedestrian-oriented shopping district. The district also encourages the integration of residential, especially mixed-use development. The DT

District is divided into three sub-districts, as follows and shown in Figure 5-1: Downtown Sub-Districts.

7. A work lounge is proposed to be defined in Section 2.3 of the Zoning

Ordinance as:

A shared office establishment that includes a first floor use for the presentation of non-amplified music, theatrical plays, stand-up comedy, magic shows, 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, murder-mystery events, birthday parties, holiday parties, anniversary parties, corporate off-site meetings and book club meetings and shall also include the sale of alcoholic liquors for consumption on the premises.

Standards.

8. The following are standards for approval of text amendments in Subsection 14.1(E)(2) of the Zoning Ordinance:

a. The extent to which the proposed amendment promotes the public health, safety, and welfare of the Village.

b. The relative gain to the public, as compared to the hardship imposed upon the applicant.

c. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

d. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.

e. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

f. The extent to which the proposed amendment creates nonconformities.

g. The extent to which the proposed amendment is consistent with the overall structure and organization of this Ordinance.

9. The Commission finds that adding a work lounge definition satisfies the standards in Subsection 14.1(E)(2), and that approval of the requested text amendment is appropriate.

10. The Commission finds that that allowing work lounges as a special use in the DT Downtown Zoning District satisfies the standards in Subsection 14.1(E)(2), and that approval of the requested text amendment is appropriate.

11. Specifically, the Commission finds that adding a work lounge definition to the Zoning Ordinance, and adding work lounges as a special use in the DT Downtown Zoning District, will allow for the operation of unique businesses encouraging an active, lively mixed-use environment with retail and entertainment located on the ground floor along the street, which will act as a destination and enhance the vibrancy of the DT Downtown Zoning District.

### **RECOMMENDATION**

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, and based on the above findings, the testimony and the evidence presented at the public hearing, this Commission, sitting as a Zoning Commission, hereby recommends, by a 7 to 1 vote, to the Village President and Board of Trustees that the application be GRANTED, and that a definition of work lounge be added to Section 2.3 of the Zoning Ordinance as follows:

*A shared office establishment that includes a first floor use for the presentation of non-amplified music, theatrical plays, stand-up comedy, magic shows, 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, murder-mystery events, birthday parties, holiday parties, anniversary parties, corporate off-site*

*meetings and book club meetings and shall also include the sale of alcoholic liquors for consumption on the premises;*

that work lounges be added as a special use (“S”) in the DT Downtown Zoning District in Section 8.3, Table 8-1 of the Zoning Ordinance, under the “Office” heading in Section 8.3, Table 8-1 of the Zoning Ordinance, and that work lounges be listed as an exception to the 50 feet retail requirements in Section 8.3(A)(1) of the Zoning Ordinance.

This report adopted by a 8 to 0 vote of the Plan Commission, sitting as a Zoning Commission, this 1st day of November, 2018.