

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 a Special Use Ordinance
to Allow a Work Lounge as a Special use at
193 North Marion Street, Oak Park, Illinois –
PC 18-10**

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 a special use 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 approval of a special use ordinance to allow a work lounge at the Subject Property, which is located in the DT Downtown Zoning District and the DT-1 Downtown Central Sub-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. A notice of the public hearing was posted at the Subject

Property and certified letters were also mailed by the Applicant to taxpayers of record for property within three hundred (300) feet of the Subject Property, advising them of the proposal and the public hearing to be held.

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

FINDINGS OF FACT

The Subject Property.

1. The Subject Property is located on the east side of Marion Street south of Ontario Street. The Subject Property is located in the DT Downtown Zoning District and the DT-1 Downtown Central Sub-District.

2. The Subject Property is surrounded by properties zoned within the DT Downtown Zoning District and the and the DT-1 Downtown Central Sub-District, with the following uses: to the north, commercial/retail properties at ground level, with residential dwellings above; to the south, commercial/retail properties at ground level, with residential dwellings above; to the east, residential townhome properties; and to the west, residential housing for seniors.

The Applicant.

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

Requested Approval – Special Use Ordinance.

4. In its application, the Applicant asked for a special use ordinance for a work lounge at the Subject Property.

5. The Applicant has also requested, in a separate, but related application, PC 18-09, being heard by the Commission at the same time, that text amendments to the

Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) be made to define a work lounge use and to allow for work lounges as a special use in the DT Downtown Zoning District.

6. The Applicant’s request for a special use ordinance in the instant application is conditioned on the text amendments requested by the Applicant in PC 18-09 being granted. Put another way, if the text amendments requested by the Applicant in PC 18-09 are not granted, the special use ordinance requested in the instant application may not be granted.

7. The Commission heard testimony regarding the work lounge proposed to be operated at the Subject Property.

8. The Applicant proposes to operate a work lounge on the Subject Property, as a shared office concept that includes first floor use for various performance and event type activities, including the sale of alcoholic beverages for consumption on-site. The performance and event uses may include music, plays, comedy, magic, open-mic, and poetry performances or parties for birthdays, holidays and anniversaries or events for corporate meetings, book clubs and sports watching.

9. The Applicant proposes a business plan for the work lounge which (i) indicates a limit on the number of alcoholic beverages for sale to members and/or customers per hour, (ii) details the method in which alcoholic beverages are to be sold, and (iii) has the hours of operation, which will ultimately be controlled by any liquor license issued for the Subject Property, which are proposed to be starting at 5:00 p.m. during the week and earlier in the afternoon on weekends.

10. 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.

Comprehensive Plan.

11. The Subject Property is governed by the Envision Oak Park Comprehensive Plan (“Comprehensive Plan”).

12. The Comprehensive Plan was adopted by the Village President and Board of Trustees in September of 2014 after an extensive public input process.

13. The application primarily affects two (2) Chapters within the Comprehensive Plan: Chapter 4, “Land Use & Built Environment,” Chapter 12 and “Economic Health & Vitality.”

14. The Comprehensive Plan establishes goals and objectives which set the standards for development, and it discusses the idea of strengthening commercial districts in the Village as well as the symbiotic relationship between economic development and the overall quality of the community.

15. Chapter 4 of the Comprehensive Plan sets out the Village’s goals regarding land use and the built environment. The Village’s goals in these areas are to strengthen and protect the character, integrity and cohesion of the Village and its neighborhoods (goal 4.1), enhance the architectural integrity of the Village through both preservation and innovation (goal 4.2), diversify the economy and strengthen the tax base through

land use and development (goal 4.3) and seek innovative and creative solutions to provide redevelopment opportunities and to recapture open space at a variety of scales (goal 4.4).

16. The proposed work lounge on the Subject Property supports and strengthens the economy of the Village and the DT Downtown Zoning District through employment, diversifying the tax base and drawing in patrons who will patronize businesses in the area. The work lounge would further the goals set forth in Chapter 4 of the Comprehensive Plan.

17. Chapter 12 of the Comprehensive Plan sets out the Village's goals regarding economic health and vitality. The Village's goals in these areas are to ensure that economic vitality is spread through the Village (goal 12.1), to ensure that the Village remains a "business friendly" environment (goal 12.2), to expand and promote business support services (goal 12.3), to diversity and stabilize the Village's tax base (goal 12.4) and to position the Village as a destination for shopping, dining, entertainment and culture (goal 12.5).

18. The work lounge will help ensure economic vitality is spread throughout the Village, by helping diversify and stabilize the Village's tax base, and by helping make the Village a stronger destination for entertainment and culture. The goals of Chapter 12 of the Comprehensive Plan would be met by approval of the Application.

Standards.

19. The following are standards for approval of a special use ordinance, in Subsection 14.2(E) of the Zoning Ordinance:

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.

20. The Commission finds that that allowing a work lounge at the Subject Property as a special use satisfies the standards in Subsection 14.2(E), and that approval of the requested special use permit is appropriate.

21. Specifically, the Commission finds that allowing a work lounge to operate at the Subject Property pursuant to a special use ordinance will allow for the operation of a business that will be a destination, and that will enhance the vibrancy of the DT Downtown Zoning District by providing a unique use in the Village that will attract patrons to the Village's downtown area, so long as the conditions below are met, which conditions will reduce potential impacts on area properties.

22. The Commission finds that a work lounge at the Subject Property is appropriate and consistent with the spirit and intent of the Zoning Ordinance and the Comprehensive Plan.

RECOMMENDATION

Pursuant to the authority vested in it by the statues 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 to the Village President and Board of Trustees that the application be GRANTED with a 7-1 vote, and that a special use ordinance for a work lounge be granted for the Subject Property, subject to the following conditions:

1. No windows shall open on the Subject Property towards the public way, and the work lounge use shall not occur within the public way.
2. No smoking shall occur in locations prohibited by the Village Code.
3. The public hours of operation for the work lounge shall be no later than 10:00 PM.
4. There shall be no public use of the rear exit on the Subject Property except in an emergency.

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