



Village of Oak Park

STAFF REPORT

TO: Plan Commission

REVIEW DATE: November 1, 2018

FROM: Village Staff

PREPARED BY: Craig Failor, Village Planner

PROJECT TITLE

PC 18-09: Zoning Ordinance Text Amendment – Work Lounge. The Applicant has requested a text amendment to Article 8 (“Uses”), Section 8.3 (“Use Restrictions”), Table 8-1: (“Use Matrix”) of the Oak Park Zoning Ordinance, by adding “*Work Lounge*” to the list as a Special Use (“S”) within the DT –Downtown District(s).

PC 18-10: Special Use Application – Work Lounge. As a companion application, the Applicant is requesting approval of a Special Use permit for a “*Work Lounge*” on the property located at 193 North Marion Street provided the Zoning Ordinance Text Amendment is approved.

APPLICANT INFORMATION

APPLICANT Ron and Kristen Halverson
815 N. Kenilworth Avenue
Oak Park, Illinois 60302

OWNER: Venture 1212, LLC (d/b/a Mojo Tap)
Ron and Kristen Halverson
815 N. Kenilworth Avenue
Oak Park, IL 60302

Analysis

Description

The Applicants are requesting to amend the Zoning Ordinance to include a *Work Lounge* as a listed special use in the DT- Downtown District(s) and they are requesting approval of a Special Use Permit for a *Work Lounge* establishment at 193 N. Marion Street. This property within the DT-1 – Downtown Central Sub-District is a three story building with an established office use. This District is defined by the Zoning Ordinance to emphasize an active, lively mixed use environment with retail and entertainment located on the ground floor along the street.

The proposed use is a shared office concept that includes first floor use for various performance and event type activities and shall include the sale of alcoholic beverages for consumption on

site. These performance and event uses can 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.

The Applicants have provided a business plan that outlines specifics of their proposed operation as a *Work Lounge*. The plan indicates a limit on the number of alcoholic beverages for sale to members / customers per hour. The plan also details the method in which alcoholic beverages are to be sold. Mentioned are the hours of operation, which will ultimately be controlled by their liquor license and should not be included within the Zoning Ordinance. During the week, the *Work Lounge* will be available starting at 5PM. On the weekends, the start time will be earlier in the afternoon. NOTE: As of this writing, the applicant is working on a review of their request for a liquor license. If it is determined they meet their licensing requirement, the applicant will seek Village of Oak Park liquor license approvals.

The land uses present within this area currently include residential townhomes directly across Marion Street to the east, personal service (hair salon) directly north, office (insurance) directly south, and a retirement community (residential) directly west. Upper floors in this area consist of either office or residential uses. Further south along this commercial strip is a restaurant with alcohol sales; further north across Ontario Street is a church with a Montessori school.

- Both of these requests will go to the Village Board for final approval.
- Each request should be considered separately and a recommendation made for each application.

Z o n i n g O r d i n a n c e

1. Article 2 (“Definitions and Rules of Measurement”), Section 2.3 (“Definitions”), to define “WORK LOUNGE” as follows; *“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 and shall also include the sale of alcoholic liquors for consumption on the premises”;*
2. Article 8 (“Uses”), Section 8.3(A)(1) (“Use Restrictions”) to add a work lounge to the list of exceptions for the 50 foot retail requirements; and **NOTE: This amendment will not be necessary if the proposed use is added to the list of uses under “Retail” in the Use Matrix. The list of uses under “Retail” are automatically exempt from the 50 foot setback regulation. This was included just in case the PC does not recommend the use be added under “Retail”.**
3. Table 8-1 (“Use Matrix”) to include “Work Lounge” as a special use in the DT Downtown District zoning district.

The Plan Commission and Village Board must consider the following standards when determining appropriateness of the proposed Zoning Ordinance **Text Amendment**.

Standards for Text Amendments:

- 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.

The Plan Commission and Village Board must make findings to support each of the following standards when determining appropriateness of the proposed **Special Use permit**.

Standards for Special Uses:

- a. 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.
- b. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
- c. 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.
- d. The special use meets the requirements for such classification in this Ordinance.

Recommendation

Staff supports both requests. During the Zoning Ordinance amendment process a focus toward an active, lively mixed-use environment with retail and entertainment located on the ground floor along the street was emphasized in the DT-1 Downtown Central Sub District. Staff believes the proposed business will become a destination and would enhance the vibrancy of the district where patrons can access local restaurants and retail establishments. This business would be open in the early through late evening during the work week and early afternoon through early morning on weekends. The hours of operation will be mandated within the business' liquor license. Staff supports this land use as a special use verses a permitted use because it is dissimilar enough from the current businesses within the zoning district. Because of its uniqueness, Staff wants to ensure the property owners and business owners in the immediate are aware of the proposed use and have the opportunity for public review and comment.

End of Report.

- c. Plan Commission
Greg Smith; Klein, Thorpe & Jenkins / Plan Commission Attorney
Tammie Grossman, Development Customer Services Director
Michael Bruce, Zoning Administrator

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