



PETITION FOR ZONING TEXT OR MAP AMENDMENT (REZONING)

BEFORE THE ZONING BOARD OF APPEALS
VILLAGE OF OAK PARK, ILLINOIS

Zoning Board of Appeals Case # _____

Date Filed: _____ \$675 Fee Paid: _____ Accepted by: _____

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Address/Location of Property (ies) in question: 6910 Roosevelt Road Oak Park

Property Identification Number(s)(PIN): 16-18-327-030-0000

Name of Property Owner(s): Paula Beck

Address of Property Owner(s): P.O.box 814, Oak Park Illinois 60303

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

NA

Name of Applicant(s): Denise M. Szymczyk

Applicant's Address: 1845 N.Natchez Ave chicago, IL 60707

Applicant's Phone Number: Office 773-315-2122 E-Mail gypsycats@prodigy.net

Other: _____

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

☒ Other (Describe): Retail Renter

Existing Zoning: retail Describe Proposal: Text ammendment to include mixed use resale/art/new retail sales.

Zoning Category Requested: (Circle One if Applicable) or NA (Not Applicable)

R-1	R-2	R-3	R-4	R-5	R-6	R-7
B-1	B-2	B-3	B-4	C	H	PD

Size of Parcel(s) (from Plat of Survey): _____ Square Feet or Acre (circle one)

ATTACH LEGAL DESCRIPTION OF ALL APPLICABLE PROPERTY AS IT APPEARS ON THE DEED.

Adjacent Zoning Districts and Land Uses:

To the North: _____
To the South: _____
To the East: _____
To the West: _____

How is the property (ies) in question currently improved? (Circle One)

COMMERCIAL/BUSINESS RESIDENTIAL MIXED USE OTHER: _____

Describe Improvement: Storefront is now vacant.

Is the property (ies) in question currently in violation of the Zoning Ordinance? ____ Yes ____ ☒ No

If Yes, how? _____

Is the property (ies) in question presently subject to a Special Use or Planned Development? ____ Yes ____ No

If Yes, how? _____

If Yes, please provide Ordinance No's _____

Is the subject property (ies) located within any Historic District? ____ Yes ____ ☒ No

If Yes, which district: ____ Frank Lloyd Wright ____ Ridgeland/Oak Park ____ Gunderson

Is the subject property (ies) located within the Transit Overlay District? ____ Yes ____ ☒ No

Is the subject property (ies) located within the Perimeter Overlay District? ____ Yes ____ ☒ No

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

3-9-8

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.

Adding a mixed purpose resale/art/new retail shop would promote pedestrian shopping as well as serve as a new model for the upscale, resale establishment venue.

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. Owner's signature must be notarized.

Wm M. Symp
(Signature) Applicant

5-1-17
Date

Paula M Beck
(Signature) Owner(s)

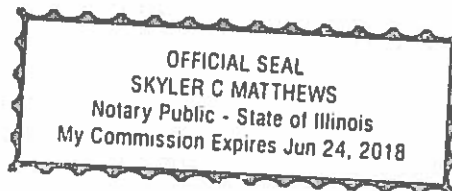
5-4-17
Date

Owner's Signature must be notarized
If more than one please add additional page

SUBSCRIBED AND SWORN TO BEFORE ME THIS

04 DAY OF May, 2017

Skyler C. Matthews
(Notary Public)



Grateful Threads Resale Emporium

6900 Roosevelt Road – Oak Park

Project Summary:

Grateful Threads Resale Emporium is requesting a zoning text amendment that would allow a resale/art/new items retail shop to occupy the vacant, retail zoned address at 6900 Roosevelt Road, Oak Park. This storefront has been vacant for about 3 years. Currently, the addition of resale shops (second hand shops) are not allowed in the Roosevelt Road Form-based Zoning Overlay District (3.9.8) This area of Roosevelt road is of mixed use housing small businesses, residential apartment buildings, and a few larger businesses (Buona Beef HQ etc). The building address is also a mixed use building which currently houses a residential apartment complex, four small street level businesses (tattoo shop, dry cleaners, hair weaver, beauty school) and the vacant storefront we are interested in improving. We do not expect to impact traffic or parking patterns any more than these current businesses do. In addition, vacancies, especially visible business vacancies detract from the surrounding business landscape and the charm and vitality of the neighborhood. Removing the “second hand” restriction for our shop would not depreciate but add value to the surrounding mixed use neighborhood. This property address is already zoned for retail use but not for “second hand” retail use which sometimes carries with it a negative connotation. This negative connotation is outdated; it is this perception we would like to change.

Our Vision:

Why resale, you may be asking? Well, our world is experiencing a “ crisis of stuff”. Landfills are overflowing, fast fashion cycles have created a throw away clothing mentality and clothing waste in particular biodegrades very slowly leaching dangerous chemicals into the soil and ground water. The US alone generates 220 tons of textile waste each year. The responsible and innovative response to this deluge of “ cast off stuff” has been the advent of the resale, repurpose, upcycle and reclaimed shopping movement. It's green, it's responsible, it's good for people, for the environment, for the economy. “Resale” has become a destination , an event, a celebration, a cause.... not just a word. Help reduce our global carbon footprint is what we at Grateful Threads Resale intend to do.

The Roosevelt Road zoning overlay plan is one that strives to “promote a more pedestrian – oriented development pattern “ (3.9.8.A.1.) in an effort to foster greater business creation, business retention and pedestrian traffic in the district with a sensitivity toward the surrounding residential community and anchor businesses, as well as traffic and parking density. The interest in adding new and trendy businesses to this overlay have heralded the arrival of businesses such as Autre monde and others. Trendy businesses bring with them a new type of consumer; one that appreciates innovation, uniqueness, inspired interpretation and delivery of the products they are purchasing.

Unlike the Salvation Army, which exists on Roosevelt Road under a grandfathered clause, Grateful Threads Resale Emporium will be a jewel in the business crown that is Roosevelt Road. We will offer the best in one of a kind upcycled, repurposed and reclaimed clothing, jewelry and decorative housewares. We also offer new and vintage items as well as art work created by our volunteer and supporter base. By offering innovative and trendy items for purchase, Grateful Threads Resale Emporium will not only respect and support the environment but the artistic community as well.

While a portion of our items and clothing will be resale items that have been transformed and refreshed, our vision goes beyond resale, repurpose, upcycle, reclaim. Our vision seeks to foster an appreciation of fine quality items that have been refreshed or repurposed and transformed into new items. Our artist supporters are among the most innovative in turning “stuff” into stunning works of wearable art. We also work with decorative metals home furnishing accessories and wood products. These often tired old pieces are given new life at our artist's hands and become welcomed and cherished additions to the purchaser's home. Keeping the creative spirit alive and well in the global community is a core value at Grateful Threads Resale Emporium.

Grateful Threads Resale Emporium will be “doing business as” under the parent organization Gypsy Cats NFP Inc. Feline Rescue which is a 501C3 organization. Grateful Threads Resale Emporium was conceived as a brick and mortar means to generate funds to

support the efforts of Gypsy Cats Inc. Feline Rescue. Currently our items are offered on-line as well as across 5 states as we travel to fairs and cultural events. We receive a large amount of donated items that we in turn use to create new or refreshed offerings. If the donated items are not usable, these are passed on to other charities (Savers Corp, Dress for Success, Wings etc...). Items are collected at an off-site location, refreshed or recreated and then offered for sale at our events. We have been in business for 10 years in this capacity of supporting the rescue.

With minimalism and ecology underlying the new ideas of today's economy, an establishment like Grateful Threads Resale Emporium, in support of Gypsy Cats NFP Inc carries these values forward via the green retail presence. We are an organization whose purpose is to not only care for the animals in our charge but find innovate financial resources by which to facilitate this. Proceeds from Grateful Threads Resale Emporium will support the work carried on by Gypsy Cats NFP Inc Feline Rescue. Though no animals will ever be housed at this facility, we hope Grateful Threads will serve as a crossroads for education, networking and community outreach in a number of ways in the green community, the art community and the rescue community.

What we will offer:

We will offer only quality merchandise, no plastics, electronics, appliances, no broken items. Vintage items will either be high quality cleaned and restored or embellished by our artisans or they will be items that have been transformed into new creative items. New garden art, home décor, “new with tags” clothing items will also be available. Vintage items include sheet music, jewelry, framed art, some clothing when available and in excellent condition. We do not wish to be considered an antique or gift shop. Our prices will reflect great value as a win for the consumer and a win for the rescue.

Attached please find a sampling of what we have to offer.

Exhibit 1: **New Items** which include garden art, home décor, kitchen décor, new with tags clothing and jewelry.

Exhibit 2: **Repurposed Art** which will include upcycled and repurposed clothing, glassware and metal art. The clothing featured here is created from cast off sweaters, dresses and vintage tapestries.

Exhibit 3: **Resale** which will include cleaned and restored or embellished clothing, jewelry and home dé

We sincerely hope you will consider and grant our text amendment request. We would be honored to become part of the Roosevelt Road business community. If you should like to visit our rescue site, you can find us at this address: www.gypsyscats.org Our Facebook presence can be found in two places currently, Gypsy Cats Feline Rescue and Musette's Garden Fundraiser Album

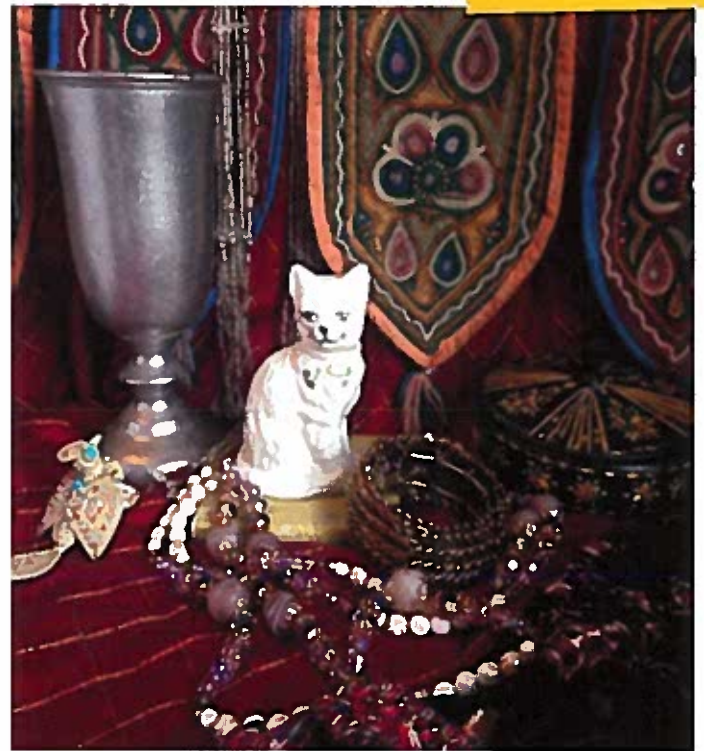
New Items



Repurposed Art



Resale



AFFIDAVIT OF OWNERSHIP

COUNTY OF COOK)

) SS

STATE OF ILLINOIS)

I, Paula Beck

(Print Name)

under oath, state that I am

☐

the sole owner of the property

☐

an owner of the property

☒

an authorized officer for the owner of the property

commonly described as see attached

1191-1197 S. Kenilworth LLC

and that such property is owned by 1191-1197 S. Kenilworth LLC as of this date.

Paula Beck

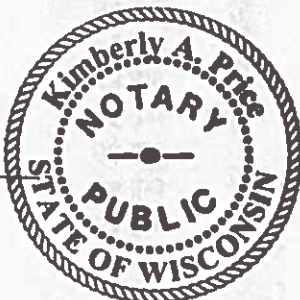
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS

10th DAY OF April, 2017

Kimberly A. Price
(Notary Public)

10/10/2019



TO:

The Chicago Trust Company, N.A.
440 Lake Street
Antioch, IL 60002

DATE: February 16, 2016

AUTHORIZATION AND DIRECTION. We hereby authorize and direct you in your capacity as Trustee under the Trust Agreement numbered SBL 3747, dated March 4, 2014 and known as The Chicago Trust Company, N.A. as Trustee under Trust Agreement dated March 4, 2014, and known as Trust Number SBL 3747 to execute (when applicable) and to deliver the following described documents, copies of which are attached hereto (when applicable) and expressly made a part of this Letter of Direction:

Mortgage dated February 16, 2016 to Lender.

Assignment of Rents dated 1-29-2016
ALTA Statement

2/16/16 am

Acceptance of a Collateral Assignment of Beneficial Interest dated February 16, 2016 to Lender.

REAL PROPERTY DESCRIPTION. The real property covered by this Letter of Direction is located in Cook County, State of Illinois:

LOT 13 AND 14 IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 1 TO 8, INCLUSIVE OF WALTER S. DRAY'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOTS 5, 6, AND 7 IN MCGRAW'S SUBDIVISION OF LOT 7 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6900 Roosevelt Road, Oak Park, IL 60302. The Real Property tax identification number is 16-18-327-030-0000.

DELIVERY OF DOCUMENTS. All documents should be delivered to Lender at the address shown below in the Receipt of Documents section.

CERTIFICATION AND WARRANTY. Each of the undersigned hereby certifies and warrants to The Chicago Trust Company, N.A. as Trustee that: (A) Each of the undersigned Beneficiaries is of legal age and under no legal disability whatsoever; (B) Each of the undersigned Beneficiaries has read, examined, and approved the documents described above; (C) All the statements contained in the documents are true and correct; and (D) Each of these representations and warranties is made for the purpose of inducing The Chicago Trust Company, N.A. to act as directed above.

BENEFICIARY:

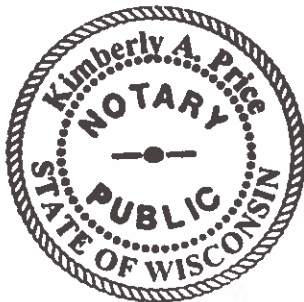
1191-1197 S. KENILWORTH, LLC

By: Paula Beck
Paula Beck, Managing Member of 1191-1197 S.
Kenilworth, LLC

Subscribed and sworn to before me and
Signed before me on April 10, 2017

Kimberly A. Price
Notary Expires: 10/12/2019

State of Wisconsin
County of Kenosha



**AMENDMENT TO OPERATING AGREEMENT OF 1191-1197 S. KENILWORTH, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY DATED [ENTER DATE], 2015**

Whereas, 1191-1197 S. Kenilworth, LLC is an Illinois Limited Liability Company formed under the Laws of the State of Illinois on November 23, 1998; and

Whereas, Bruce Beck and Paula Beck were the original members of 1191-1197 S. Kenilworth, LLC, each holding a fifty percent (50%) membership interest;

Whereas, Bruce Beck passed away on June 29, 2015;

Whereas, the Operating Agreement states in Article III, Section 3.2, "Upon the death of any Member, that Member's interest shall transfer to the remaining Members of the LLC";

Whereas, Paula Beck is now the sole member of 1191-1197 S. Kenilworth, LLC and holds a one-hundred percent (100%) membership interest; and

Whereas, 1191-1197 S. Kenilworth, LLC wishes to amend its Operating Agreement bearing a date of March 7, 2014; and

Whereas, Article 3.4 allows for the amendment of the Operating Agreement by written, unanimous vote of the Members; and


Whereas, 1191-1197 S. Kenilworth, LLC wishes to amend the Operating Agreement to clarify the designation of the property owned and managed by the Company; and

Whereas, 1191-1197 S. Kenilworth, LLC amends its Operating Agreement with the following change being made in Article I, Section 1.5:

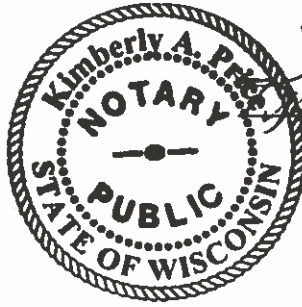
ARTICLE I - ORGANIZATION:

- 1.5 Purpose of the Company. The purpose of the Company is to own and manage the multi-unit rental property located at 1191-1197 S. Kenilworth, Oak Park, Illinois. The property address is also known as 6900 W. Roosevelt Road, Oak Park, Illinois, 6910 W. Roosevelt Road, Oak Park, Illinois, and 6900-6910 W. Roosevelt Road, Oak Park, Illinois.

Approved:


Paula Beck, Sole Member

Subscribed and sworn to before me
this 10th day of April, ²⁰¹⁷2015.



Kimberly A. Price

Notary Public

June 12, 2015

GYPSY CATS INC
1845 N NATCHEZ AVE

CHICAGO IL 60707-4027

We have received your recent letter; and based on the information you furnished, we believe

GYPSY CATS INC
of
CHICAGO, IL

is organized and operated exclusively for charitable purposes.

Consequently, sales of any kind to this organization are exempt from the Retailers' Occupation Tax, the Service Occupation Tax (both state and local), the Use Tax, and the Service Use Tax in Illinois.

~~We have issued your organization the following tax exemption identification number:~~

E9929-5301-02. To claim the exemption, you must provide this number to your suppliers when purchasing tangible personal property for organizational use. This exemption may not be used by individual members of the organization to make purchases for their individual use.

This exemption will expire on July 1, 2020, unless you apply to the Illinois Department of Revenue for renewal at least three months prior to the expiration date.

Central Registration Division
Illinois Department of Revenue

STS-49 (R-05/14)
IL-492-3458
11-0000185