



## Agenda Item Summary

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**File #:** ORD 17-176, **Version:** 1

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### **Submitted By**

Tammie Grossman, Development Customer Services Director

### **Reviewed By**

LKS

### **Agenda Item Title**

**An Ordinance Granting an Extension of a Use-Related Variance to Operate a General Office Use (District House LLC Sales Office) at 805 Lake Street until July 31, 2017**

### **Overview**

Scoville Square Associates LP., on behalf of District House LLC Sales Center, would like to extend the lease of the District House Sales Center for an additional 6 months, from February 1 to July 31, 2017. Previous approval was from August 1, 2016 terminating six (6) months later on February 1, 2017

### **Staff Recommendation**

Approve the Ordinance.

### **Fiscal Impact**

N/A.

### **Background**

The applicant is sought permission to allow District House LLC Sales Center, a general office use, to occupy the space located at 805 Lake Street in the B-3 Central Business District and a Transit-Related Retail Overlay District (TRROD), wherein the TRROD does not allow general office uses on the ground floor or at grade within 50 feet of a street line.

The tenant space is located at the far western corner of the building at 805 Lake Street. District House is using approximately 929 square feet of retail space as a sales office. Now the Applicant would like to extend the lease of the District House Sales Center for an additional six (6) months, from February 1 to July 31, 2017.

### **Alternatives**

Denying the request would not allow the proposed sales center at 805 Lake Street after February 1, 2017.

### **Previous Board Action**

The President and Board of Trustees approved Ordinance 16-O-90 on the 1st day of August 2016, granting the Applicant's request for a variance to operate a general office use (District House LLC Sales Office) located at 805 Lake Street for six (6) months terminating on February 1, 2017.

**Citizen Advisory Commission Action**

N/A.

**Anticipated Future Actions/Commitments**

N/A.

**Intergovernmental Cooperation Opportunities**

Zoning and land use matters are unique to Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.

**Performance Management (MAP) Alignment**

A Governance Priority for the Development Customer Services Department is Land Use Regulations.