



Application for Public Hearing VARIANCE

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

Name of Business (if Applicable): U.S. BANK NATIONAL ASSOCIATION

Address/Location of Property in Question: 1010 LAKE ST

Property Identification Number(s)(PIN): 16-07-120-064-0000

Name of Property Owner(s): OP OFFICE PARTNERS, LLC

Address of Property Owner(s): 1010 LAKE ST., OAK PARK, IL 60301

E-Mail of Property Owner(s): David @ dkaree.com Phone: 708-445-0505 x 1
Agent

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

Name of Applicant(s) (if different than Property Owner): _____

Applicant's Address: _____

Applicant's Contact Information: Phone _____ E-Mail _____

Other: _____

Property Interest of Applicant: Owner _____ Legal Representative _____ Contract Purchaser _____ Other _____

(If Other - Describe): _____

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7
 DT (1-2-3) GC HS MS NA NC RR
 H OS I

Describe Variance Proposal: VARIANCE TO RE INSTALL A EXTERIOR
ATM

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes No

If Yes, how? _____

Is the property in question currently subject to any zoning relief? ____ Yes No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ____ Yes No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

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

Article: _____ Section: _____

Article: _____ Section: _____

Article: _____ Section: _____

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;

THE RE INSTALLATION OF AN ATM AT 1010 LAKE ST
IS IN HARMONY WITH DOWNTOWN OAK PARK AS CONTINUES
TO ADD TO THE DIVERSITY OF THE NEIGHBORHOOD

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.

(Printed Name) Applicant

(Signature) Applicant

Date

Robert J. Kulker, Authorized Person

(Printed Name) Owner

[Signature]
(Signature) Owner

04/06/2021
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

6th DAY OF April, 2021

[Signature]
(Notary Public)



Project Summary

1010 Lake
Oak Park, IL

U.S. Bank ATM

The ground floor of 1010 Lake Street comprises 4,290 S.F.

The east portion of 2,396 SF has been vacant for 30 months.

The west portion of 1,850 SF has been vacant for 13 months.

The ATM portion of 44 SF has been vacant since January 2019, or 27 months.

All three spaces have been actively marketed by David King & Associates, Inc.

The ATM portion was formerly occupied by a Fifth Third Bank ATM until January 2019. The Project is to re-install a U.S. Bank ATM in this space. U.S. Bank has closed its ATM location due to the new multi-family development at 835 Lake St. The location at 1010 Lake will allow U.S. Bank to continue serving the Downtown Area.

An Agreement has been reached with U.S. Bank subject of course to Zoning Board approval.

RESPONSE TO APPROVAL STANDARDS

- 1. The strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.**

Yes, the strict application of the terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

The proposed installation of the U.S. Bank ATM is going in the exact same footprint (**46 inches of frontage**) where previously occupied by a Fifth Third Bank ATM.

In 2015, a Special Use Variance was approved to install a Fifth Third ATM at this location. This was closed in 2019 and as such, the use is past "Grandfathering".

- 2. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**

Yes, the particular physical surroundings impose a particular hardship versus mere inconvenience.

The installation of an ATM within a vestibule is allowed under current ordinance.

The hardship is that by occupying the existing vestibule entrance used by the former tenant, Oak Park Visitors Center this reduces the frontage of remaining east retail space by 9.6 SF or from 30'4" to 20'10".

Frontage is key to any prospect and reducing will create a hardship in leasing the remaining space.

- 3. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.**

The plight of the owner is due to the "Location" of the former ATM within the subject property itself and not created by any person presently having a proprietary interest in the property in question.



1010

1010

1010
OFFICE
SPACE
FOR
RENT
→

1010
RETAIL
SPACE
FOR
LEASE

1010 LAKE
EXISTING



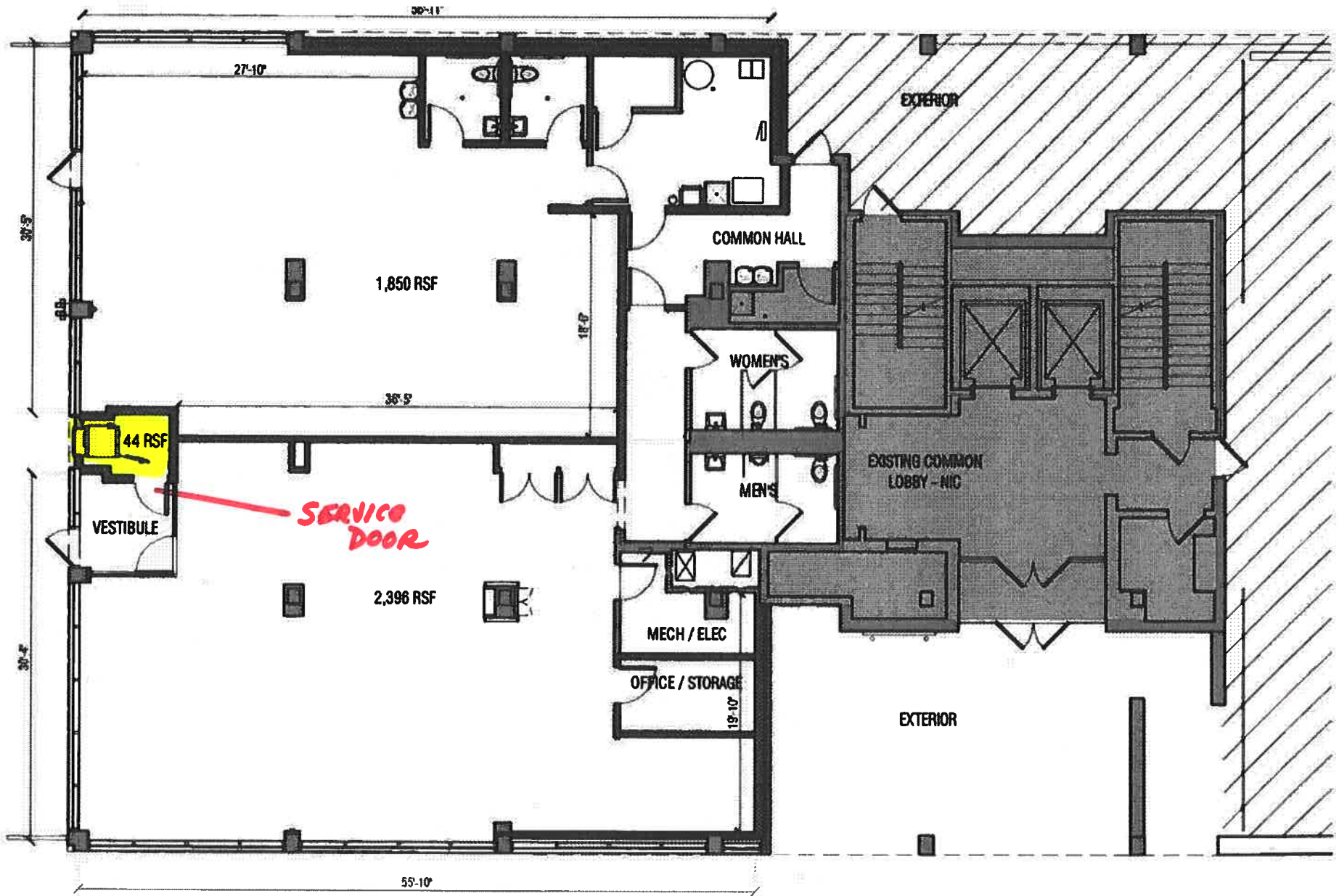
us bank

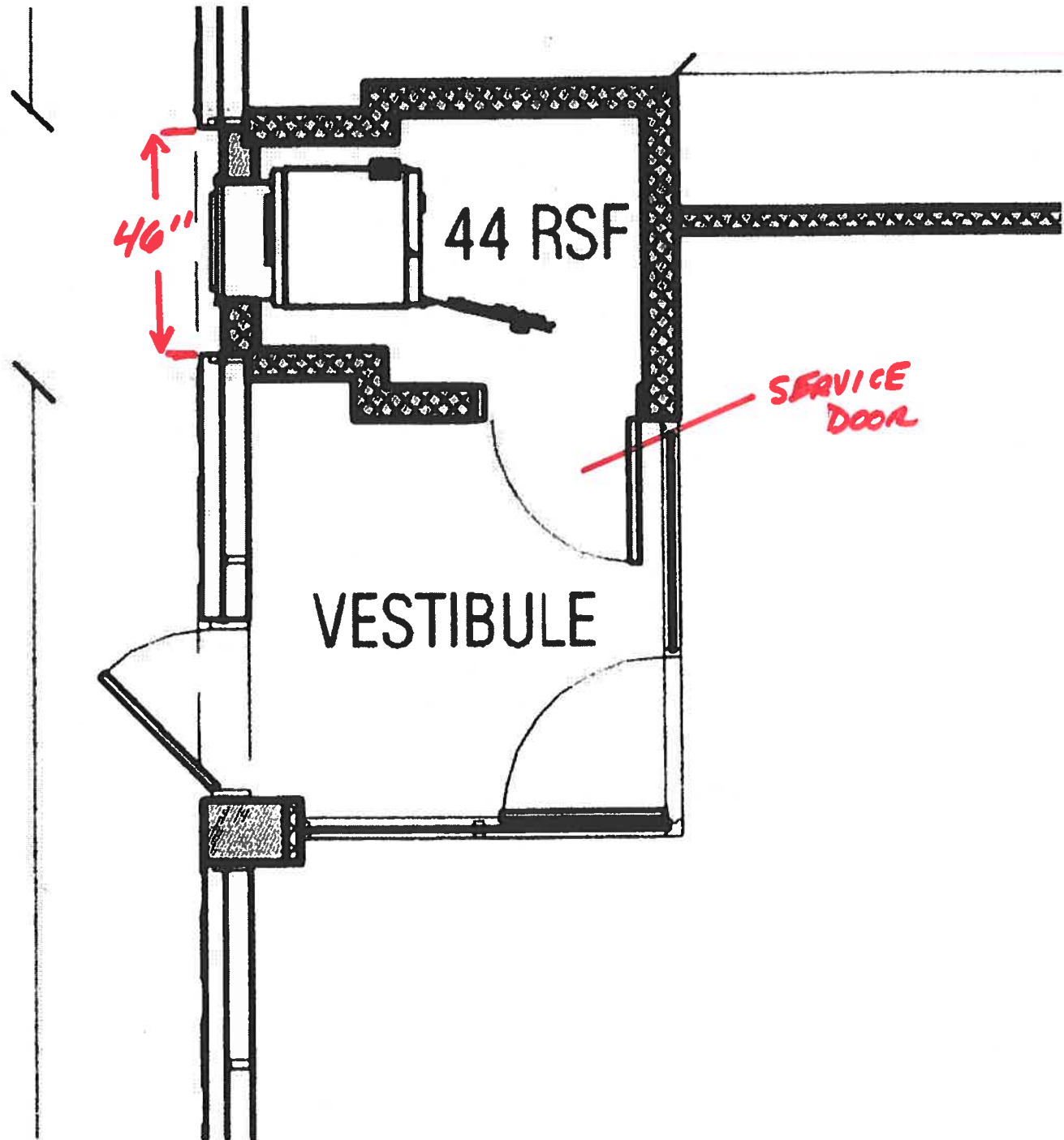
1010
LAKE STREET

FOR LEASE
DK
David Kemp
& Associates, Inc.
708-445-0505

RETAIL SPACE FOR LE

1010 LAKE
PROPOSED ATM





46"

44 RSF

VESTIBULE

SERVICE DOOR



1011 LAKE
DIRECTLY SOUTH



LOOKING WEST



LOOKING EAST



1010 Lake Street, Suite 114
Oak Park, IL 60301
708.383.4145 ph
708.383.4975 fax
www.downtownoakpark.net

April 23, 2021

To: Oak Park Zoning Board of Appeals

From: Downtown Oak Park Board of Directors

Re: Letter of Support – US Bank ATM, 1010 Lake Street

The Downtown Oak Park Board of Directors is pleased to provide this letter in support of US Bank's application for a variance to install an automated teller machine (ATM) at 1010 Lake Street. The proposed ATM location is, in fact, an existing ATM kiosk that housed a Fifth Third ATM as recently as January 2019 and has been covered since that time. With the recent closure of US Bank's walk-up and drive-through due to construction of the new multifamily development at 835 Lake Street, US Bank has identified this location as a convenient replacement for the walk-up component. We concur that this location is most sensible given the proximity to the former ATM and the existing kiosk framing, and we are supportive of activating this very small building frontage in order to provide a service commonly used by Downtown residents and visitors.

We appreciate your consideration of this matter.

Sincerely,

Shanon Williams
Executive Director
Downtown Oak Park