



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): LA ROSE + BOSCO LTD.

Address/Location of Property in Question: 1011 LAKE ST, Suite 100

Property Identification Number(s)(PIN): SEE ATTACHED LIST

Name of Property Owner(s): FORSYTH BUILDING LLC

Address of Property Owner(s): 6817 N. NORTH AVE, OAK PARK IL 60302

E-Mail of Property Owner(s): FRANK @ PELLEGRINI - CRISTIANO, COM Phone: 708-524-3610

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): DAVID KING + ASSOCIATES, INC.

Applicant's Address: 1011 LAKE ST, Suite 313 OAK PARK IL 60301

Applicant's Contact Information: Phone 708-445-0505 E-Mail DAVID @ DKACRE.COM

Other: _____

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

(If Other - Describe): PROPERTY MANAGER + LEASING AGENT

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: ALLOW LA ROSE + BOSCO LTD to continue to use suite 100 AS OFFICE SPACE

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 X No
If Yes, how? _____

Is the property in question currently subject to any zoning relief? ____ Yes X No
If Yes, how? _____
If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ____ Yes X 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;

DTOP HAS PROSPERED DUE TO ITS DIVERSITY OF RETAIL, OFFICE, MEDICAL, RESTAURANTS, FITNESS & SERVICE USES. SUITE 100 HAS BEEN OCCUPIED BY OFFICE OR MEDICAL USERS SINCE 1952. SUITE 100 HAS BEEN UNOCCUPIED SINCE BYLINE'S BANKS PURCHASE IN EARLY 2019. THE REQUEST IS TO BRING BACK TO "LIFE". CONTINUATION AS AN OFFICE IS IN HARMONY WITH THE NEIGHBORHOOD AND NOT CONTRARY TO THE INTENT AND PURPOSE OF THE ZONING ORDINANCE OR COMPREHENSIVE PLAN.

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.

DAVID KING & ASSOCIATES, INC.

(Printed Name) Applicant

[Signature]

(Signature) Applicant

10-6-2021

Date

FORSYTH BUILDING LLC

(Printed Name) Owner

[Signature]

(Signature) Owner

10.6.2021

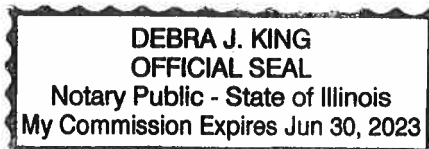
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

6 DAY OF October, 2021

[Signature]
(Notary Public)



1011 Lake Street
Oak Park, IL 60301

Property Identification Numbers:

16-07-126-012-0000

16-07-126-013-0000

16-07-126-014-0000

16-07-126-015-0000

16-07-126-016-0000

Project Summary

1011 Lake St., Suite 100
Oak Park, IL

LaRose & Bosco, Ltd.

Suite 100 (west portion of ground floor, facing Lake Street) at 1011 Lake Street is a 4,000 S.F. ground floor storefront located at the eastern edge of Downtown Oak Park. Since 2005, previous use was executive & administrative offices for Community Bank of Oak Park River Forest. As of 10-4-2021, the storefront has been unoccupied for approximately 2 years, 5 months.

David King & Associates, Inc. has been actively marketing the storefront for the past 9 months and unable to secure a tenant under the current zoning.

A long-term lease has been executed with LaRose & Bosco, Ltd. who proposes to relocate their law firm to this location. The lease is subject to approval of a Use Variance to operate at this location.

The Lake Street portion of 1011 Lake Street (including suite 100) was constructed in 1929. Initial tenants were retail stores & included a haberdashery, corset shop, etc.

1952 - Oak Park federal Savings & Loan purchased the building, and then greatly expanded the building on Forest Ave. They occupied the entire ground floor (including suite 100) up until 1991. The successor Savings & Loan (Great American Federal Savings) was dissolved by the Federal Government in 1991 and entire ground floor (including suite 100) sat vacant until 1993. Main bank portion was then occupied by Savings of America and then LaSalle National Bank.

1991 until 1995 - Suite 100 remained vacant & unoccupied.

1995 - West Suburban Hospital Medical Center opened a primary care facility in suite 100.

1996 - Community Bank of Oak Park River Forest opened on east end.

2005 - Community Bank OPRF expanded into suite 100 for administrative functions.

March of 2019 - Byline Bank acquired Community Bank OPRF

May 2019 – Present Suite 100 has been unoccupied and unused.

In the past 92 Years, Suite 100 has been primarily occupied by offices / past 69 years office, briefly medical or vacant.

1929-1952	23 year of retail
1952-1991	39 years as additional offices for Savings & Loan
1991-1995	4 years vacant
1995-2005	10 years medical
2005-2019	14 years offices for Community Bank OPRF
2019-2021	2 years, 5 months unoccupied / vacant

Located on LaSalle Street in Downtown Chicago, LaRose & Bosco, Ltd. is hoping to relocate to the firm's main partners homestead of Oak Park/River Forest.

The firm concentrates in civil litigation, commercial real estate transactions & environmental law. The have 7 full-time attorneys and support staff of 8.

On average 25-30 visitors a day for client meetings, dispositions, arbitration, etc.

Hope is with Zoning Board's approval to make this office space come alive again.



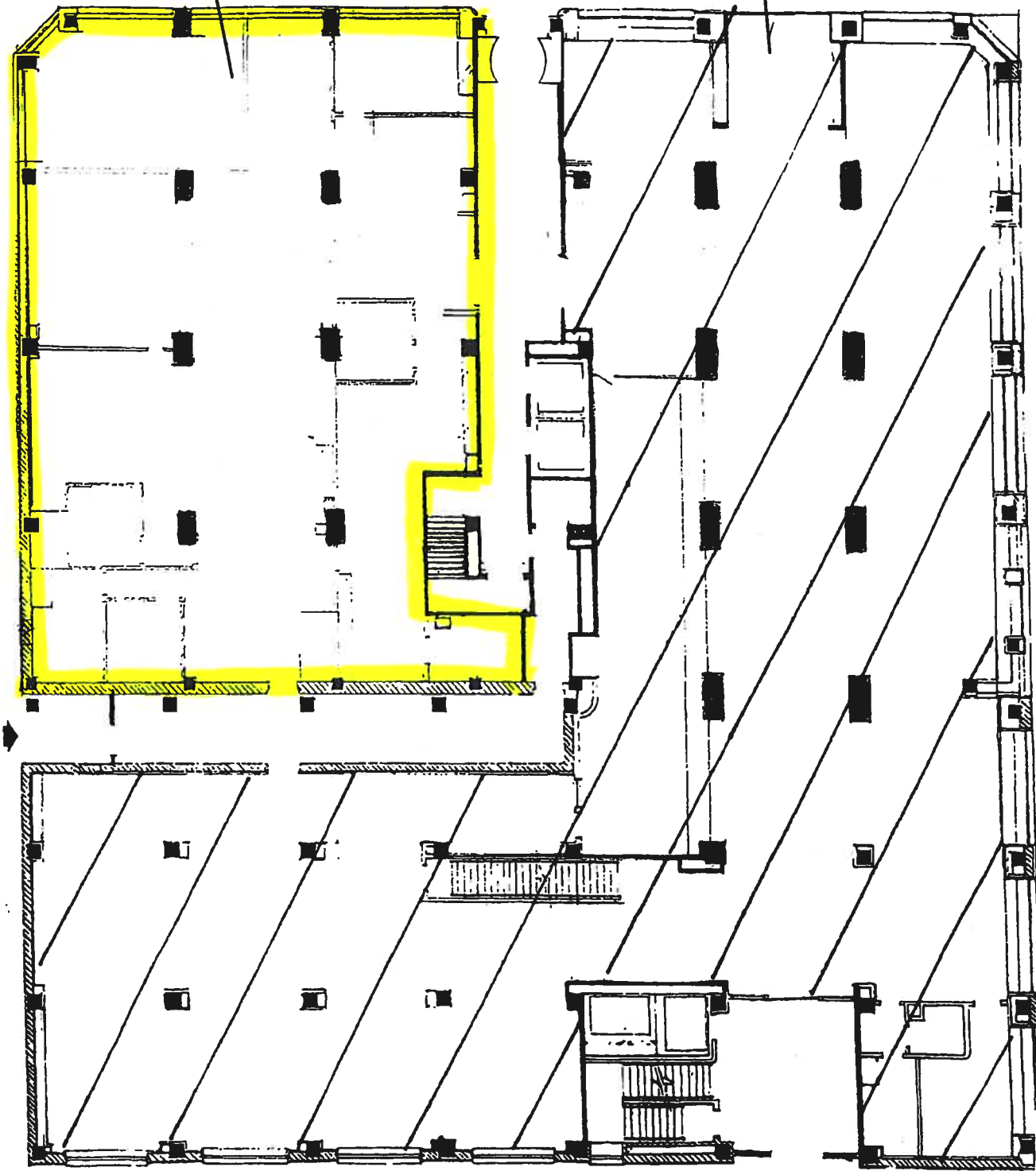
SUITE 100

LAKE ST

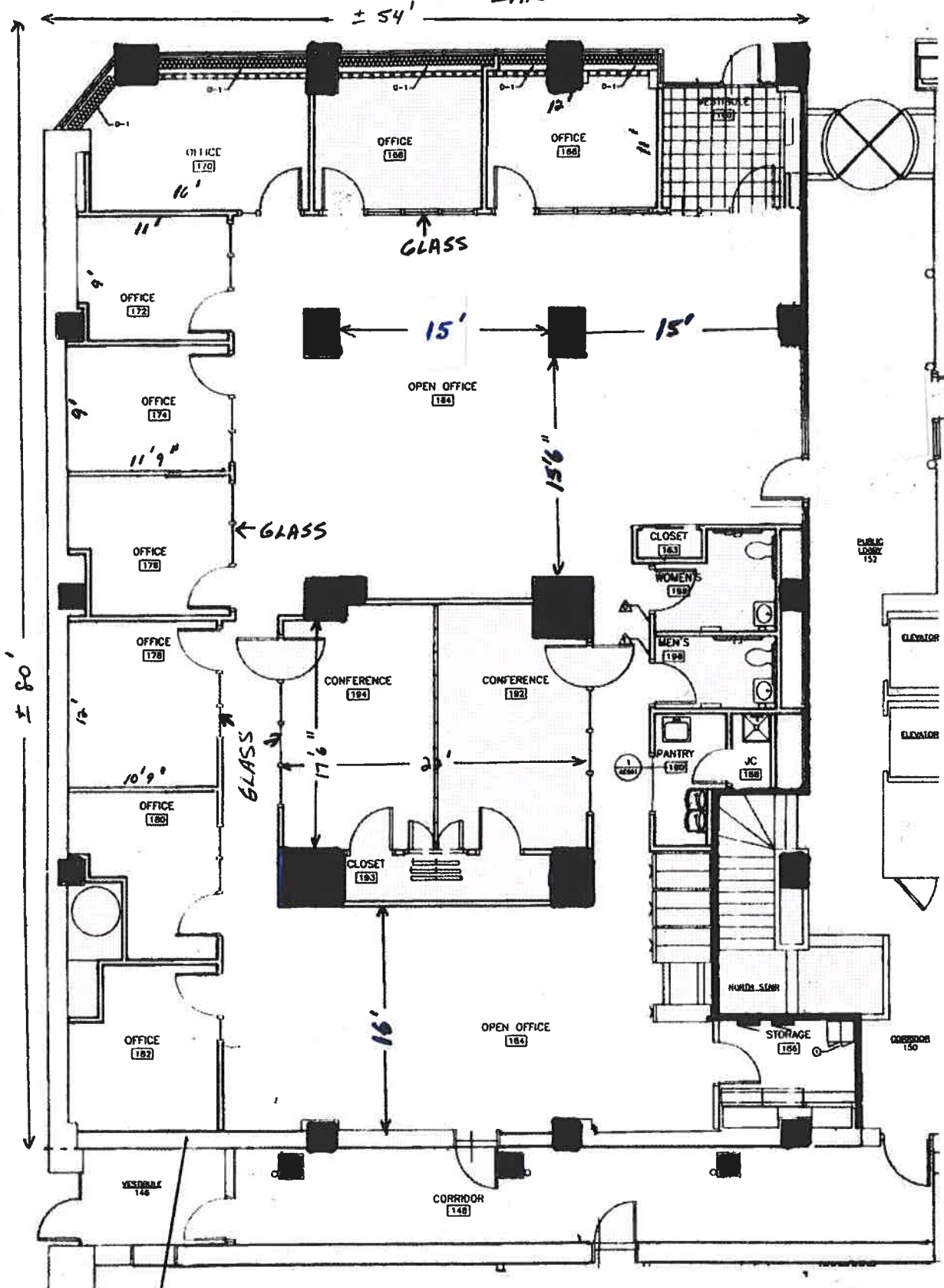
BYLINE BANK

1st Floor
1011 Lake St.
Oak Park

FOREST AVE



LAKE STREET



ORIGINAL 1929 EXTERIOR WALL

1011 Lake St.
Oak Park

Approx 4,000 RSF







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 zoning ordinance has resulted in undue hardship for this property.

The 4,000 square foot storefront has been marketed extensively by Oak Park based David King & Associates, Inc. for the past 9 months with no interested users allowed under the current ordinance.

There are basically 4 main “uses” allowed under current zoning: retail, food, fitness & hair/beauty.

Retail – Honestly, no retail users of 4,000 SF actively looking in DTOP and if they were, would go to former Gap/Pier One or the River Forest Town Center across Harlem.

Food –Size is the first issue. There is substantial interest from food users in the 1,500-2,200 SF range. At 4,000 SF there are only 2 food concepts of this size in DTOP, Coopers Hawk & TGIF. The Bar Louie space of 5,500 SF has been vacant & on the market for +/- 3 years. The Wild Onion Tied House of 4,085 SF is also now on the market, as is Oak Park Brewing of 6,250 SF.

The second issue would be the requirement of adding sprinklers, a complete “gut” and re-build including running black iron up 4 stories. Looking at substantial investment.

Fitness – Other than FFC, DTOP is a “market” of smaller fitness uses in the 1,500-2,500 SF range. In January of 2021, David King & Associates leased two fitness uses on ground floor of Albion, a 2,134 SF Yoga Six and a 1,738 SF Stride Franchise. The club Pilates at Euclid & Lake is 2,500 SF, and David King & Associates, Inc. just leased 115 N. Oak Park Ave to a Yoga Studio.

Hair/Beauty – Again a size issue. David King & Associates has many hair/beauty operators looking in DTOP in the range of 1,000-1,500 SF.

The uses allowed under the current ordinance are not currently interested in this property.

- 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 & internal columns/shape impose a particular hardship versus mere inconvenience.

In 1929 the thought was that the roaring 20's would never stop! The original 1929 construction of 4 floors was designed, engineered & built to add 4 additional floors or a total of 8 stories. The size and placement of columns & design to accommodate this makes it very difficult for most users to design around, but has worked for office use. Just not practical to "sub-divide" suite 100. As such, we have a 4,000 SF space.

1011 Lake is at the east end of Downtown Oak Park.

Immediately east is the 100 Forest Place apartment complex. The ground floor commercial of 100 Forest Place has been occupied exclusively by office or medical users since its construction 35 plus years ago.

Immediately west is an alley & then 4 storefronts of +/- 1,200 SF, all occupied by independent food users.

The Albion at 1000 Lake is now occupied by 2 fitness users.

Directly across is 1010 Lake & ground floor (marketed by David King & Associates) has been vacant for 3 years for east unit (former Visitors Center) and 2 plus years for west unit (former Hair Cuttery).

A U.S. Bank ATM was leased at 1010 Lake in 2021 with an approved Zoning Variance.

- 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 subject property itself and the size of columns/ number of columns/ placement of columns and not created by any person presently having a proprietary interest in the property in question.



October 19, 2021

To: Jim Lencioni, Chair
Oak Park Village Zoning Board of Appeals

From: John Lynch, Executive Director, OPEDC

Re: Letter of Support – 1011 Lake Street, Suite 100 – Zoning Variance

The staff of the Oak Park Economic Development Corporation is providing this letter in support of a zoning variance request to allow an office use on the ground floor within 50 feet of the street line in the DT-Downtown Zoning District. The space in question is the 4,000 SF ground floor space at 1011 Lake Street, Suite 100, and the new office user of the space would be LaRose & Bosco, a law office.

We are supportive of a law office occupying this space, as it is clear the space is designed and outfitted to house an office tenant, and we are not optimistic that converting the space to retail use would be economically viable. Since Byline Bank took over the space, it has remained unoccupied for the past 29 months. Filling this space with a law office is appropriate and will be a positive for Downtown Oak Park.

First, Suite 100 has existed as under- or un-utilized office space since 2005 when the Community Bank of Oak Park-River Forest intended to move some of their administrative operations to this suite, across the hall from their main branch area. There was investment made to outfit the space to be attractive for office use, but the space was never fully utilized by Community Bank and it has been completely unused by Byline Bank since they acquired the space.

Secondly, when considering the layout and structure of the suite, we do not envision alternate uses to be either financially or practically feasible. The four-story building was designed and engineered in 1929 with large internal columns that could potentially support an eight-story height if the building owners wanted to expand vertically. Suite 100 therefore has six oversized internal columns that would likely be undesirable for a restaurant or retail use and removing them to open up the space is likely to be financially prohibitive for any potential tenant. We believe that for a restaurant user to make the space viable, it would probably need to completely gut and rebuild of the space and possibly add black iron installation up four stories – which would be well over \$1 million (\$250 per square foot) that, in our view, a restaurant user would not spend. Also, in our opinion, the 4,000 SF size of the suite is not attractive to other currently permitted zoning uses. In the current commercial real estate market, food operators, retailers, hair/beauty, and fitness operators are all looking for a smaller footprint downtown than this space offers. Even if the size of this space worked for a non-office tenant, the layout with the columns would be a challenge, the space is not easily divisible, and a potential retailer would likely prefer other Lake Street locations like the former Gap/Pier One site.

Oak Park Economic Development Corporation
104 N. Oak Park Ave., Suite 203, Oak Park, IL 60301
708.383.3838 Main 708.383.3414 Fax

opedc.net



The other issue we have with completely gutting the space is that from a sustainability standpoint, we believe it would be unnecessarily wasteful to simply tear out and throw away the significant materials, fixtures, and even possibly furniture that could be reused by this law office tenant. We believe that being responsible stewards of the environment requires us to consider reuse of materials and structures when possible, and this certainly meets that standard.

Finally, we believe that occupation of this space by LaRose & Bosco will be a net positive for the Downtown community. The office employs 15 staff members and estimates about 25-30 clients will visit a day. This results in a gain of 40-45 people to the area who can shop at the local restaurants and stores before or after their appointments and can add to the lunchtime crowd for the restaurants. As the nature of office work has shifted due to COVID, our view is that getting more people back to spending their days in Downtown Oak Park consistently will result in a net benefit to the surrounding businesses.

If you have any questions, please do not hesitate to contact me directly.

Oak Park Economic Development Corporation
104 N. Oak Park Ave., Suite 203, Oak Park, IL 60301
708.383.3838 **Main** 708.383.3414 **Fax**

opedc.net



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

October 25, 2021

To: Oak Park Zoning Board of Appeals

From: Downtown Oak Park Board of Directors

Re: Letter of Support – LaRose & Bosco, 1011 Lake St., Suite 100

Downtown Oak Park Board of Directors is providing this letter in support of LaRose & Bosco's application for a special use variance at 1011 Lake St., Suite 100.

DTOP supports this use for multiple reasons. The overall strength of DTOP is its diversity of retail, office, restaurants & service businesses! Specifically, our office users & their clients provide great traffic & buying power during the daytime hours of Monday thru Friday. We believe the tenant will bring renewed activity to this vacant office space and a constant flow of potential customers to the existing Downtown Oak Park shops and restaurants.

As retail is always our first choice in ground level storefronts, we understand the retail climate is changing. This space has been vacant for over 29 months with no potential retail uses and has been actively marketed by David King & Associates, Inc. Tenant potential is limited due to these existing constraints.

For these reasons, we encourage you to approve the zoning variance requested by LaRose & Bosco.

Thank you,

A handwritten signature in black ink, appearing to read "Sharon Williams", with a long horizontal line extending to the right.

Sharon Williams

Executive Director

The Downtown Oak Park Board of Directors

Poke Burrito
1027 Lake Street
Oak Park, IL 60301

October 5, 2021

Zoning Board
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

Dear Zoning Board:

As owner of Poke Burrito at 1027 Lake Street, I see the positive impact of the Downtown's office tenants and their customers.

The offices patronize my restaurant during the Monday-Friday daytime and greatly add to our success and the overall area.

The ground floor office space at 1011 Lake has been vacant for way too long.

I support the Zoning Variance requested by LaRose & Bosco.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jimmy Chen', written over a white background.

Jimmy Chen
Owner

R.P. Fox & Associates, Inc.
Fox Partners, L.P.

1110 PLEASANT STREET • OAK PARK, IL 60302

PHONE (708) 848-9550 • FAX (708) 848-9554

WWW.RPFOX.COM

October 21, 2021

Michael Bruce
Zoning Administrator
Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

RE: Proposed Use Variance
1011 Lake Street
Oak Park, IL 60301

Dear Mr. Bruce:

I'm aware that LaRose & Bosco law firm has requested a Use Variance to occupy the western portion of the ground floor of 1011 Lake Street in Downtown Oak Park.

Our firm is the long-time owner of the commercial buildings at 1025-1049 Lake Street (Purees, Poke Burrito, Khyber Pass & Book Table) which are immediately adjacent to 1011 Lake and office tenants such as OPRF Community Foundation, Oak Park Board of Realtors and Body Gears Physical Therapy.

During my professional career here, the 1011 Lake space in question has always been office use & both employees & their visitors have supported all of DTOP's businesses.

We believe LaRose & Bosco will be a great addition to DTOP and strongly support their requested Use Variance.

Sincerely,



Michael Fox

TO: ZONING BOARD
VILLAGE OF OAK PARK

10-25-2021

FROM: BOOK TABLE
1049 LAKE ST.

IN GENERAL, WE ARE NOT FAN'S OF OFFICE USE ON GROUND FLOOR IN THE DOWNTOWN AREA. HOWEVER, THE GROUND FLOOR OF 1011 LAKE ST HAS BEEN OCCUPIED BY OFFICE + BANK SINCE WE OPENED OUR STORE IN 2003.

AS SUCH, WE ENTHUSIASTICALLY SUPPORT THE ZONING VARIANCE TO ALLOW LA ROSE + BOSCO LAW FIRM TO OCCUPY THE OFFICE SPACE AT 1011 LAKE ST.

WE ARE IN FAVOR OF BRINGING A "DEAD" SPACE BACK. OFFICE TENANT'S BUY BOOKS ALSO !!

JASON + RACHEL

