



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): Compass Illinois, Inc.

Address/Location of Property in Question: 803 Lake Street

Property Identification Number(s)(PIN): 16-07-129-016-0000

Name of Property Owner(s): Scoville Square Associates, LP

Address of Property Owner(s): 137 N. Oak Park Avenue, Suite 406, Oak Park, IL 60301

E-Mail of Property Owner(s): Debsloan@scovillesquare.com Phone: (708)383-3733

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): Compass Illinois, Inc.

Applicant's Address: 2350 N. Lincoln Avenue, 3rd Floor, Chicago, IL 60614

Applicant's Contact Information: Jonathan Satz Phone 415-416-8451 E-Mail jonathansatz@compass.com

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): Contract Lessee

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: The applicant seeks to lease out the space located at 803 Lake Street for a Compass Realty office. The office will operate Monday-Friday from 9 AM- 5 PM; however, the brokers may access the space at any time. Typically approximately 5-7 agents would be at the space at any given time.

Size of Parcel (from Plat of Survey): 30,495 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>OS</u>	<u>Scoville Park</u>
To the South:	<u>DT 2</u>	<u>Commercial- dental, jewelry boutique and nail spa</u>
To the East:	<u>DT 2</u>	<u>Oak Park Bank</u>
To the West:	<u>R-7</u>	<u>Courtland Condominiums</u>

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: 14.3 Section: E

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 granting of this variation will allow for a compatible use to be added to this section of Lake Street. There are other brokerage companies located in close proximity, it will activate the street in this location and will not unduly impact traffic, light or public congestion.

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.

JONATHAN SATZ
(Printed Name) Applicant

Jonathan Satz
(Signature) Applicant

3/10/22
Date

JAMES M. SOLNES
(Printed Name) Owner

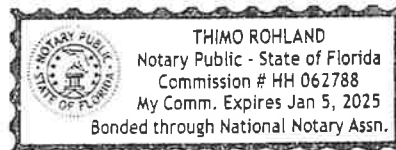
James M. Solnes
(Signature) Owner

3/10/22
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
10 DAY OF MARCH, 2022

Thimo Rohland
(Notary Public)





Meg George

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

T: 312 634 5700
F: 312 424 1900

March 11, 2022

Zoning Board of Appeals
Village of Oak Park
123 Madison St.
Oak Park, IL 60302

Re: Project Summary for Compass' variance application for 803 Lake Street, Oak Park, Illinois

Dear Ladies and Gentlemen:

Compass Realty, Inc. ("Compass") is a residential real estate brokerage with a regional HQ located in Lincoln Park. As part of Compass' Greater Chicago Expansion, it first opened its Oak Park operation out of the Regus workspace property at 1010 Lake Street in the Fall of 2021 and has seasoned Oak Park real estate agents that it will use to form the foundation of its office for years to come. Compass desires to showcase the homes of Oak Park in an established location and seeks a variance from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section prohibits office uses, including real estate brokerage firms, from being located within the first 50 feet of the street lot line at grade level or on the ground floor of any building within the DT-1 and DT-2 Sub-Districts of downtown Oak Park.

803 Lake Street (the "Property") is a 2,140 square foot ground floor storefront located in the Ridgeland Historic District portion of downtown Oak Park. The Property's previous use included computer repair store, Gala-Tec. As of March 11, 2022, the Property has been unoccupied since January of 2021. The owner of the Property, Scoville Square Associates, LP, has been unable to secure a tenant under the current Zoning Ordinance. Compass' use of the Property will not require construction and/or rezoning and is asking for a variance to use the Property in its existing state. Compass will be staffed with a receptionist Monday to Friday, 9:00 am to 5:00 pm, but agents will access the Property after hours and on weekends when needing to accommodate Oak Park residents' needs, so they will have access to the Property 24/7. The Property would typically be accessed by 5-7 agents at a time during the staffed receptionist hours. Compass' use of the Property would not unduly impact traffic, light, or public congestion, and would bring an ideal amount of business to Oak Park during regular business hours of nearby businesses. While many Compass clients now conduct their home closings virtually and they typically meet their agents at the homes they are viewing, they do meet their agents at the office for the first connection and explore the town and visit shops and restaurants of their potential future hometown.

akerman.com

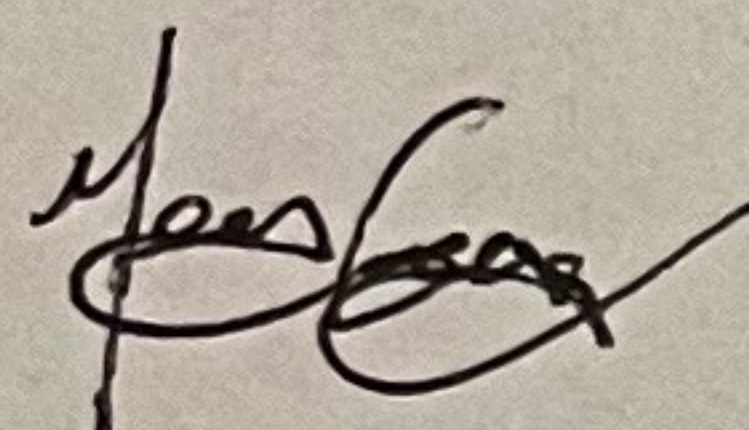
62569494;1

Compass' use of the Property will not alter the essential character of the neighborhood but rather enable a compatible use be added to this section of Lake Street. If the strict letter of the Zoning Ordinance were to be applied, Compass would not be allowed to use the Property at all.

Included in this submission is the (1) application for variance, (2) proof of ownership and/or proprietary interest, (3) this project summary, (4) responses to approval standards, (5), plat of survey, (6) location map, (7), site plan, (8) floors plans/elevations, and (9) photographs of surrounding properties and buildings.

Non-applicable items in the application checklist for a variance which are not included here are the following: (1) a copy of the zoning administrator's decision, (2) disclosures of beneficiaries of land trust, and (3) other submittal items.

Sincerely,



Meg George
Office Managing Partner

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.
 - a. The strict application of the terms of this Ordinance will result in undue hardship to both the Owner and Compass unless the specific relief requested is granted. The Owner has been unable to locate a suitable tenant under the Ordinance since the departure of Gala-Tec back in January of 2021. The Property is located in the Ridgeland Historic District portion of downtown Oak Park and as such is a prime location for residents and non-residents of Oak Park people to meet with Compass agents. Having a suitable location in this area is critical to Compass. Compass' use of its location will increase foot traffic to Oak Park itself, as well as to its neighbor businesses that currently sit near a vacant storefront.

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.
 - a. If the strict letter of the regulations were to be carried out the Property would likely continue to sit vacant. Compass' use is ideal for the Owner as it is able to use the Property as-is, without construction and/or rezoning. Features such as the tall and wide open windows that exist on the Property are ideal for Compass' use. The current permitted uses of the Property include antique stores, art galleries, brewpubs, consignment shops, design studio with retail, outdoor dining, recreational cannabis establishment, restaurant, retail goods establishment, and vehicle dealerships. None of these are interested in the Property and/or would require extensive construction to render the Property usable to them.

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.
 - a. The plight of the Owner is due to the location and restrictions upon it, a unique circumstance inherent to the 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.

Lake St

Lake St

Lake St

Lake St

Lake St

Lake St

803 Lake St, Oak Park, IL 60301

The UPS Store

KMR Search Group

Oak Park Bank

LibertyX Bitcoin ATM

Wesley C. Wise, DDS & Assoc.

Gem A Jewelry Boutique
Jewelry store

Olive & Well

Avenue Nail Spa

N Oak Park Ave

N Oak Park Ave

Mulata Kitchen + Coffee

Bricks Wood Fired
Pizza - Oak Park
Free Delivery
on 1st Order

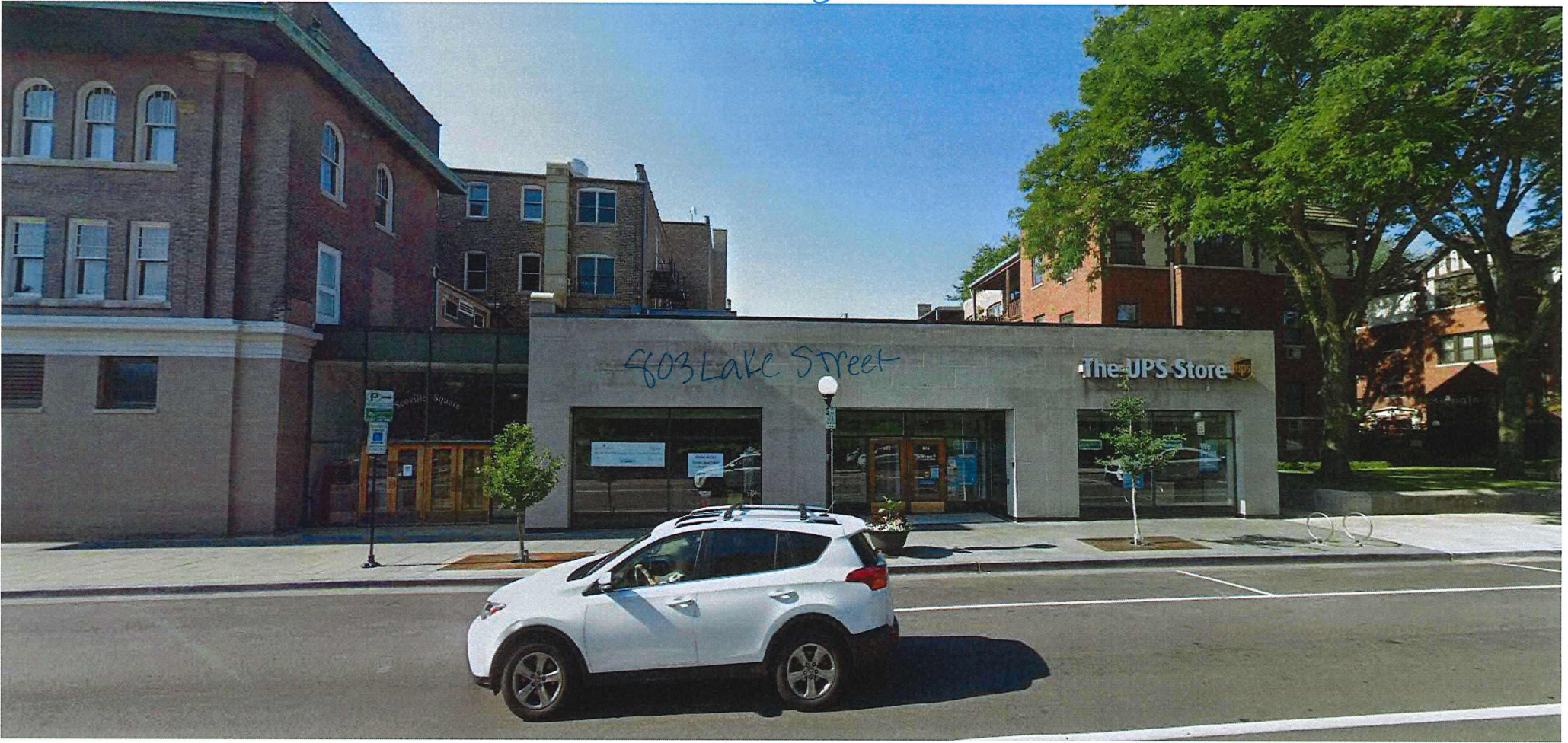
Oberweis Ice Cream
and Dairy Store
Ice Cream • \$\$

Scraper
America

Jennifer

Il Vicolo T
Italian • \$\$

↑ South



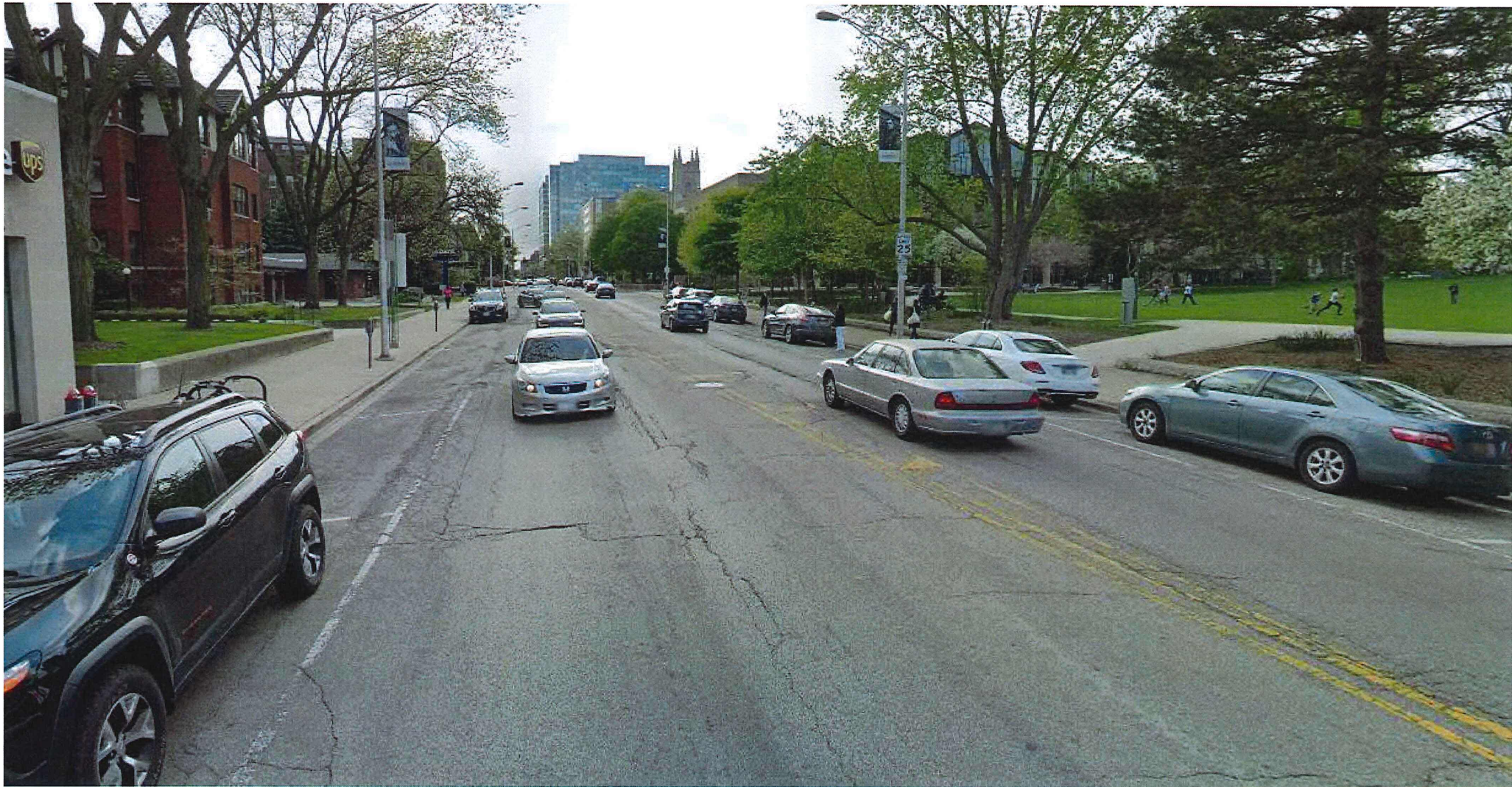
903 Lake Street
|
Corner view



↑ NORTH



↑ West



East
↑

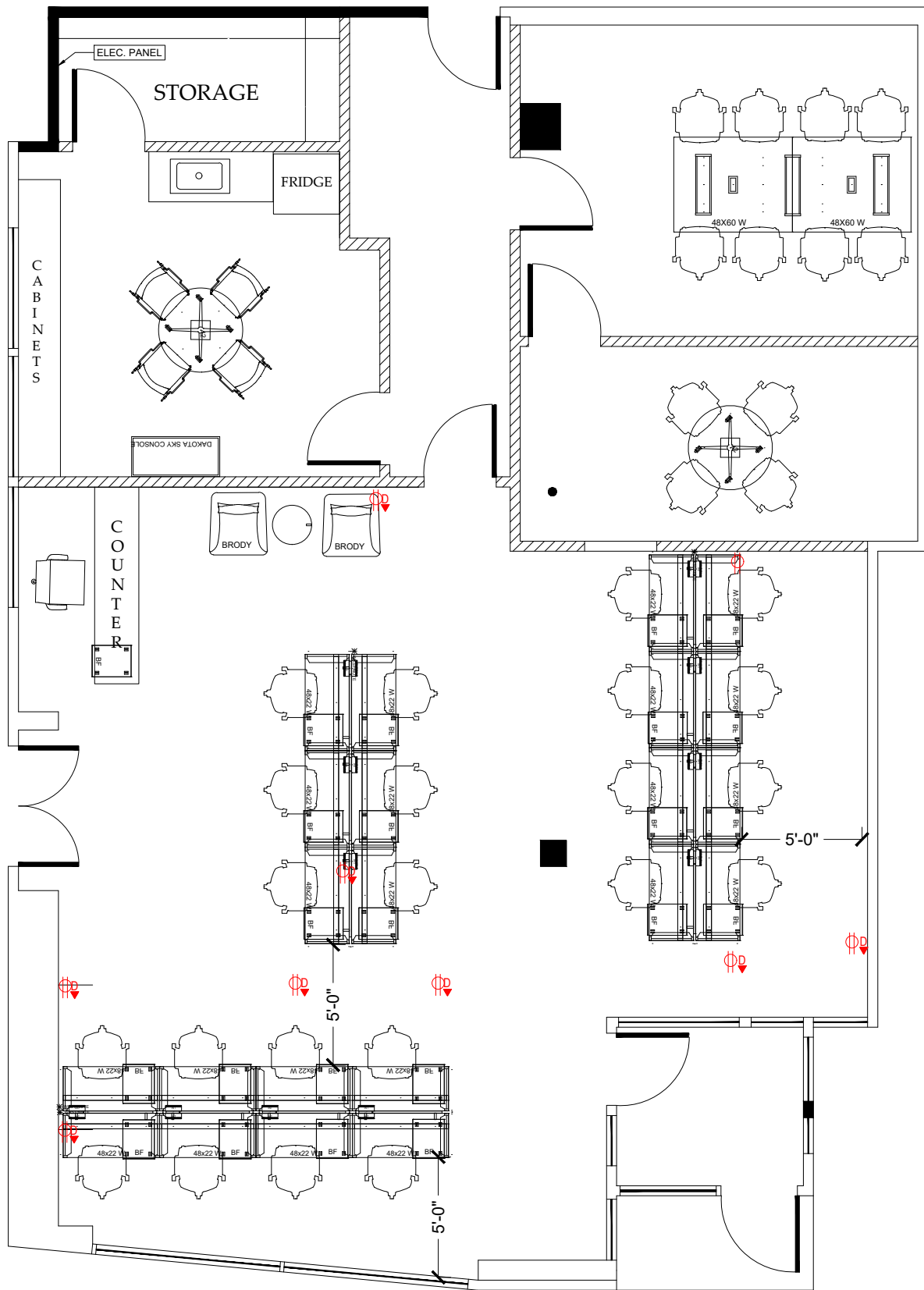
803 Lake Street

GMA TEC

ONLY



Google



APPROVAL FOR INSTALL: NAME _____ SIGNATURE _____ DATE _____

PROJECT NAME **Compass-Oak Park**
 DISTRICT **Chicago-32**
 VERSION DATE **02-25-22**

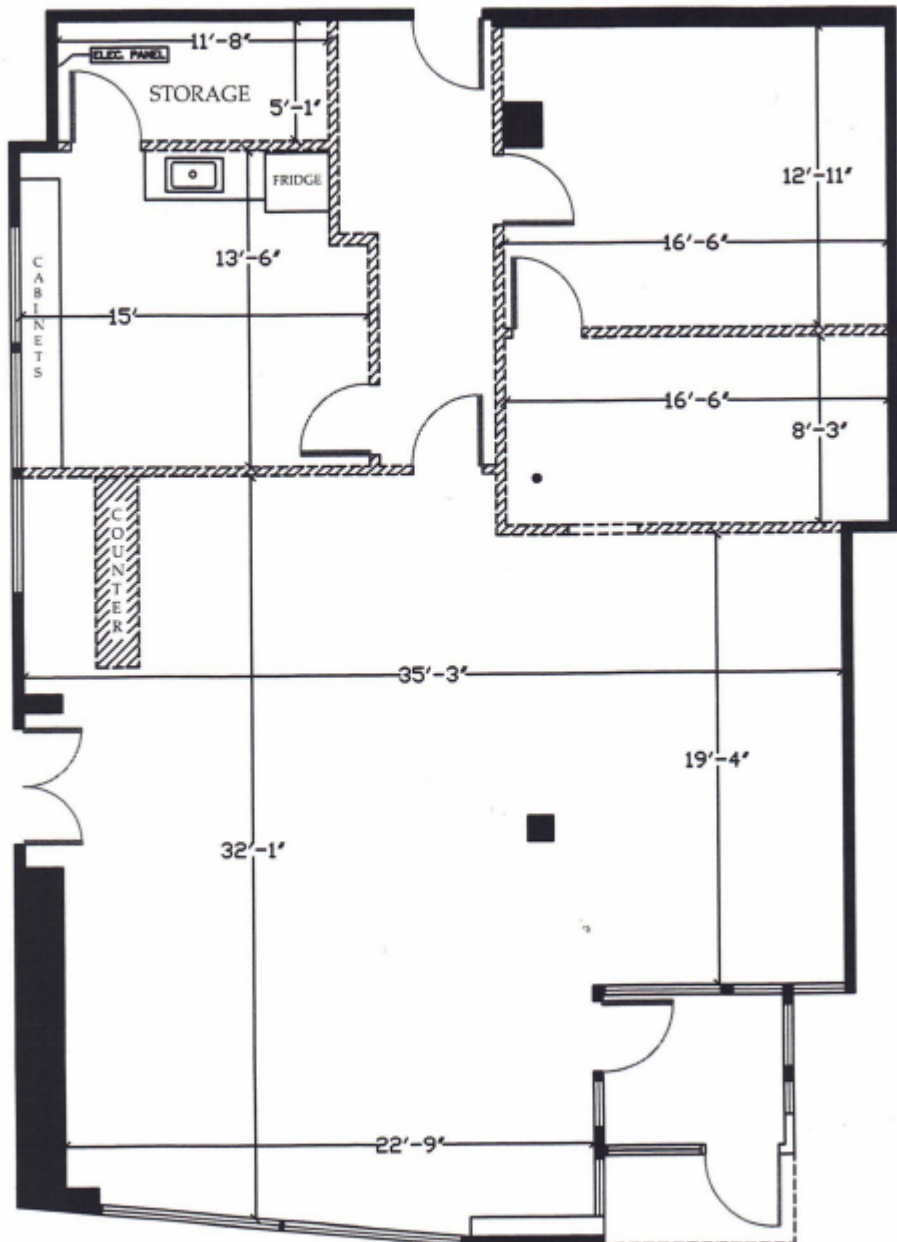
Drawn By: Annette DeJong
 Scale: Not To Scale

Drawing Location: D:\CORT BUSINESS SERVICES\Project Planning - Districts\Chicago - 32 - 2\A-B-C-D-E\Compass\Oak Park\02-02-22

CORT

803 Lake St.

2,140 Rentable S.F.



All square footage includes 3" to inside walls.

Drawn by: Joseph Leone
E-mail: leonejoseph@sbcglobal.net



Dimensions And Details Shown Are Approximate And Subject To Verification and No Liability is Assumed

DRAWN: 3/16/2021

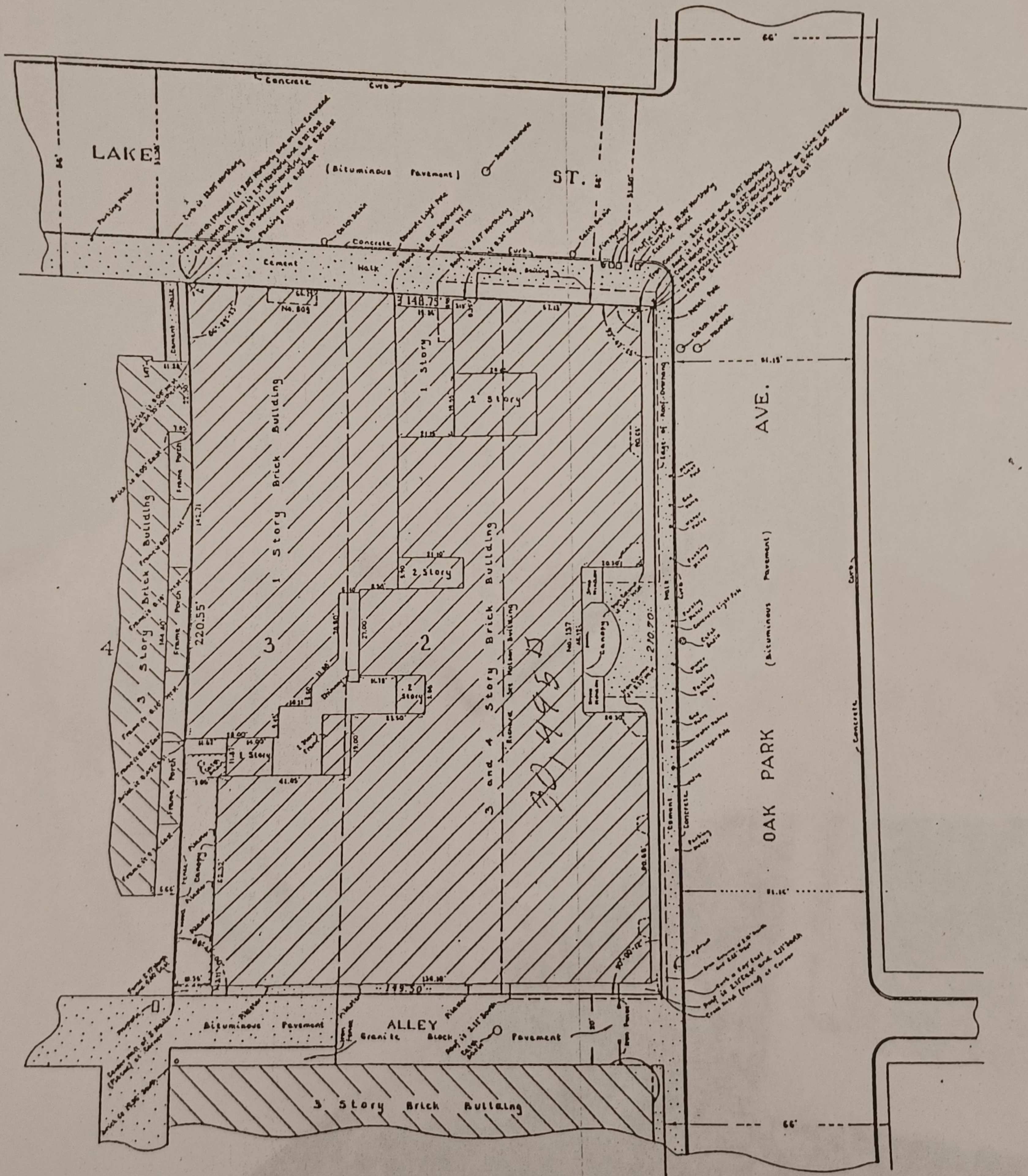
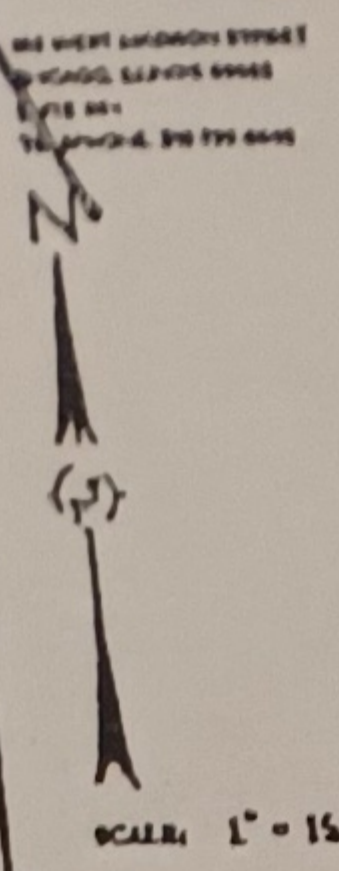
CHICAGO GUARANTEE SURVEY COMPANY
 PLAT of SURVEY

ROBERT J. HENRY
 ROBERT J. HENRY
 ROBERT J. HENRY

Scoville Sg.

of
 Lots 1, 2 and 3 in Holley and Smith's Resubdivision of Lot 18
 and of Lots 1 and 2 of J. W. Scoville's Subdivision of Block 17
 of Kettlestring's Subdivision of the Northwest Quarter of Section 7,
 Township 39 North, Range 13 East of the Third Principal Meridian,
 in Cook County, Illinois.

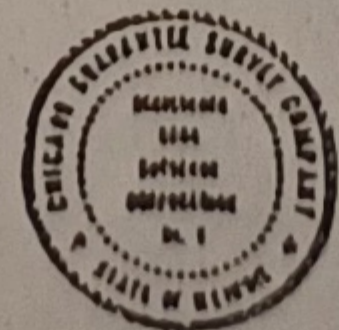
Containing 32,122 Square Feet of Land, more or less.



STATE OF ILLINOIS
 COUNTY OF COOK

CHICAGO GUARANTEE SURVEY COMPANY, a limited liability corporation organized under the laws of the State of Illinois, do hereby certify that a correct and true copy of the foregoing plat of survey and map of the same has been filed for record in the office of the Recorder of Deeds of Cook County, Illinois, on this 11th day of May, 1911.

ROBERT J. HENRY
 Recorder of Deeds



Drawings are made in feet and decimals.
 Date No. 8906003
 Drawn by Industrial Fire and Casualty Insurance Co.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATIONS.
 Underground utilities are not shown hereon.
 Compare your points before building by the owner, and AT ONCE report any differences.