



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): d'aprile properties

Address/Location of Property in Question: 193 N Marion Street, Oak Park, IL 60301

Property Identification Number(s)(PIN): 16-07-118-050-1001

Name of Property Owner(s): Halverson LLC

Address of Property Owner(s): 193 N Marion Street, Oak Park, IL 60301

E-Mail of Property Owner(s): ron.halverson@halversongroup.com Phone: 708.421.8081

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): Ryan D'Aprile

Applicant's Address: 1732 W Hubbard, 1D, Chicago, IL 60622

Applicant's Contact Information: Phone 312-590-6416 E-Mail ryan@daprileproperties.com

Other: _____

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

(If Other - Describe): Tenant

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: office space for a full service real estate brokerage

Size of Parcel (from Plat of Survey): 2,600 rentable Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>DT-1</u>	<u>Retail Ground Level, Mixed Use upper floors</u>
To the South:	<u>DT-1</u>	<u>Retail Ground Level, Mixed Use upper floors</u>
To the East:	<u>DT-1</u>	<u>Zoned Retail First Floor, Residential Town Homes</u>
To the West:	<u>DT-1</u>	<u>Retail Ground Level, Mixed Use upper floors</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: 8 Section: 8.3
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 majority of the N. Marion section of DTOP is comprised of professional services on the commercial level (Dentist, Hair Salons, Chiropractor). The addition of a high-end full service retail brokerage will be in harmony with the surrounding businesses and will provide important services for the residents in 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.

Ryan D'Aprile

(Printed Name) Applicant

DocuSigned by:



09/03/2021

(Signature) Applicant

Date

Ron Halverson - Halverson Group

(Printed Name) Owner



9/07/21

(Signature) Owner

Date

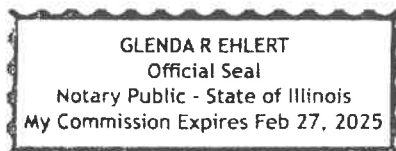
Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

7th DAY OF September, 2021



(Notary Public)



Project Summary

D'aprile properties, is a full-service Residential Real Estate Company. The space will be used as a workspace for our real estate agents, their clients, and their ancillary business partners that provide mortgage and title services. The construction preliminary proposal will build conference rooms for private meetings and real estate closings. The bullpen workspace area will offer space for individuals to work, as well as providing a comfortable atmosphere to network and collaborate and a welcoming space for clients.

We like to have presence in neighborhoods that we do business in. Oak Park has been a city that we have been interested in for quite some time. This particular location fits our layout and business model. We typically take a 1st floor storefront location that is easily accessible to not just our Real Estate Agents but their clients and the public. We keep our space open for any walk-ins and persons who have questions about real estate.

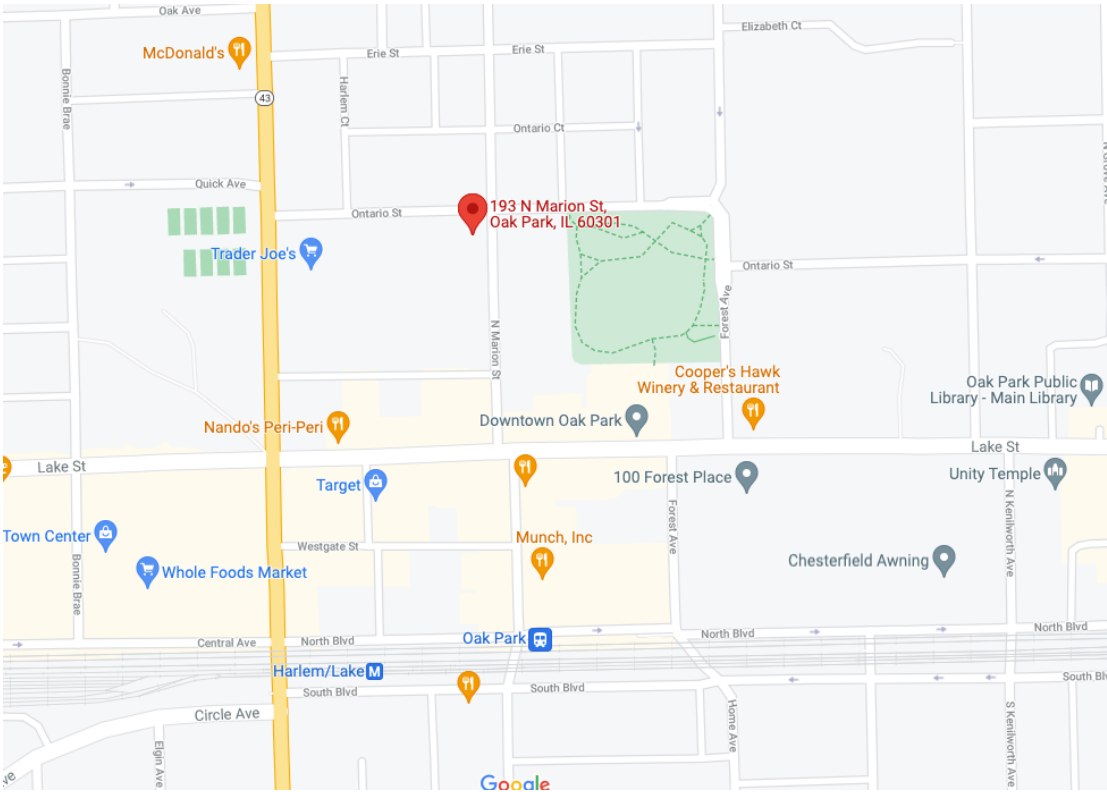
SUPPLEMENTAL STATEMENTS:

- 1. The strict application of the terms of the Ordinance will result in undue hardship unless the specific relief requested is granted.**
 - The strict application of the terms of the ordinance would cause significant and sustained hardship for the property owners who have invested significant capital in the property over many years.
 - The property has been commercially listed and promoted by the owners through a reputable commercial property broker for the last 12 months with no success in identifying even one retail tenant due to the specific unfavorable conditions of the sub-section of the business district.
 - Failure to grant the variance would result in an extended vacancy of the property and sustained and undue financial hardship for the property owners.

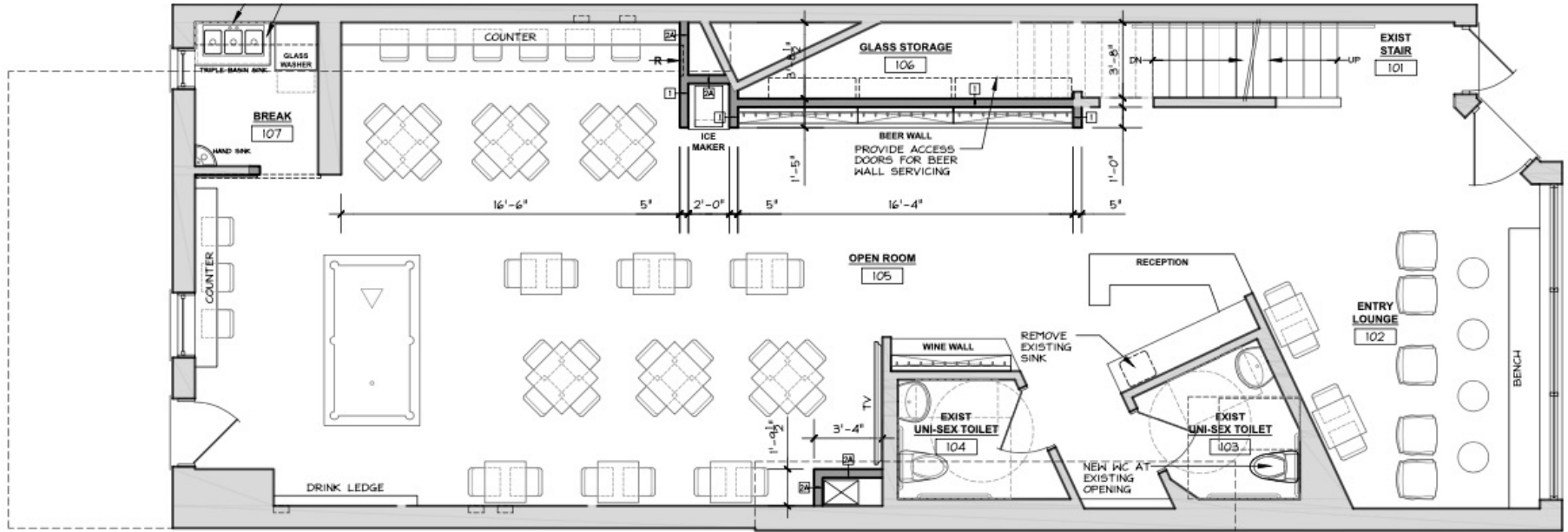
- 2. The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**
 - Specific relief is requested for this property due to the unique conditions of the North Marion sub-section of the downtown business district which are extremely unfavorable for retail businesses.
 - There are NO retail businesses in this sub-section of the downtown district which drastically limits the viability of the property as a retail location due to lack of retail foot traffic which is the lifeblood of a successful retail establishment.
 - The general land use of adjacent properties includes personal services (hair salon) and medical services (chiropractor and dentist) and one restaurant, but no retail.
 - The property owners attempted to operate a retail operation at this property in 2019, but the business suffered from lack of foot traffic and resulted in closure.
 - Prior to the recent retail initiative, the property has been operated as a professional services office for 19 years which is compatible with the conditions of the sub-district.

- 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 property owners have owned this property for over 20 years and have continuously invested significant capital in the property and have been active members of the downtown business district as both property owners and business owners.
 - The residential townhouse units which were permitted to be built on the entire East side of block of North Marion over 10 years ago have greatly decreased the retail viability of the sub-district and the property in question.
 - There has been extremely limited public investment in the streetscaping, signage or wayfinding in this sub-section of the downtown district as compared to the rest of the downtown district which has further diminished the retail viability of the sub-district.
 - The circumstances that resulted in the lack of retail viability were not the result of actions the current property owners or anyone with a proprietary interest in the property.
 - Despite extensive efforts by the property owners to secure a retail tenant, the unique circumstances of the sub-section of business district has created an undue hardship for the property owners.

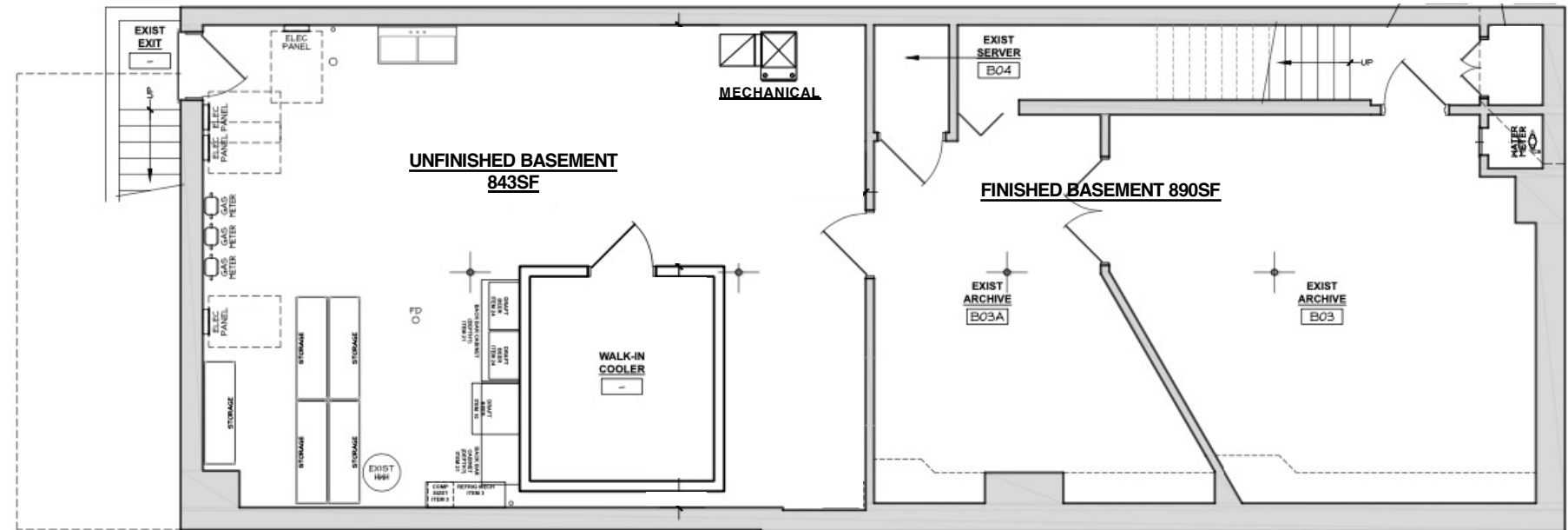
Location Map

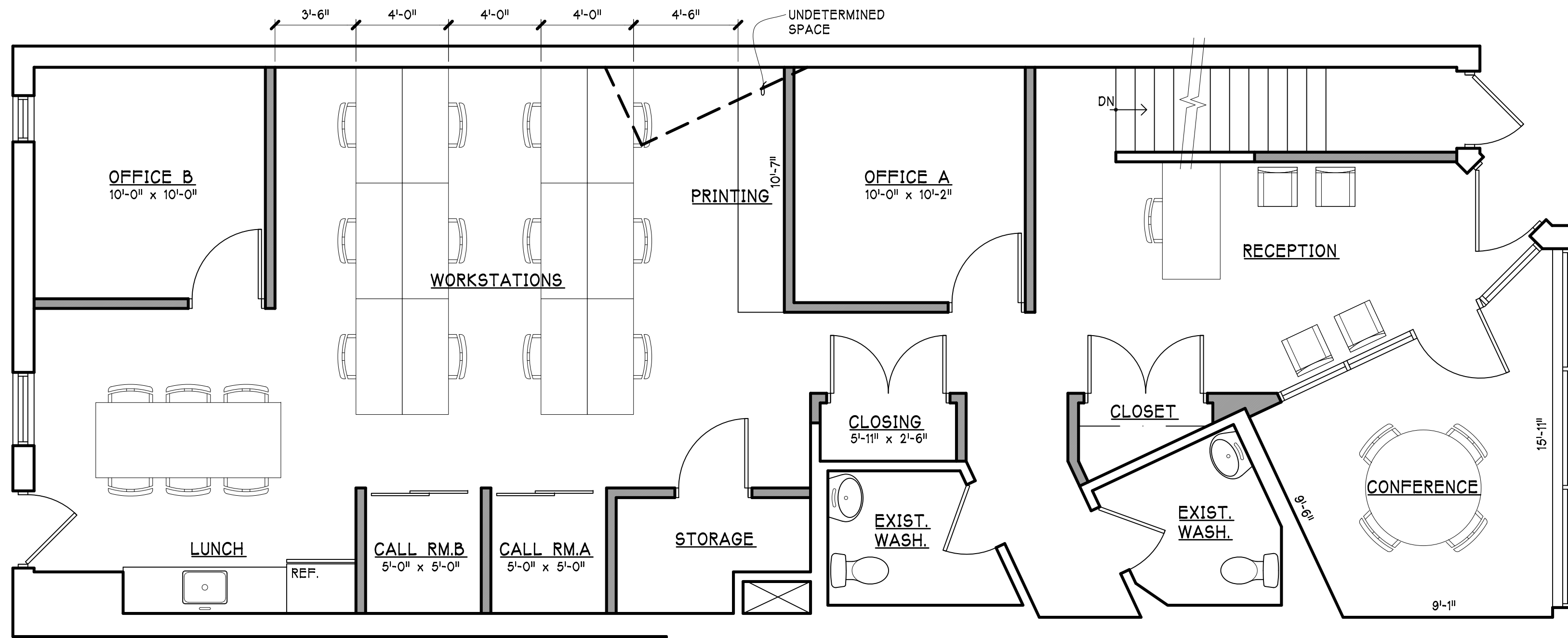


FIRST FLOOR STOREFRONT / STREET LEVEL



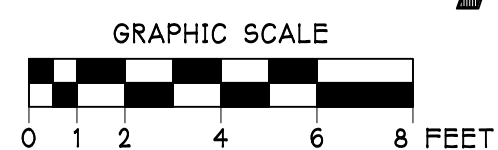
BASEMENT





FLOOR PLAN
SCALE: 1/4" = 1'-0"

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D'APRILE PROPERTIES

193 MARION
OAK PARK, ILLINOIS
ROBERT FLUBACKER ARCHITECTS, LTD.
SEPTEMBER 7, 2021

Photographs of Surrounding Properties





