



# Application for Public Hearing

## SPECIAL USE PERMITS

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

Name of Business (If applicable): 1140, LAKE STREET L.L.C

Address/Location of Property in Question: 1140, N. LAKE STREET, OAK PARK, ILLINOIS

Property Identification Number(s)(PIN): 17-07-119-014-0000

Name of Property Owner(s): AZIM HEMANI, SALIM HEMANI

Address of Property Owner(s): 5219, N HARLEM AVENUE, CHICAGO ,ILLINOIS 60656

E-Mail of Property Owner(s): azim@raza.com, salim@raza.com Phone: 7738424412, 7738424410

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

Name of Applicant(s): AZIM HEMANI , SALIM HEMANI

Applicant's Address: 5219, N HARLEM AVENUE, CHICAGO 60656

Applicant's Phone Number: 7738424412, 7738424410 E-Mail azim@raza.com, salim@raza.com

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) BARKAT VIRANI

Contact's Address: 1768, PEBBLE BEACH DRIVE, HOFFMAN ESTATES, IL 60169

Contact's Phone Number: 847 414 4575 E-Mail virani02@gmail.com

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): \_\_\_\_\_

Existing Zoning: B3- COMMERCIAL Describe Proposal: THE EXISTING BUILDING IS A 5 STOREY OFFICE BUILDING

WITH FULLY OCCUPIED FIRST FLOOR RETAIL AND VACANT UPPER OFFICE FLOORS . THE BUILDING IS THE FIVE FLOOR FRONTING LAKE STREET , WITH A SINGLE AND TWO FLOOR BUILDING CONTIGUOUS BUILDING BEHIND ON THE ALLEY SIDE , THAT IS NOT PART OF THIS SPECIAL USE APPLICATION. THE SPECIAL USE APPLICATION IS TO ALLOW FOR CONVERSION OF THE FIVE FLOOR BUILDING INTO A SIX FLOOR BY ADDING ONE FLOOR AND RETROFITTING THE BUILDING INTO A HOTEL.

Size of Parcel (from Plat of Survey): 19180 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>COMMERCIAL</u>	<u>VILLAGE MULTI STOREY PARKING GARAGE</u>
To the South:	<u>COMERCIAL</u>	<u>RETAIL ACROSS LAKE STREET</u>
To the East:	<u>COMMERCIAL</u>	<u>RETAIL SHOPS</u>
To the West:	<u>COMMERCIAL</u>	<u>RETAIL SHOPS</u>

**How the property in question is currently improved?**

Residential  Non-Residential  Mixed Use  OTHER: \_\_\_\_\_

Describe Improvement: RETAIL ON THE FIRST FLOOR AND ALL UPPER FOUR FLOORS ARE VACANT OFFICE SPACES . THE EXISTING BASEMENT IS ALSO VACANT

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

If Yes, how? \_\_\_\_\_

Is the property in question presently subject to a Special Use Permit?  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 Section: 2(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;**

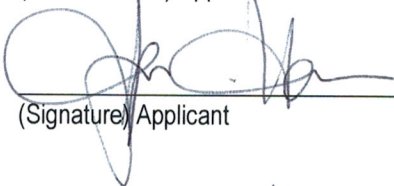
PLEASE SEE ATTACHED LETTER EXPLAINING THE COMPLIANCE WITH ALL REQUIRMENTS FOR GRANTING THE SPECIAL USE PERMIT TO ALLOW FOR CONVERSION OF THIS PROPERTY INTO AN INTERNATIONAL BRAND HOTEL TO SERVE THE COMMUNITY IF OAK PARK.

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.

**Azim Hemani**

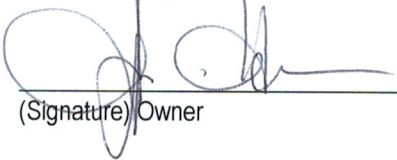
(Printed Name) Applicant

  
(Signature) Applicant

10/19/21  
Date

Azim Hemani

(Printed Name) Owner

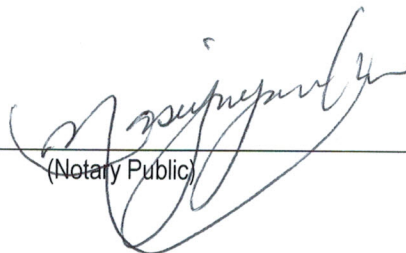
  
(Signature) Owner

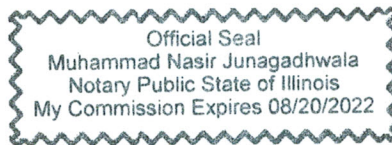
10/19/21  
Date

**Owner's Signature must be notarized**

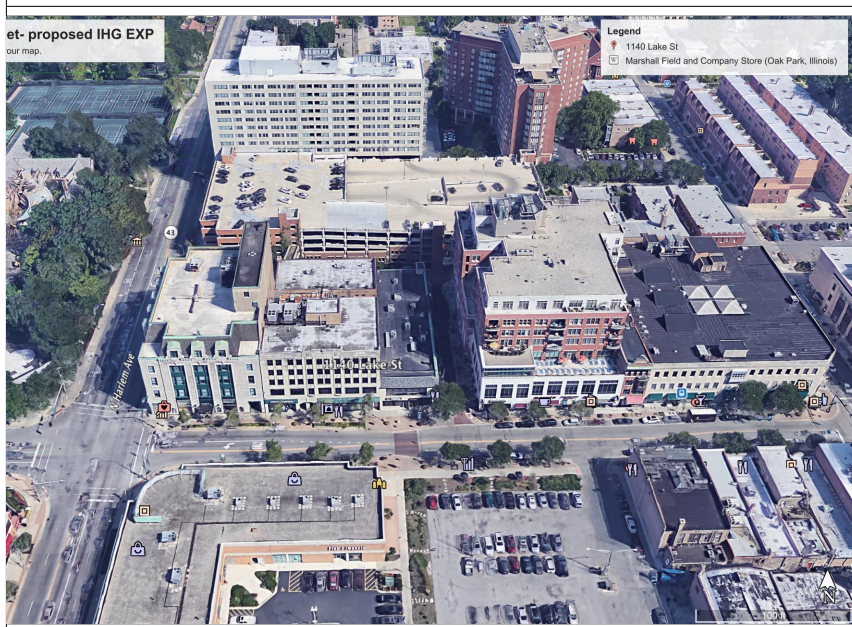
SUBSCRIBED AND SWORN TO BEFORE ME THIS

19<sup>th</sup> DAY OF October, 2021.

  
(Notary Public)



# A PROPOSAL 1140 LAKE STREET, OAK PARK CONVERSION TO A 68 ROOM HOLIDAY INN EXPRESS AND SUITES



EXISTING STREET VIEWS @ 1140 LAKE STREET, OAK PARK, IL FOR AZIM HEMANI & SALIM HEMANI email: azim@raza.com 773 842 4412  
email: salim@raza.com 773 842 4410

PROPOSED IHG - HOLIDAY INN EXPRESS AND SUITES- 68 ROOMS TOTAL -LAKE STREET EXISTING VIEWS

date :21 oct 21

A-00

BARKAT VIRANI - mSNb design consultants,inc 1768,pebble beach drive,hoffman estates-60169 tel::847 414 4575 email: virani02@gmail.com

# SPECIAL USE CRITERIA STATEMENT FOR 1140 LAKE STREET

## 2. Special Use Standards

### **Zoning Ordinance - Article 14.2 (E)**

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of the Zoning Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. Please respond to each as the recommendation of the Zoning Board of Appeals or Plan Commission and the decision of the Village Board must make findings to support each of the following conclusions:

- 1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.**

THE STATEMENT:

#### **The Establishment :**

The existing building is a five floor building - with retail on the first floor and 4 vacant upper floors. One more floor addition is to be constructed using light weight construction technology. To affect the conversion of this existing building to a hotel, therefore involves addition of one more floor, internal rehab and refurbishing and one structural work of an additional elevator shaft, which is internal to the building .

As such, the execution and conversion presents no disturbance to the normal day to day life of the neighborhood. envelope. Once the outer envelope is in place, the balance work is once again an internal work scenario and follows the same no-hassle program of implementation.

For both the work categories , the addition of the elevator shaft and the internal retrofit-material storage is on and within the site itself -existing internal space over 5 floors for storage , staging and use in the making of the hotel over 6 floors.

The time line for this building retrofit is estimated at a max of 12 months from day 1 of the construction schedule.

It is proposed to be a hassle -free and least physically disturbing work schedule.- expected to start early spring 2022 and last a full year for the expected soft opening -spring of 2023.

#### **The Maintenance:**

A hotel of a well recognized and respected franchise like the IHG, implies a very high standard of upkeep and clean maintenance , as these characteristics define the very notion of hospitality. This may differ from a non franchised hotel, which has no such enforced discipline to be strictly adhered to, nor the fear of severe penalties of the franchise and loss of operating franchise license.

#### **The Operation :**

Once again as a member of franchise IHG- the holiday inn group of hotels, the management systems are all in place, evolved over experience of operating thousands and thousands of rooms globally- more than 7500 destinations worldwide. All systems, for a smooth, cohesive operation are set in place , much before the soft opening with a fully trained staff and comprehensive maintenance manuals as the staff's everyday bible.

**3. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.**

THE STATEMENT:

**The Property and its compatibility of use:**

1140 lake street is the second building turning off east from harlem avenue into lake street. This is the start of the very vibrant commercial, retail and business center of Oak Park. It is bustling with activity - now pre dominantly commercial and retail with new residential tower development, that feeds these commercial and retail stores. The need is for more exposure to these revenue earning centers, to enhance the economic viabilities, not for these retailers but also for the village of Oak Park.

A hotel is one such element of social use , that augments this and becomes part of the compatible commercial nature of this street. It is by itself commercial in zoning parlance and totally compatible with the nature of the surrounding properties.

**4. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.**

THE STATEMENT:

**The spirit and the intent of the development:**

2 studies carried out , under the aegis of the village board, : **“the lake street neighborhood plan of 2007”** and **“ the planning together- character plans for Oak Park commercial districts “** by UIC -2005,  
Both state the nature of future development strategies for lake street-

Character plans are defined as

**“Balanced:** include the expectations and interests of current and future residents.  
**Contextual:** build upon current physical assets and make way for future improvements.  
**Comprehensive:** consider the plan effects on both those inside and outside the district.  
**Sustainable:** adapt economic and social improvements to important environmental limits. - “Planning Together “  
and

“More commercial uses will also translate into new employment opportunities and increased tax revenues from the new sales and property values that can offset some of the increasing property tax burden on Oak Park residents. **Extending the draw of the businesses beyond the Village will allow the municipality to “export” some of its fiscal burden (i.e., sales tax revenue could be derived from other taxpayers who do not live in the Oak Park).**” -“ lake street neighborhood plan of 2007”

This application for the conversion of 1140 lake street into a world class franchised hotel” the holiday inn express and suites”, just provides these characteristics :

**it is balanced:** since this need for a good hotel is a need felt by all as still lacking in this vibrant commercial distinct of oak park.

**it is contextual:** it is building into the commercial weave of lake street with a retrofit of a fully rehabbed note worthy building into a renowned hotel and offers more exposure to people from outside of Oak park to come in and enjoy the happy community.

**it is comprehensive:** not only does it fulfill the needs of the people of Oak Park by the addition of a facility for themselves and their guests but also offers a classy facility for outsiders to come and become a part of this vibrant community , for the duration of their stay and participate in and contribute to tis economic growth.

**it is sustainable:** economically , it is a boon - as it increases sales values, increases property values through its newness and appropriateness. socially- it a need long felt and now to be fulfilled - a so- called “ watering hole” for the welcome wanderer into the village of Oak Park and right into the center of all its commercial, retail and community based events.

To the developers , this a just addition to the envisaged “character plan” of Oak Park commercial district.

**5. The special use meets the requirements for such classification in this Ordinance.**

THE STATEMENT :

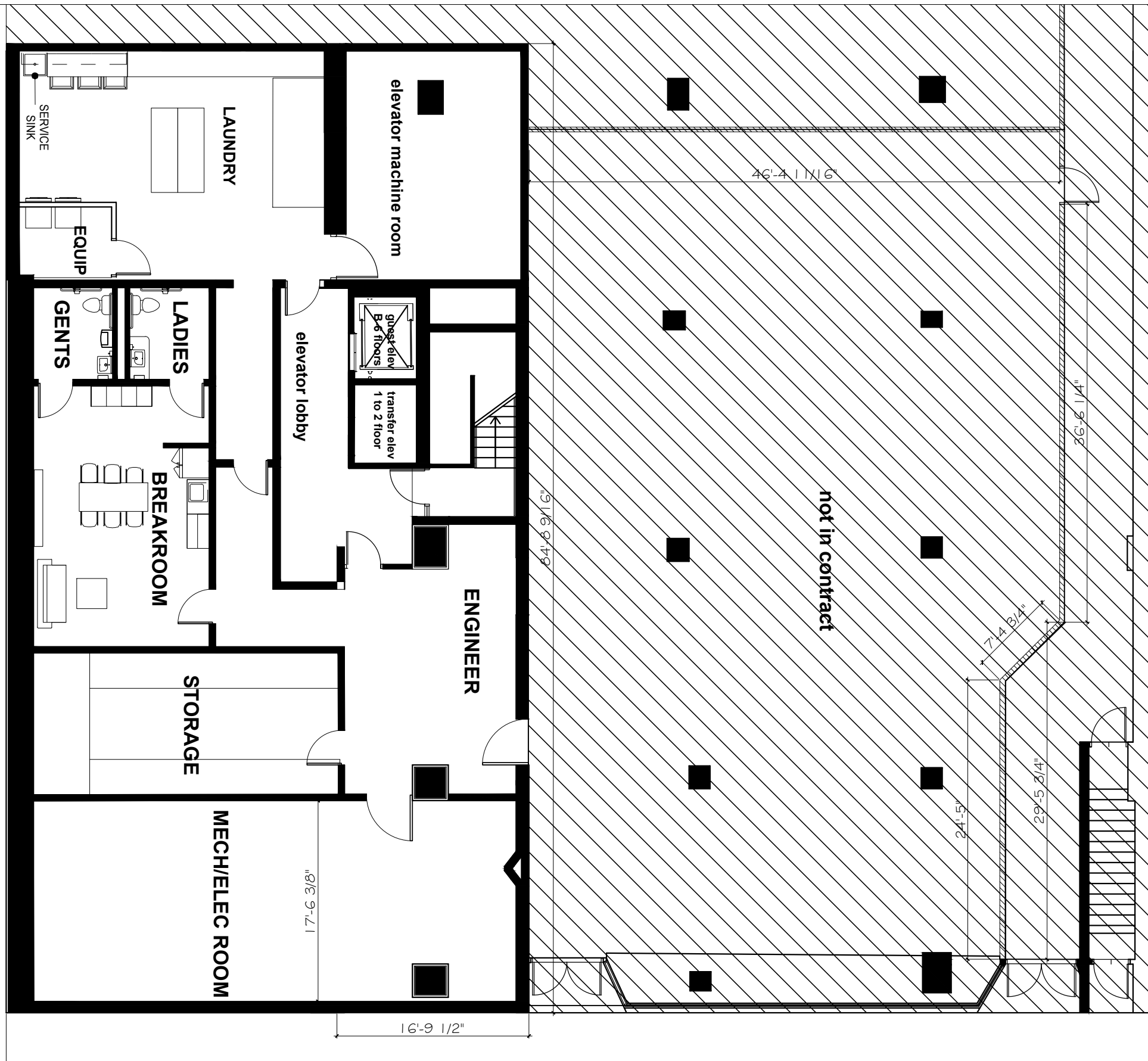
With reference to the zoning of this property - it is a commercial zoned in the village zoning ordinance. in its present use - it is a commercial office building with full retail on the first floor - street level retail as required by the zoning laws.

The proposed development - retains the retail commercial nature of the street level areas of the building and requests conversion of the upper five floors into “the Holiday Inn Express and Suites” by IHG of 68 rooms.

**And hence, with the hotel use being a commercial use in the zoning ordinance of the village of Oak Park and the first floor being retained as retail use ,this special use request does meet the requirements for such classification.**







PROPOSED BASEMENT @ 1140 LAKE STREET, OAK PARK, IL FOR AZIM HEMANI & SALIM HEMANI email: azim@raza.com 773 842 4412  
 email: salim@raza.com 773 842 4410

PROPOSED IHG - HOLIDAY INN EXPRESS INN AND SUITES- BASEMENT LEVEL PLAN

scale: 1"=10'0"  
 date :21 oct 21

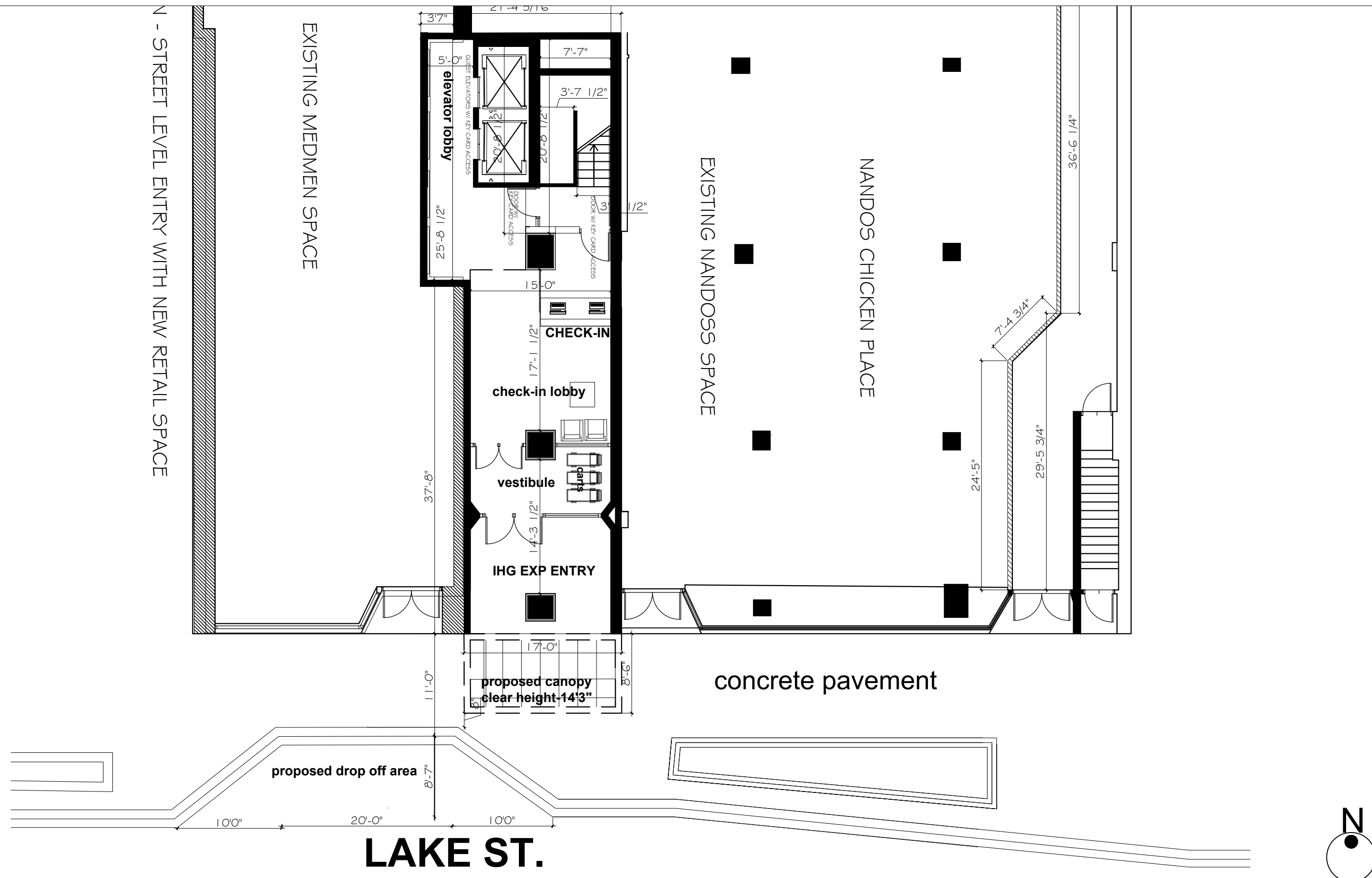
A-04

BARKAT VIRANI - mSNb design consultants,inc

1768,pebble beach drive,hoffman estates-60169

tel::847 414 4575

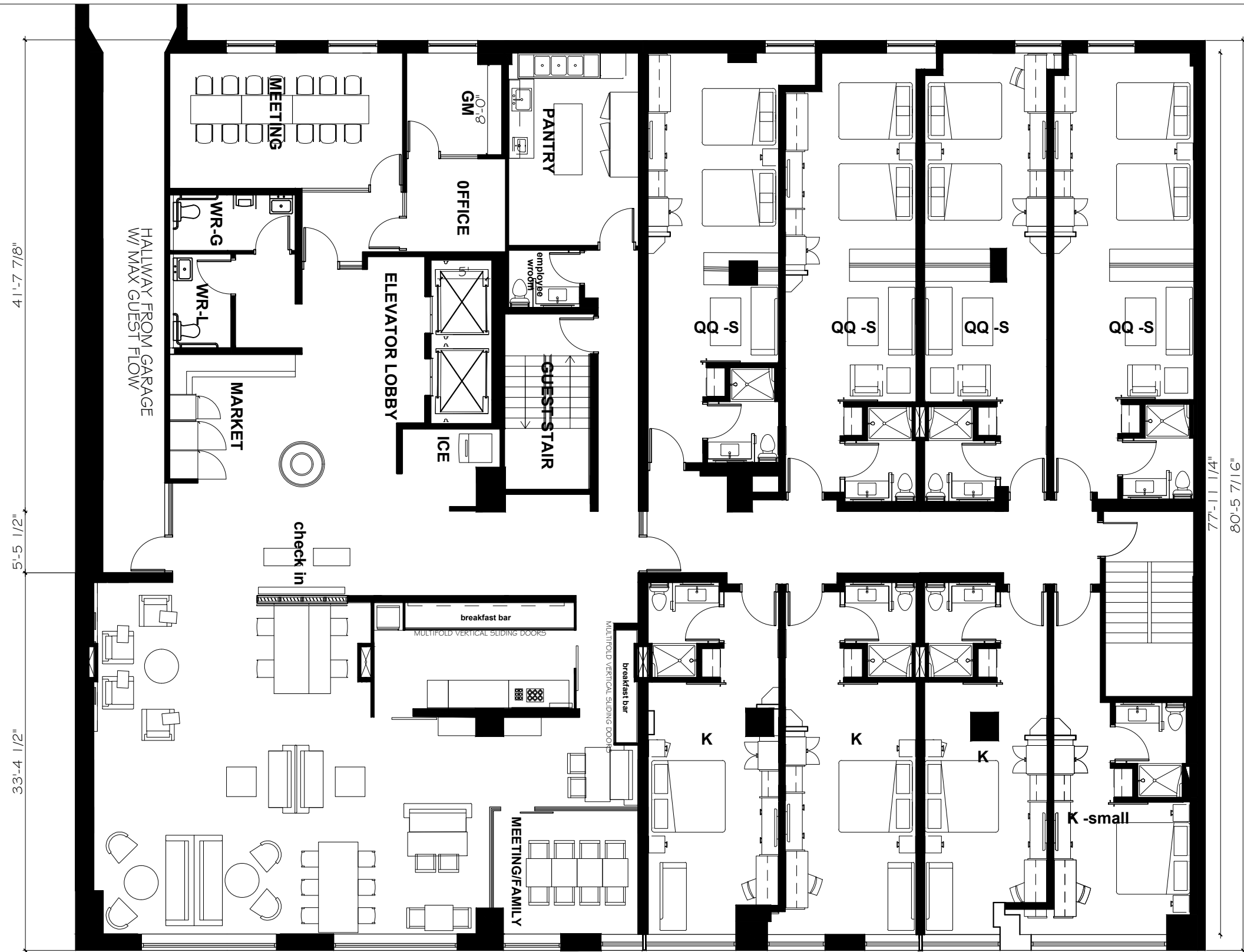
email: virani02@gmail.com



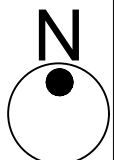
PROPOSED FIRST FLOOR @ 1140 LAKE STREET, OAK PARK, IL FOR AZIM HEMANI & SALIM HEMANI email: azim@raza.com 773 842 4412  
 email: salim@raza.com 773 842 4410

PROPOSED HOTEL ENTRANCE AT LAKE STREET W/ NEW DROP OFF scale: 1"=10'0" date :21 oct 21 **A-03**

BARKAT VIRANI - mSNb design consultants,inc 1768,pebble beach drive,hoofman esates-60169 tel::847 414 4575 email: virani02@gmail.com



SECOND GUEST ROOM -FLOOR : 8 GUEST ROOMS FLOOR AREA: 8025 SF  
 CHECK IN, LOBBY, LOUNGE ,MEETING : 4- KINGS, 4- QQ SUITES



PROPOSED SECONDFLOOR @ 1140 LAKE STREET, OAK PARK, FOR AZIM HEMANI & SALIM HEMANI email: azim@raza.com 773 842 4412  
 email: salim@raza.com 773 842 4410

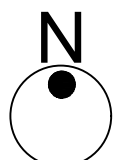
PROPOSED IHG - HOLIDAY INN EXPRESS INN AND SUITES - SECOND FLOOR LOBBY LEVEL scale: 1"=10'0"  
 date :21 oct 21

A-05

BARKAT VIRANI - mSNb design consultants,inc 1768,pebble beach drive,hoffman estates-60169 tel::847 414 4575 email: virani02@gmail.com



3RD/4TH/5TH FLOOR - 15 GUEST ROOMS PER FLOOR - FLOOR AREA: 8025 SF  
 : 8- KINGS, 1-KING SUITE , 5- QQ SUITES- 1- QQ ADA SUITE



PROPOSED UPPER FLOORS @ 1140 LAKE STREET, OAK PARK, FOR AZIM HEMANI & SALIM HEMANI email: azim@raza.com 773 842 4412  
 email: salim@raza.com 773 842 4410

PROPOSED IHG - HOLIDAY INN EXPRESS INN AND SUITES - 3RD,4TH,5TH LEVEL FLOOR PLANS scale:1"=10'0"  
 date :21 oct 21

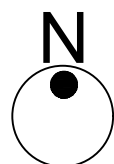
A-06

BARKAT VIRANI - mSNb design consultants,inc 1768,pebble beach drive,hoffman estates-60169 tel::847 414 4575 email: virani02@gmail.com



6th floor -NEW : 15 GUEST ROOMS PER FLOOR  
 : 12-KING SUITES , 2- QQ SUITES , 1- QQ ADA SUITE

FLOOR AREA: 8025 SFT



PROPOSED UPPER FLOORS @ 1140 LAKE STREET, OAK PARK, FOR AZIM HEMANI & SALIM HEMANI email: azim@raza.com 773 842 4412  
 email: salim@raza.com 773 842 4410

PROPOSED IHG - HOLIDAY INN EXPRESS INN AND SUITES - NEW 6TH LEVEL FLOOR PLAN scale: 1"=10'0"  
 date :21 oct 21

A-07

BARKAT VIRANI - mSNb design consultants,inc 1768,pebble beach drive,hoffman estates-60169 tel::847 414 4575 email: virani02@gmail.com

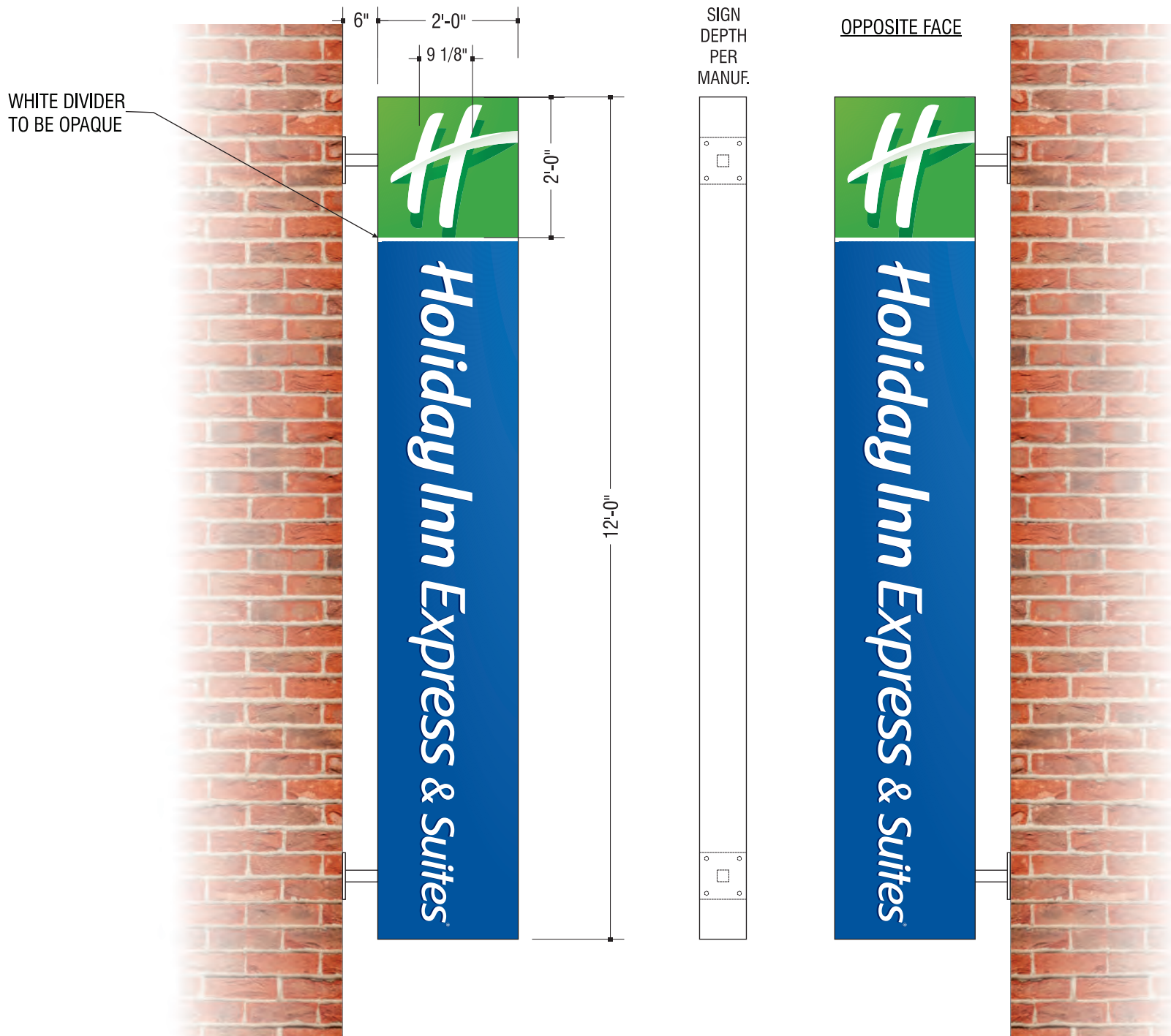


NEW STREET VIEW @ 1140 LAKE STREET, OAK PARK, IL FOR AZIM HEMANI & SALIM HEMANI email: azim@raza.com 773 842 4412  
 email: salim@raza.com 773 842 4410

PROPOSED IHG - HOLIDAY INN EXPRESS INN AND SUITES- LAKE STREET PROPOSED ELEVATION - SOUTH SIDE scale:1"=10'0" date :21 oct 21

A-08

BARKAT VIRANI - mSNb design consultants,inc 1768,pebble beach drive,hoffman estates-60169 tel::847 414 4575 email: virani02@gmail.com



Scale: 1/2" = 1'-0"

GENERAL SPECIFICATIONS



CABINET  
FABRICATED ALUMINUM SIGN CABINET  
PAINT WHITE

SIGN FACES  
FLEXIBLE BLEED FACE WITH FIRST SURFACE APPLIED DIGITAL PRINT

ILLUMINATION  
WHITE L.E.D. MODULES PER MANUF.

SIGN SUPPORT  
STEEL TUBE WITH STEEL MOUNTING PLATES  
PAINT TO MATCH SIGN CABINET


Color Schedule

Vinyl	Paint
 Digital Print	 To match Matthews Mp57556 White, Satin Finish



NIGHT VIEW



ACCOUNT: <b>Holiday Inn Express &amp; Suites</b>	REVISIONS:	INITIALS & DATE:
LOCATION: <b>Oak Park, IL - CHIOP</b>	▲ Rev opposite face	MSO 10/21/21
ACCT. REP: <b>Mike Mele</b> DESIGNER: <b>MSO</b>	▲ -	-
DATE: <b>10/14/21</b>	▲ -	-
COMPANION FILES	▲ -	-
	▲ -	-
	▲ -	-
	▲ -	-

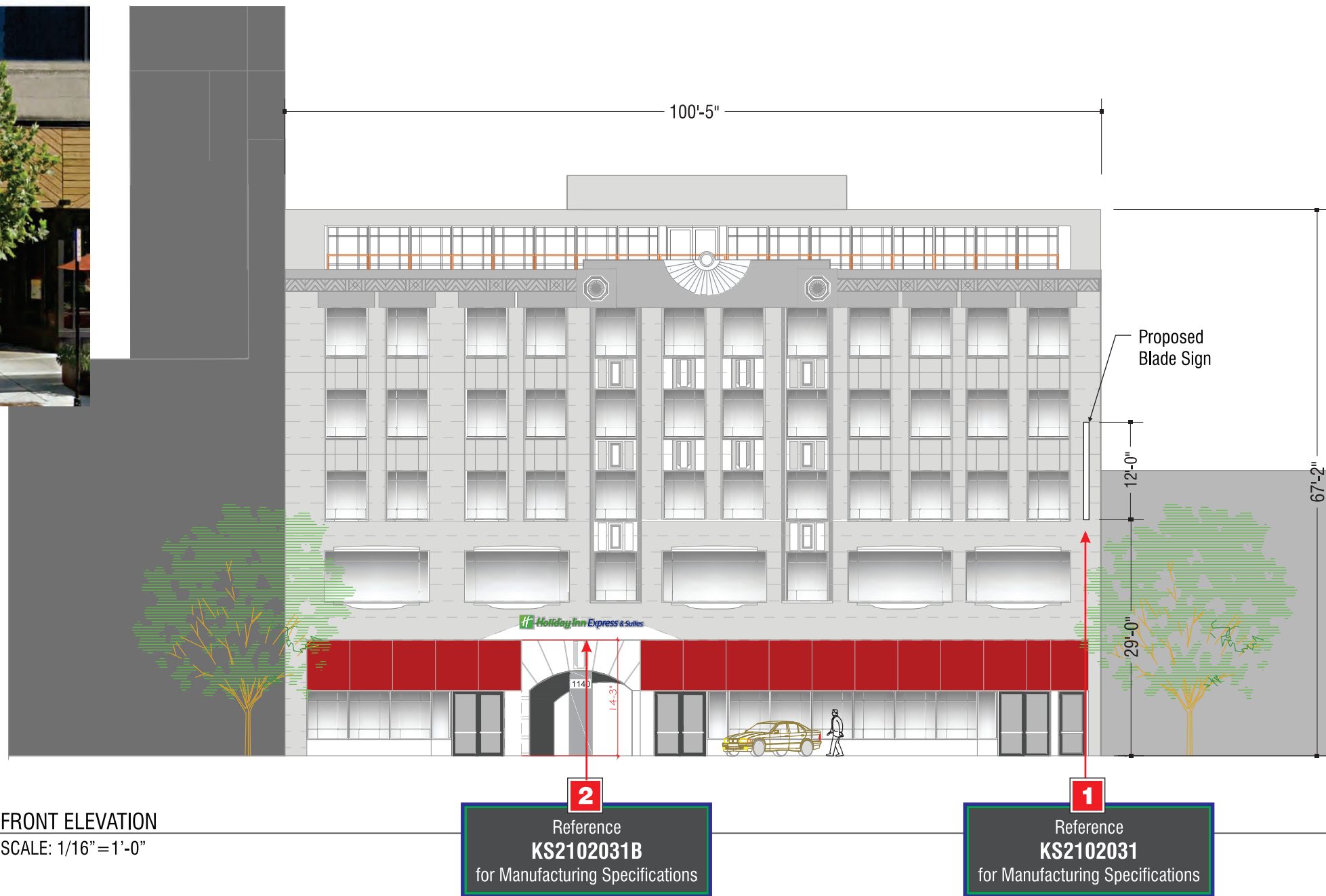
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For Contact Information  
visit us at [KiefferStarlite.com](http://KiefferStarlite.com)





ENTRY ELEVATION  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION  
SCALE: 1/16" = 1'-0"

Reference  
**KS2102031B**  
for Manufacturing Specifications

Reference  
**KS2102031**  
for Manufacturing Specifications

REVISIONS:

- A Add letterset
- B Update elevation
- C -
- D -
- E -
- F -
- G -
- H -

INITIALS & DATE:

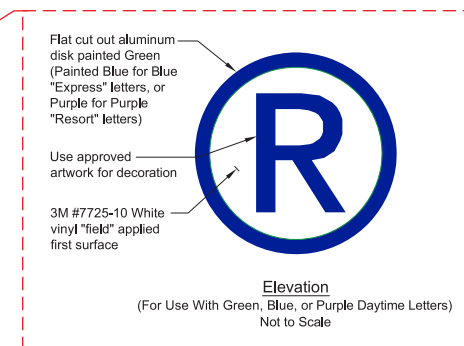
MSO 10/22/21  
MSO 10/25/21

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**KS2102031A**





**ELEVATION**

23.7 S|F

Scale: 1/2" = 1'- 0"

**Notes**

**Holiday Inn (& Suites) Letters:**

Trimcap: HI Green #362 from Transco, or Wagner Zip Change (Jewelite) #RB62631228

Returns: Green

Face Decoration:

For Light Colored Buildings: Use translucent green pigmented acrylic.

For Dark Colored Buildings: Use 7328 White acrylic with Green translucent vinyl applied second surface (White Day / Green Night)

**Monogram**

Face Decoration:

Digitally printed to flexible substrate.

**Express (& Suites) Letters:**

Trimcap: Transco #479 Blue, or Wagner Zip Change (Jewelite) Blue

Returns: Blue

Face Decoration:

For Light Colored Buildings: Use clear acrylic with 3M Scotchcal 3635-8485 Dual Color perforated Blue vinyl applied first surface and 3M #3635-30 Diffuser film second surface (Blue Day / White Night).

For Dark Colored Buildings: Use 7328 White acrylic (White Day / White Night).

**General Notes:**

1. Use .050" [1.3] thick returns for letters smaller than 30" [762] tall. For letters 30" tall [762] & up, use .063" [1.6] thick returns.
2. Power Supplies to be remote mounted unless letters are required to be self-contained.

