



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): _____

Address/Location of Property in Question: 1120 LAKE ST.

Property Identification Number(s)(PIN): 141/16-07-119-029

Name of Property Owner(s): 1120 RETAIL, LLC

Address of Property Owner(s): 180 NORTH LA SALLE - 60601 CHICAGO IL

E-Mail of Property Owner(s): vallada@yahoo.com Phone: 847.904.3378

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): ANTONIO VALLADO

Applicant's Address: SAME

Applicant's Contact Information: Phone 847904.3378 E-Mail AVEVLBGROUP.COM

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: CONVERT CURRENT RETAIL SPACE INTO OFFICE CO-WORKING SPACE.

Size of Parcel (from Plat of Survey): 16,400 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>BT</u>	<u>PARKING GARAGE</u>
To the South:	<u>BT</u>	<u>RETAIL</u>
To the East:	<u>BT</u>	<u>RETAIL</u>
To the West:	<u>BT</u>	<u>RETAIL</u>

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;
IT WILL BE IN HARMONY BECAUSE IT WILL BE A MODERN
OPEN SPACE WITH DESIGN FURNITURE THAT WILL BRING
MORE FOOT TRAFFIC TO THE AREA WHICH IS SOMETHING THAT'S
NEEDED.

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

ANTONIO VALUADO

(Printed Name) Owner

[Signature]

(Signature) Owner

MARCH 4TH, 2020
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS
10 DAY OF March, 2020

[Signature]

(Notary Public)



5. PROJECT SUMMARY

Our property at 1120 Lake St has had it's share of problems, faulty construction on the association half, mismanagement by previous owner, litigation with the association, delay in obtaining Certificate of Occupancy and vacancies.

We have been able to fix all these problems in the past. However due to circumstances out of our hands, tenant after tenant have left.

First Brueggers Bagels at the end of 2017.

That shop was the only Brueggers Bagels in Illinois and it didn't make logistical sense for them to have it open. We offered them a substantial lowering of rent but their mind was made up.

That space combined with the Professional Eye Care Centre left a good sized space of 3500 sq ft. We have tried to rent out that space since January 2018 offering it as is or in smaller combinations. It was offered at 40% lower rent; however, there's been very little interest, only a couple of visits and no offers.

Last year however in the space of a few months both Mattress Firm and Bar Louie declared themselves bankrupt. Again nothing to do with our lease or relation with tenants which has always been great. This left all of our ground floor empty. We have since changed brokers, lowered the rent further and have tried to actively promote it with market research, phone calls, follow ups, presenting the space in Las Vegas RECon and still there's been very little interest.

As The Village of Oak Park is aware, retail is getting a tremendous hit. In Oak Park there's been closure after closure of retail space. Restaurants aren't safe either, there's been a string of restaurant closures as well. Because of this climate and the uncertainty there have been almost no new leases.

Just in our immediate neighbourhood, Five Guys closed, Pier 1 Imports have declared bankruptcy, The former Borders Bookstore has been vacant for almost a decade and GNC is closing stores and doesn't bode well for them.

As retail space owners we have to accept the market has changed, we have lowered our price before anyone did and still we have yet to rent out any of our spaces.

We are running out of money to do the loan payments and have to act fast to secure our property.

Seeing the trends and possibilities for the space, there is a demand for co-working offices. In Oak Park there is almost no offer on these services and what little there is is full.

The idea of changing the use is not to do an ugly product, quite the contrary. We are looking into the players out there and are striking a deal with Venture X.

The front of the space that faces Lake St would be the lobby with the reception, sitting areas, coffee bar and maybe a ping pong table. It would be an inviting modern open space. Venture X use Herman Miller furniture which goes very well with Oak Park's aesthetics of architecture/design.

Enclosed are images of Venture X spaces with the furniture and these spaces are the ones that would be visible from the windows at Lake St adding and not subtracting to the visual pleasantness of the area.

The proposed co-working space is ideal for this location.

Most users would probably walk to work but they could also use the train and/or park in the garage in the back. The building also offers them a fitness club with child care.

It would benefit the area tremendously bringing a lot of walking traffic of professionals with disposable income.

It would also bring the opportunities created from these co-working offices which could result in businesses being created and grown in Oak Park.

6. RESPONSE TO APPROVAL STANDARDS

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

As stated in the Project Summary, we have tried to market the empty space for over 2 years and there has been very little interest. Downtown Oak Park is already peppered with many empty spaces and growing. The more empty spaces the less reason to walk on the street, this is a domino effect. Downtown Oak Park is running the risk of becoming a way thru for cars without any walking traffic or commerce. The more closures, the more the area creates more uncertainty and less investment.

- **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.**

Our property although it has Lake St frontage has most of its space towards the back. This makes it more difficult to rent to retailers/restaurants because they look for a lot of visibility/frontage. We have had offers for front space that would kill the back space and make it un-rentable again resulting in us not covering mortgage because most of the space behind would be empty.

Our space at the very back of the alleyway has never been rented since the building was built more than 10 years ago having always been marketed all that time by national brokers.

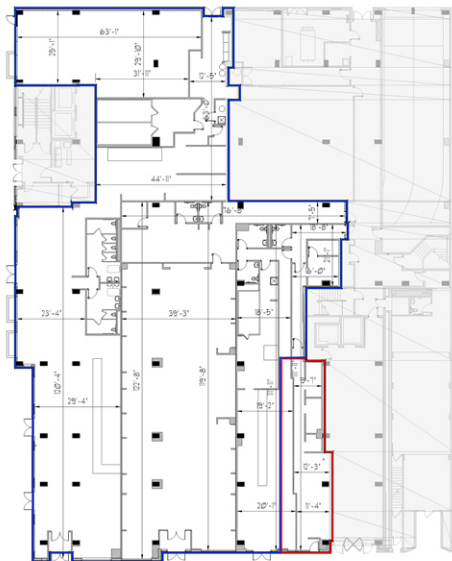
Building office space would benefit from the Lake St frontage as far as marketing and awareness to the public. The bulk of the offices would be towards the back, an area that no retailer or restaurant wants to rent.

- **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.**

As detailed before in the Project Summary, this is not the case. The unique circumstance is not from mismanagement or any person having a proprietary interest in the property.

The unique circumstances are from a change in people's shopping and eating habits. The market has changed and it is something we have to acknowledge and try to adapt to it. Co-working however is on the rise.

9. SITE PLAN



Vacant Space at 1120 West Lake Street



— Space for Variance

8. LOCATION MAP



11. PHOTOGRAPHS OF SURROUNDING PROPERTIES

EAST



11. PHOTOGRAPHS OF SURROUNDING PROPERTIES

NORTH



11. PHOTOGRAPHS OF SURROUNDING PROPERTIES

SOUTH



11. PHOTOGRAPHS OF SURROUNDING PROPERTIES

WEST



12. PHOTOGRAPHS OF TENANTS CO-WORKING SPACES



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