



# 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): Spark Oak Park Corp

Address/Location of Property in Question: 6537 W. North Avenue, Oak Park, IL 60302

Property Identification Number(s)(PIN): 16-06-204-011-0000

Name of Property Owner(s):  Emiyuki Ortiz, Juan F. Ortiz

Address of Property Owner(s): 438 Lenox Street

E-Mail of Property Owner(s): emiyuki.ortiz@gmail.com Phone: 773-297-4991

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

Name of Applicant(s): Emiyuki Ortiz

Applicant's Address: 438 Lenox Street, Oak Park, IL 60302

Applicant's Phone Number: 773-297-4991 E-Mail emiyuki.ortiz@gmail.com

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

Project Contact: (if Different than Applicant) \_\_\_\_\_

Contact's Address: \_\_\_\_\_

Contact's Phone Number: \_\_\_\_\_ E-Mail \_\_\_\_\_

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

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

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

Existing Zoning: \_\_\_\_\_ Describe Proposal: Use space to host children's parties

and events

Size of Parcel (from Plat of Survey): 3,124 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>NA North Avenue</u>	_____
To the South:	<u>R-2 Single Family</u>	_____
To the East:	<u>NA North Avenue</u>	_____
To the West:	<u>NA North Avenue</u>	_____

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

Residential   
 Non-Residential   
 Mixed Use   
 OTHER: \_\_\_\_\_  
Describe Improvement: This is a storefront; painted and cleanup

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? We are looking to use the space to host kid parties & events  
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: 5 (Commercial Districts)    Section: E (NA North Ave Zoning District)  
Article: 14.2    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:**  
We have children that we have raised in Oak Park. There are limited options when it comes to this type of service. There are many vacancies in the area and there is a need to revitalize North Avenue.

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.

Emiyuki Ortiz  
(Printed Name) Applicant

Emiyuki Ortiz  
(Signature) Applicant

11/2/2024  
Date

Emiyuki Ortiz  
(Printed Name) Owner

Emiyuki Ortiz  
(Signature) Owner

11/2/2024  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2nd DAY OF November, 24

[Signature]  
(Notary Public)





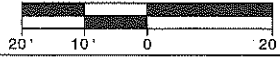
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	
X X	CHAIN LINK FENCE
—○—	WOOD FENCE
—□—	METAL FENCE
—△—	VINYL FENCE
—	EASEMENT LINE
---	SETBACK LINE
- - - -	INTERIOR LOT LINE

# PLAT OF SURVEY

OF

LOT 3 IN BLOCK 1 IN MILLS AND SONS NORTH OAK PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



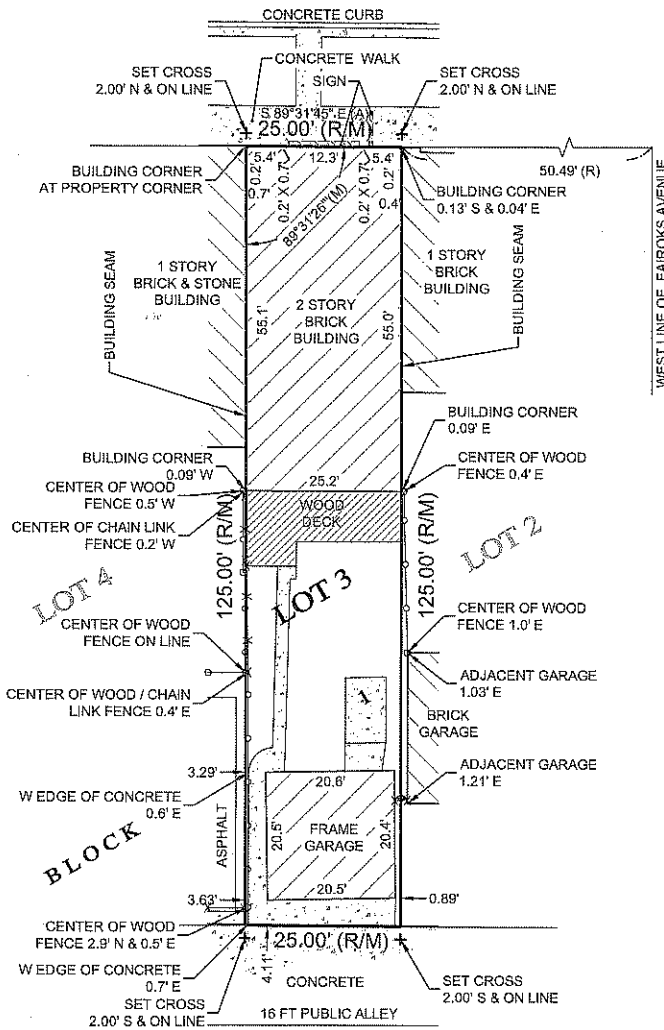
BASIS OF BEARING:  
SOUTH LINE OF W. NORTH AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.  
S 89°31'45" E (A)

AREA OF SURVEY:

"CONTAINING 3,124 SQ. FT. OR 0.07 ACRES MORE OR LESS"

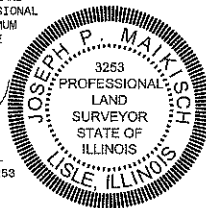
(100' R.O.W.)

## W. NORTH AVENUE



Morris Engineering, Inc.  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
FAX: (630) 271-0774  
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )  
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.  
DATED, THIS 17TH DAY OF APRIL, A.D. 2018, AT LISLE, ILLINOIS.



ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253  
LICENSE EXPIRATION DATE NOVEMBER 30, 2018  
ILLINOIS BUSINESS REGISTRATION NO. 184-002245

NOTE:  
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.  
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.  
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.  
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 5537 W. NORTH AVENUE  
OAK PARK, ILLINOIS

CLIENT SANFORD C. KAHN, ATTORNEY AT LAW

FIELDWORK DATE (CREW) 04/17/2018 (MD/PC)  
DRAWN BY: NG REVISED: JOB NO. 18-04-0029

## Spark Oak Park Project Summary

This project requires very little updates to the existing space as it was previously an open space salon. The project consists of painting, small cosmetic updates and adding furniture to the space.

This project is intended to create a place that brings our community together. The primary use of the space will be to host parties for children. The space could also be used for small bridal showers, first communions and small family gatherings. The venue may also be used for pop-up shops. All events will be held during the daytime and/or early evening. Loud music, smoking/vaping will be strictly prohibited.

The business would be a positive addition to the community, creating a vibrant atmosphere and potentially new jobs opportunities. We are committed to having Spark Oak Park to align with the values and needs of our neighborhood. We hope that it can also be instrumental in helping to revitalize the North Avenue corridor.

Special Use Approval Standards: Section 14.2 (E)

The recommendation of the Zoning Board of Appeals and 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 endanger the public health, safety, or welfare. **There will be no public health, safety or welfare endangerment. This is an existing space that was previously an operating business.**
2. The proposed special use is compatible with the general land use of adjacent properties and other property with the immediate vicinity. **This space is compatible with general use of the adjacent properties in the immediate vicinity. There are several vacancies and new construction on the block, but the business is conducive to the area.**
3. The special use in the specific location is consistent with the spirit and intent of this Ordinance and adopted land use policies. **This special use is consistent with the ordinance and adopted land use policies. The area is in need of this service and the business will be beneficial to the neighborhood.**
4. The special use conforms to the regulations of the zoning district in which it is to be located. **This conforms to the regulations of the zoning district. The zoning in the district is commercial and the use conforms.**