



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): MICHAEL F. SALERNO, D.D.S., P.C.

Address/Location of Property in Question: 1107-09 Westgate OAK PARK IL 60301

Property Identification Number(s)(PIN): 16-07-125-015-0000

Name of Property Owner(s): KIERAN J PHELAN TR TRUST

Address of Property Owner(s): 600 THATCHER RIVER FOREST IL 60305

E-Mail of Property Owner(s): JOHN.PHELAN@GMAIL.COM Phone: 708-278-5282

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): MICHAEL F. SALERNO

Applicant's Address: 1140 LAKE ST, #503 OAK PARK IL 60301

Applicant's Contact Information: Phone 708-848-8828 E-Mail MICHAEL.SALERNO.DDS@GMAIL.COM

Other: _____ GMAIL.COM

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: Request is for a Use VARIANCE
To operate a DENTAL OFFICE ON GROUND FLOOR

Size of Parcel (from Plat of Survey): 1,000 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

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;

HISTORICALLY WESTGATE HAS BEEN THE "MEDICAL" STREET IN DOWNTOWN OAK PARK. 1125 WESTGATE HAS BEEN OCCUPIED FOR 40 PLUS YEARS AS AN ORTHOPAEDIC PRACTICE + 1126 WESTGATE AN ORAL SURGEON OFFICE FOR 50 PLUS YEARS, COPLIN AND CRANE LAW OFFICES HAVE BEEN OPEN AT 1111 WESTGATE FOR OVER 10 YEARS.

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.

MICHAEL F. SALERNO, D.D.S., P.C.
(Printed Name) Applicant

[Signature]
(Signature) Applicant

4/2/21
Date

KIERAN J. PHELAN JR TRUST
(Printed Name) Owner

[Signature]
(Signature) Owner

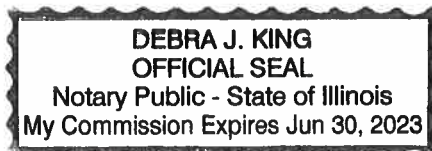
4-2-21
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2 DAY OF April, 2021

[Signature]
(Notary Public)



Project Summary

1107-09 Westgate
Oak Park, IL

Michael F. Salerno, DDS

1107-09 Westgate is a 1,000 S.F. ground floor storefront located at the eastern edge of Westgate in Downtown Oak Park. As of 4-20-2021, the storefront has been vacant approximately 18 months.

David King & Associates, Inc. has been actively marketing the storefront for the past 21 months and unable to secure a tenant under the current zoning.

A long-term lease has been executed with Michael F. Salerno, DDS, P.C. who proposes to own and operate a dental office at the location. The lease is subject to approval of a Use Variance to operate at this location.

Dr. Salerno has been located on the 5th floor of The Oak Leaves Building at 1140 Lake Street since 1989. Pre-Covid the Zoning Board approved a Holiday Inn at this location. Since that approval 1140 Lake Street has been emptying out. The office portion of the building which had 20 plus tenants is now down to 3 tenants, one of which is Dr. Salerno. Dr. Salerno must move. Dr. Salerno's patient list is over 4,000 which have been coming to his DTOP location over 30 years. His strong hope is to remain in DTOP.

If approved, total renovation costs will be in excess of \$200,000.

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.

Yes, the strict application of the zoning ordinance has resulted in undue hardship for this property. This property is at the east end of Westgate in Downtown Oak Park. The 1,000 square foot storefront has been marketed extensively by Oak Park based David King & Associates, Inc. for the past 21 months with no interested users allowed under the current ordinance.

One of the potential uses under existing zoning is of course food. But, after thorough investigating, there is no possible way to run "black iron" to the roof without placing on the exterior of the building, which is not acceptable to Ownership and not the look DTOP would want.

Hair Salon – Another use under existing zoning is a Hair Salon or Barber Shop, but as Westgate Barbers has been operating at 1105 Westgate for 13 plus years, this is not an option.

Retail – Reality is that it is very difficult to secure retail on Lake Street and it is currently impossible to secure on Westgate.

There have been several interested office users who, quite candidly, did not want to go through a zoning variance process.

Due to its location, the other uses allowed under the current ordinance are not interested in this property.

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.

Yes, the particular physical surroundings impose a particular hardship versus mere inconvenience.

Westgate is two blocks long. It's a two (2) way street up until 1107-09 Westgate, where there is a cul-de-sac. There is one-way traffic west from Marion past 1107-09 Westgate into the cul-de-sac.

Three of the immediate neighbors would not be allowed under current zoning.

- A) 1111 Westgate – Immediately Adjacent – Coplan and Crane Law Offices have been at this location over 10 years.
- B) 1125 Westgate – Medical offices of Dr. Limperis & Associates. This 9,251 SF Building has been occupied by medical since 1981.

C) 1126 Westgate – Oral Surgeon Office – Occupied as an oral surgeon office for 50 plus years.

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 plight of the owner is due to the “Location” of the subject property itself and not created by any person presently having a proprietary interest in the property in question.

FOR LEASE - 1,000 SF Retail



Prime Downtown Oak Park Location!

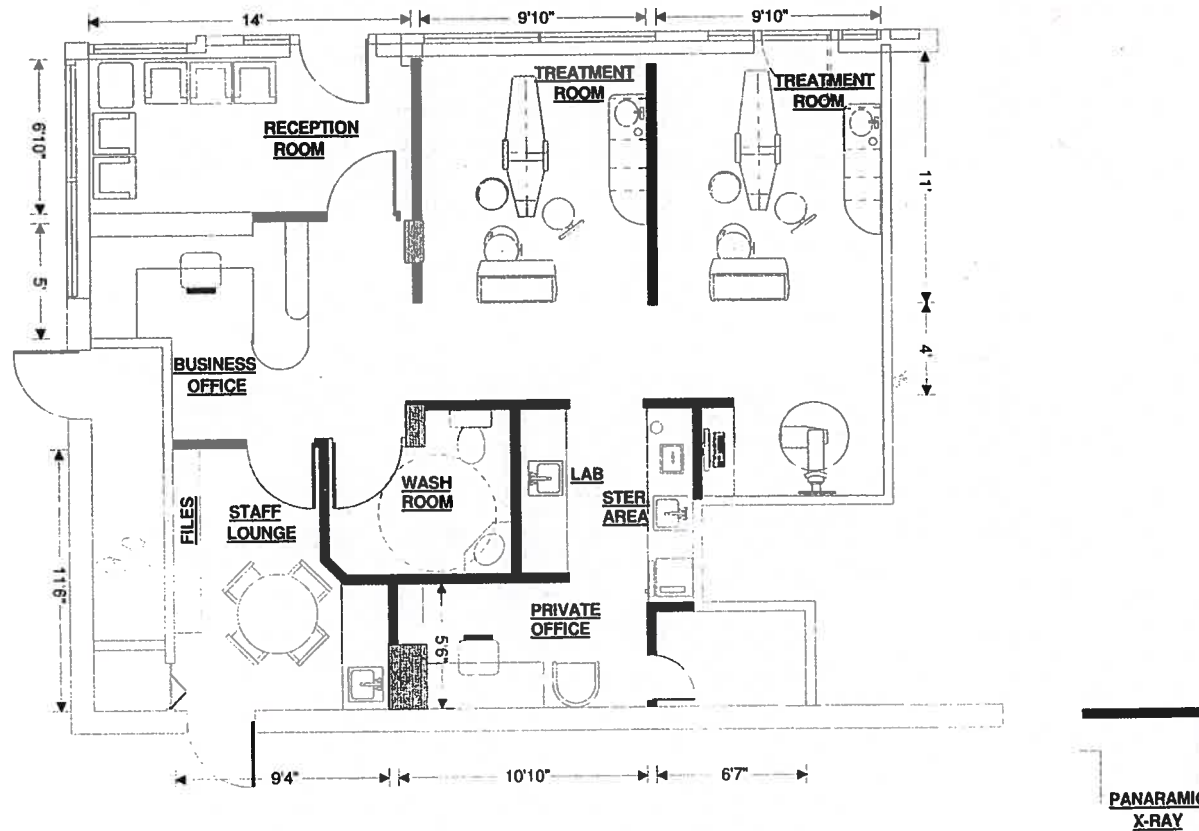
- End Cap
- 1/4 block to Target
- Over 800,000 SF of office/retail/ restaurants with over 2,500 employees
- Over 1,000 new apartments completed in last 3 years
- 1/4 block to 418 car parking garage
- 1 Block from Harlem Ave Green Line “L” & Metra Intermodal Station (over 4,700 daily riders)
- Lake Street Theater with over 400,000 Annual Attendance
- Join numerous national, regional and independent restaurants / retailers including Target, Whole Foods, TGIF, Cooper’s Hawk, Gap, Old Navy, etc.

DAVID J. KING

[708-445-0505 ext.1](tel:708-445-0505) / david@dkacre.com

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Est Population	34,878	280,870	768,319
2019 Total Households	16,974	99,641	252,335
2019 AVG HH Income	\$107,502	\$77,761	\$70,180

Above information is subject to verification and no liability for error or omission is assumed. Price subject to change and listing may be withdrawn without notice.



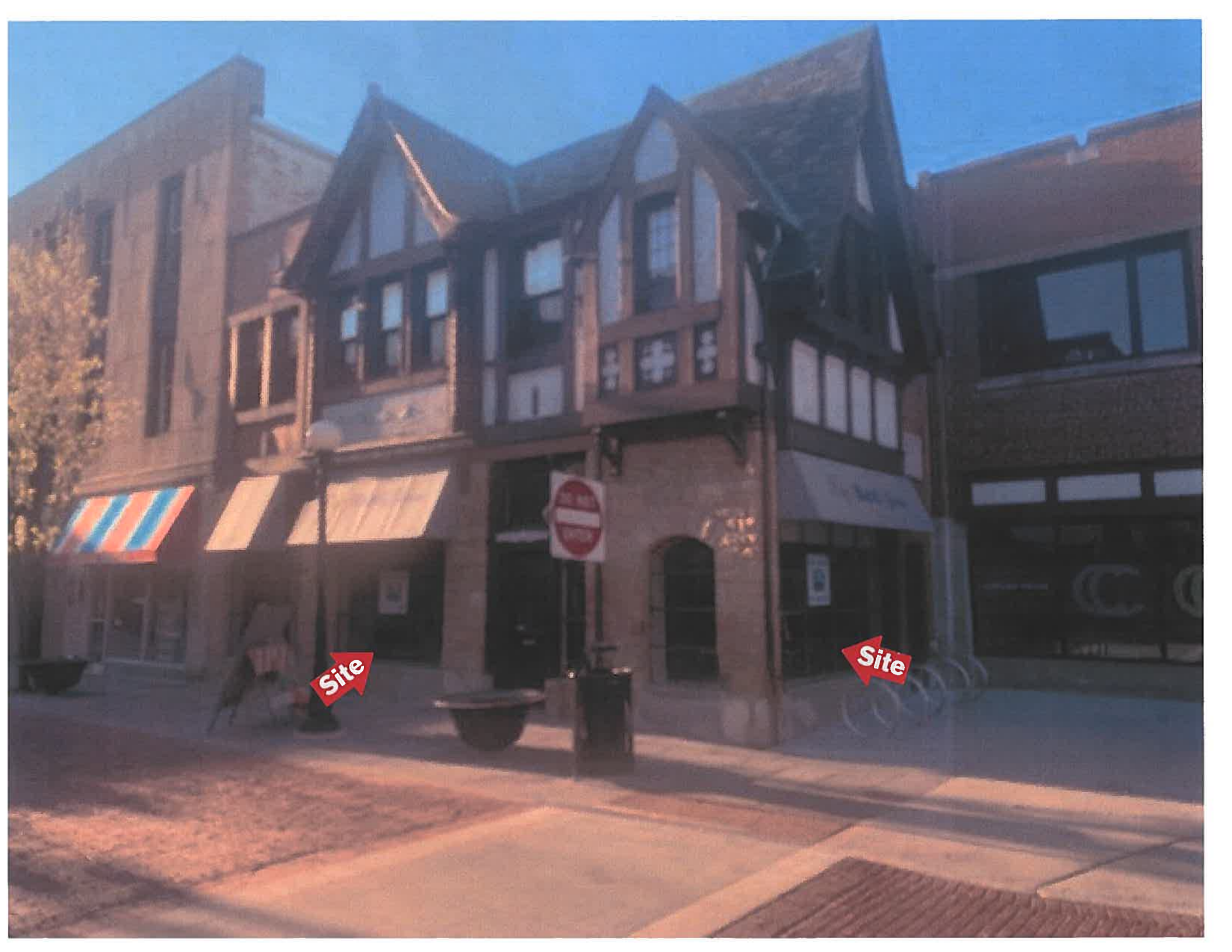
PROPOSED FLOOR PLAN

HENRY SCHEIN
DENTAL

DR. MICHAEL SALERNO
1107 WESTGATE
OAK PARK IL 60301

JOB # 00252
REVISION: 1 DATE: _____
SHEET #

DRAWN BY: STEVE OBRIEN
DATE: _____
SCALE: 1/4" = 1'-0"



Site

Site





DO NOT
ENTER

Site

Site



Site

Site



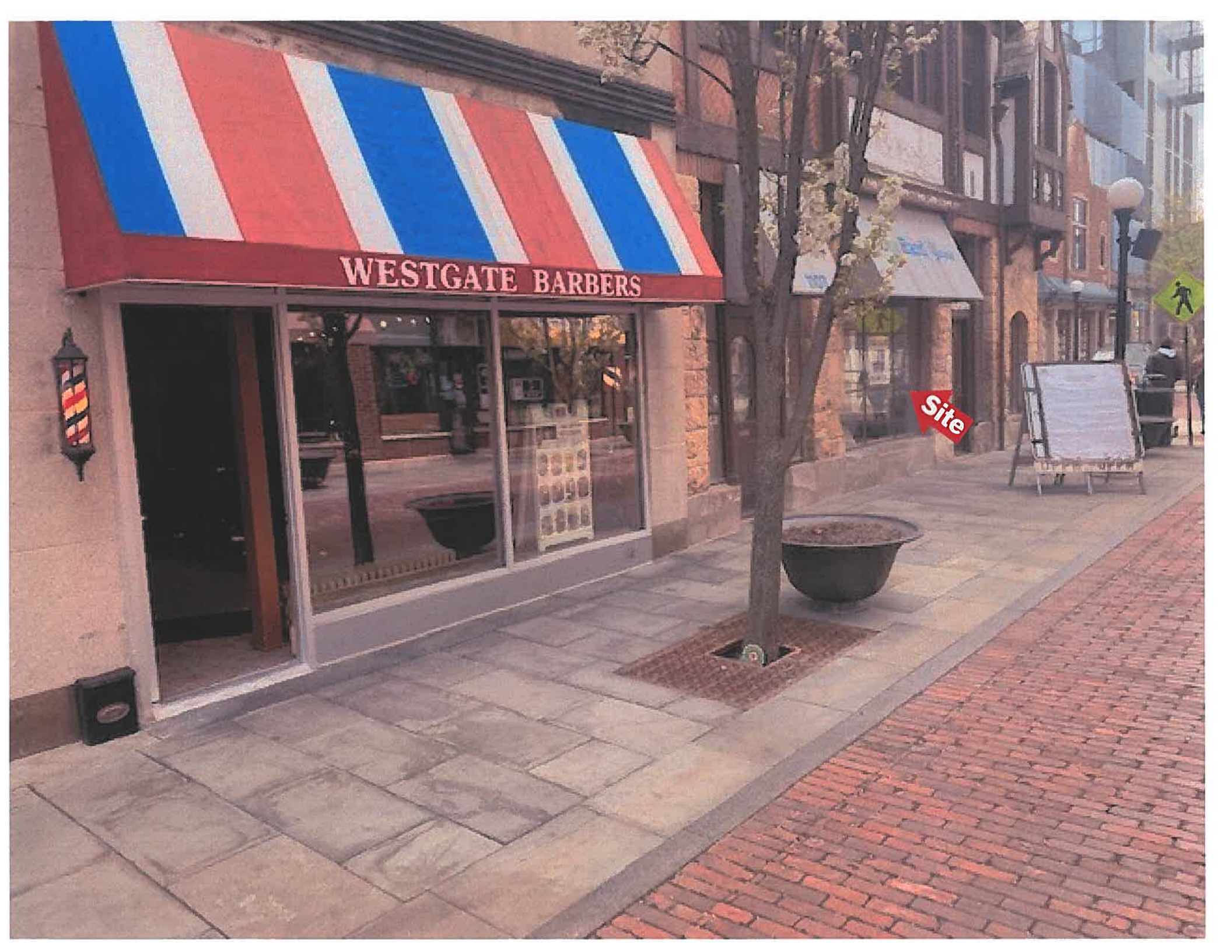
DO NOT
ENTER

DO NOT
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Site

WESTGATE BARBERS

Site





Boss Burrito

BARBER SHOP

Site

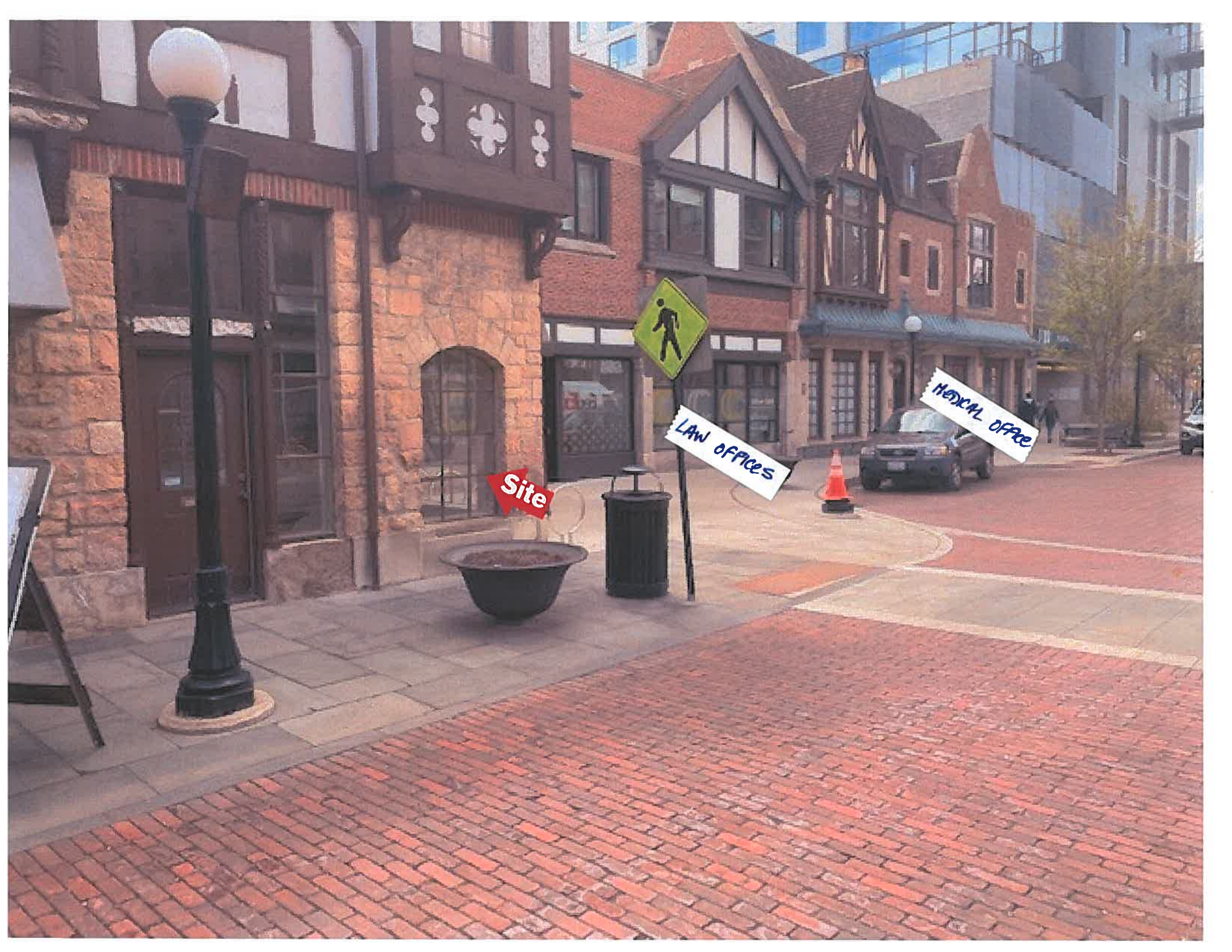
Site

DO NOT ENTER

DO NOT ENTER

Dye Hard Yarns

10-4522

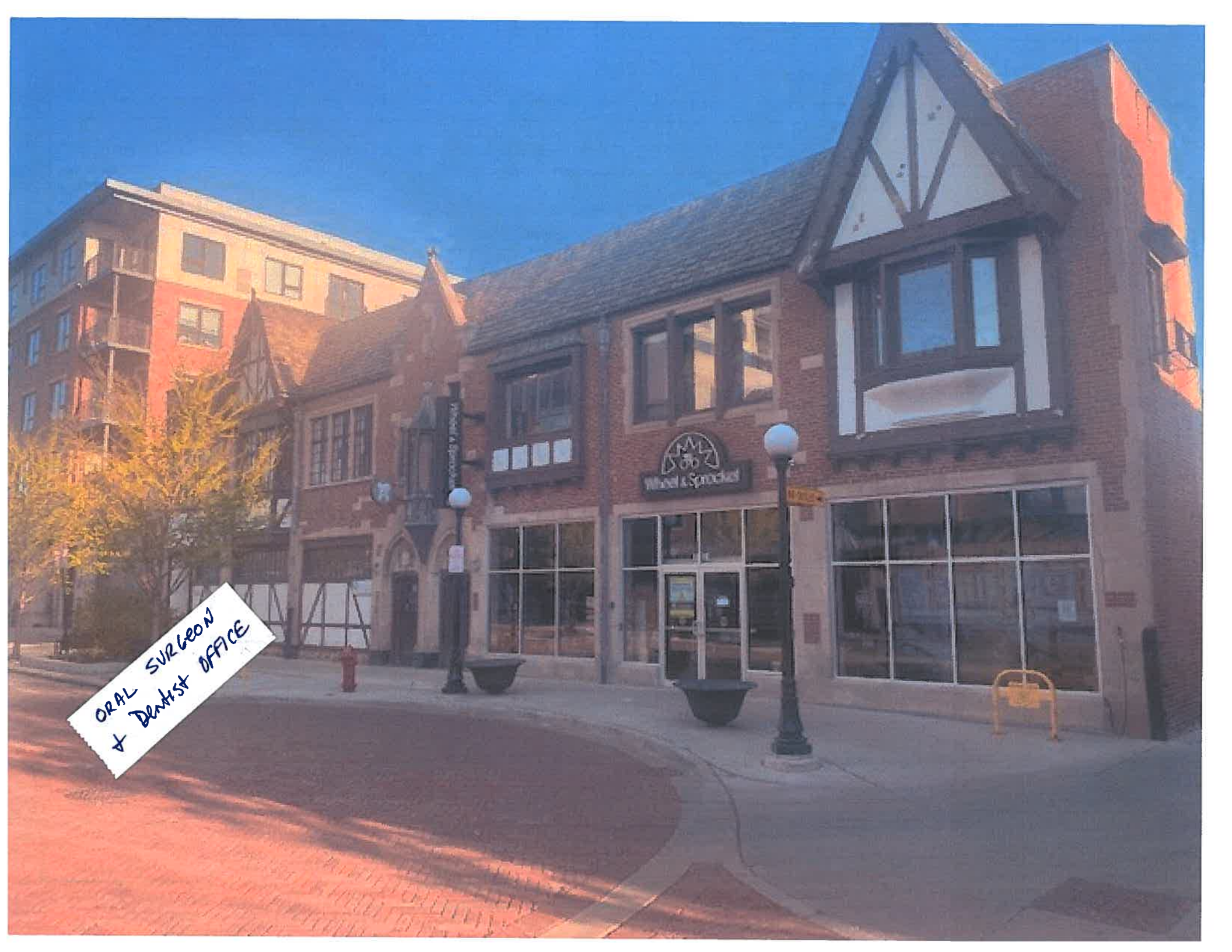


Site



LAW OFFICES

MEDICAL OFFICE



Whist & Sprinkles

ORAL SURGEON
+ Dentist OFFICE

Cindy Summers
Sugar Fixé Patisserie
119 N Marion St
Oak Park, IL 60301

April 26, 2021

Michael Bruce
Zoning Administrator
Development Customer Services
Village of Oak Park
123 Madison St.
Oak Park, IL 60302

RE: Proposed use variance for 1107-1109 Westgate

Dear Mr. Bruce,

I own and operate Sugar Fixé Patisserie which shares the block with Michael Salerno's proposed dental office. I fully support a use variance for the space at 1107-1109 Westgate. In years past the space has either been vacant or occupied by low traffic retail concepts. I would welcome a dental office in that space because it would bring increased foot traffic to the adjacent businesses. I foresee an increase in business from people going to/from dental appointments as well as business from those waiting for their child in an appointment.

It is also encouraging that Mr. Salerno wants to continue to operate his business in Downtown Oak Park and would love to see his patients continuing to visit the business district, just in a different location. I strongly support his request for a use variance for 1107-1109 Westgate.

Thank you for the consideration,

A handwritten signature in blue ink, appearing to read 'Cindy Summers', with a long, sweeping underline.

Cindy Summers
Sugar Fixé Patisserie



1010 Lake Street, Suite 114
Oak Park, IL 60301
708.383.4145 ph
708.383.4975 fax
www.downtownoakpark.net

April 21, 2021

To: Oak Park Zoning Board

From: Downtown Oak Park Board of Directors

Re: Letter of Support – Michael F. Salerno, DDS, 1107-09 Westgate

Downtown Oak Park Board of Directors is providing this letter in support of Michael F. Salerno, DDS's application for a special use variance at 1107-09 Westgate.

DTOP supports this use for multiple reasons. Dr. Salerno has run a very successful practice on Lake St. in Downtown Oak Park since 1989. For this reason, we believe the tenant will bring activity to the Westgate corridor and a constant flow of potentially customers to the existing Downtown Oak Park shops and restaurants. We also feel the purposed use will complement the neighboring professional service businesses in the cul-de-sac.

As retail is always our first choice in ground level store fronts we understand the retail climate is changing. This space has been vacant for over 18 months with no potential retail uses and has been actively marketed by management. Tenant potential is limited due to these existing constraints.

For these reasons, we encourage you to approve the zoning variance requested by Dr. Michael F. Salerno.

Thank you,

Shanon Williams
Executive Director
The Downtown Oak Park Board of Directors

Thank You,

Shanon Williams
Executive Director



Writer's e-mail: bcrane@coplancrane.com

Monday, April 26, 2021

Zoning Board
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

RE: Dr. Salerno Use Variance
1107-09 Westgate
Oak Park, IL 60301

Dear Zoning Board:

I understand that Michael Salerno, DDS has requested a Use Variance to occupy the ground floor of 1107-09 Westgate in Downtown Oak Park.

Our firm has owned and occupied 1111 Westgate for twelve years.

Our neighbors are primarily a mix of office, medical and dental uses. I believe it is this diversity of business that contributes to the vibrancy and strength of the Downtown area.

We believe Dr. Salerno will be a great neighbor and we support his requested Use Variance.

Sincerely,

By: 

Ben Crane

R.P. Fox & Associates, Inc.
Fox Investment Holdings, LLC
Fox Partners, LLC
Fox Investment Management, LLC

1110 PLEASANT STREET • OAK PARK, IL 60302

PHONE (708) 848-9550 • FAX (708) 848-9554

WWW.RPFOX.COM

April 22, 2021

Michael Bruce
Zoning Administrator
Development Customer Services
Village of Oak Park
123 Madison Street
Oak Park, IL 60302

RE: Proposed Use Variance
1107-09 Westgate
Oak Park, IL 60301

Dear Mr. Bruce:

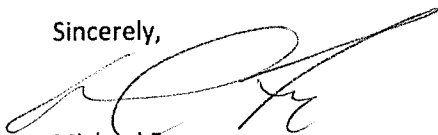
I'm aware that Michael Salerno, DDS has requested a Use Variance to occupy the ground floor of 1107-09 Westgate in Downtown Oak Park.

Our firm is the long-time owner of the commercial building at 121 N. Marion (Ten Thousand Villages) / 1110 Westgate (Boss Burito) and directly across the street from the property in question.

The 1100 block of Westgate has been primarily occupied by medical and dental offices since the 1960's. The proposed dental office at 1107-09 Westgate is a continuation of that use. Dr. Salerno has an existing practice in Downtown Oak Park and we believe it is important to keep his patients coming here.

We believe Dr. Salerno will be a great addition to Westgate and strongly support his requested Use Variance.

Sincerely,



Michael Fox

INNOVATIVE LYFE SOLUTIONS, INC.
1103 WESTGATE SUITE #205
OAK PARK, ILLINOIS 60301

Michael Bruce
Zoning Board of Appeals
Village of Oak Park

Dear Zoning Board:

I write this letter in support of Dr. Michael Salerno moving his dental office to 1107 Westgate.

I have known Dr. Salerno for over 17 years as I was a neighbor of Michel's at 1140 Lake Street. Dr. Salerno is highly professional and committed to his practice and the community.

I relocated my offices from 1140 Lake Street to 1103 Westgate at the end of April, 2020, almost exactly a year ago. My office suite is directly above the 1107 Westgate storefront.

Mike has a strong practice and will bring added traffic to this area of Downtown Oak Park which would be greatly appreciated. I'm hopeful he will receive your approval.

A handwritten signature in black ink, appearing to read 'J. Damasco', with a long horizontal flourish extending to the right.

Jerome Damasco
President
Innovative Lyfe Solutions, Inc.