

K-STONE BEAUTY SUPPLY
20 W. Madison Street • Oak Park, Illinois 60302-4204

October 5, 2011

VIA U.S. POSTAL SERVICE

**Re: Petition for Zoning Text Amendment to the Village of Oak Park (Illinois)
Zoning Ordinance (the "Ordinance")**

To the Property Owners on Madison Street:

My name is Joe Seok, and I am the General Manager of K-Stone Beauty Supply ("K-Stone"). K-Stone is a family-owned business located at 20 West Madison, Oak Park, Illinois, at the corner of Humphrey Avenue and Madison Street. Our family has owned both the business and the property at this location for over eighteen years. K-Stone is in both the Madison Street Overlay District and a section of the Perimeter Overlay District.¹

K-Stone has submitted a petition for zoning text amendment to the Ordinance relating to beauty supply stores, as we wish to extend a restriction found in the Perimeter Overlay District to the Madison Street Overlay District. Currently, the regulations governing the Perimeter Overlay District state that "beauty supply stores shall not be located within 500 feet of a similar use."² K-Stone has submitted a petition to have a similar restriction be applied to Madison Street Overlay District, a copy of which is attached hereto as Exhibit B.

Per Section 2.2.5(B) of the Ordinance, notice of public hearings on amendments shall be given not more than 30 days nor less than 15 days before the hearing by publication in a newspaper of general circulation in the Village of Oak Park.

Please note that the hearing on this proposed text amendment is scheduled for Thursday, October 20th at 7:00pm at the Village of Oak Park Village Hall. While notice was already properly given per Section 2.2.5(B), we felt that it was in the best interest of the property owners that they receive additional information regarding our proposed text amendment. We have met with the

¹ Please refer to the enclosed map at Exhibit A.

² Please see Section 3.9.2(H)(1) of the Ordinance.

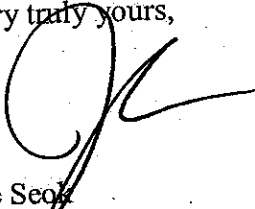
Madison Street Coalition ("Coalition") and representatives of the various bodies that comprise the Coalition and delivered this additional information to them.

To assist in your review of our proposed text amendment, we have enclosed the following:

1. A map diagramming the location of K-Stone, Queens Beauty Supply, and a potential incoming beauty supply store as Exhibit A;
2. A copy of our text amendment application as Exhibit B, which includes a brief explanation why the grant of our request would not be contrary to the intent and purpose of the Ordinance; and
3. Slides illustrating key considerations with respect to our proposed text amendment as Exhibit C.
4. A copy of the notice of hearing on the proposed text amendment as Exhibit D.

We look forward to dialogue on the proposed text amendment, and thank you in advance for your time and consideration.

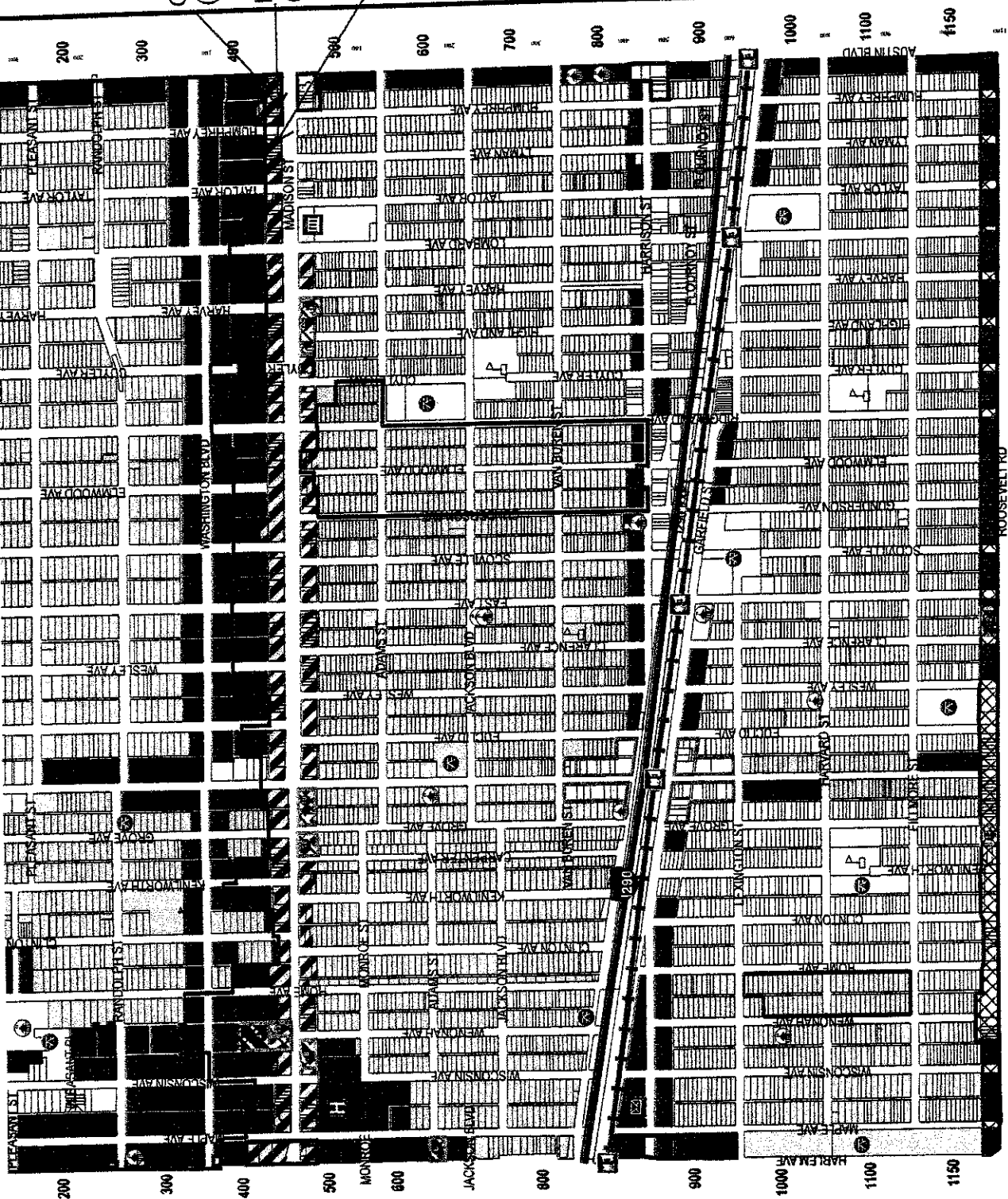
Very truly yours,



Joe Seok
General Manager of K-Stone

Exhibit A

Zoning Map



Queen's Beauty Supply
(14 W. Madison)

K-Stone Beauty Supply
(20 W. Madison)

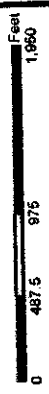
Potential Incoming Beauty
Supply Store Location

Transportation

- CTA-Stations
- Blue Line - CTA Train
- Green Line - CTA Train
- I-290
- P-R Public ROW

Points of Interest

- High School
- Middle School
- Elementary School
- Park
- Hospital
- Library
- Post Office
- Village Hall
- Public Works Building
- Landmark



1 inch equals 1,962.5 feet

DISCLAIMER: This drawing is neither a legal document nor a warranty, and is intended for informational purposes only. The Village of Forest Park is not responsible for any errors or omissions in this drawing. The Village of Forest Park is not responsible for any damages or injuries resulting from the use of this drawing. The Village of Forest Park is not responsible for any damages or injuries resulting from the use of this drawing. The Village of Forest Park is not responsible for any damages or injuries resulting from the use of this drawing.

Town of Cicero

City of Berwyn

Exhibit B

Copy of Text Amendment Application



PETITION FOR ZONING TEXT AMENDMENT

BEFORE THE PLAN COMMISSION
VILLAGE OF OAK PARK, ILLINOIS

Plan Commission Case _____

Date Filed: _____ Fee \$675.00 / Paid: _____ Accepted by: _____

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

Name of Property Owner(s): Kyun S. Seok

Address of Property Owner(s): 20 W. Madison Street, Oak Park, Illinois 60302

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

N/A

Name of Applicant(s): Joe Seok

Applicant's Address: (same as above)

Applicant's Phone Number: Office 312-804-6141 E-Mail joeseok@gmail.com

Other: _____

Project Contact: (if Different than Applicant) Joseph Q. McCoy, Esq.

Contact's Address: Perkins Cole LLP, 131 S. Dearborn St., Suite 1700, Chicago, IL 60603

Contact's Phone Number: Office 312-324-8643 E-Mail jmccoy@perkinscoie.com

Other: _____

Property Interest of Applicant: Owner Legal Representative

Contract Purchaser

Other (Describe): _____

Precise Wording of Text Amendment: Insert into 3.9.6(F)(2): "(f) Beauty Supply Stores: shall not be located within 500 feet of one another or a similar use."

From what Section(s) of the Zoning Ordinance are you requesting a text change?

3.9.6 (F) (2)

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.

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. Owner's signature must be notarized.

(Signature) Applicant

8/11/11
Date

(Signature) Owner(s)

8/11/11
Date

Owner's Signature must be notarized
If more than one please add additional page

SUBSCRIBED AND SWORN TO BEFORE ME THIS
11TH DAY OF AUGUST, 2011



Denise Piotrowski
(Notary Public)

Insert into 3.9.6(F)(2):

(f) Beauty Supply Stores: shall not be located within 500 feet of one another or a similar use.

The grant of this request would not be contrary to the intent and purpose of the Zoning Ordinance, as it is consistent with restrictions currently in place within the Perimeter Overlay District (Section 3.9.2(H)(1))¹. As the Madison Street Overlay District overlaps with the Perimeter Overlay District, it would seem that the restriction found at Section 3.9.2(H)(1) would naturally extend into the Madison Street Overlay District. Furthermore, the proposed provision ties in with the current restriction on hair salons found at Section 3.9.2(E). Thus, in order to encourage a mix of desirable retail uses and prevent an overcrowding of beauty supply stores in the Madison Street Overlay District, this request should be granted and enacted into the Zoning Ordinance.

¹ A similar restriction can also be found in the Roosevelt Road Form-Based Overlay District (Section 3.9.8(M)(3) Table 11 of the Ordinance).

Exhibit C

Proposed Text Amendment Powerpoint Slides

Exhibit D

Notice of Public Hearing

NOTICE OF PUBLIC HEARING
VILLAGE OF OAK PARK
PLAN COMMISSION

DOCKET NUMBER: PC 11-04

HEARING DATE: October 20, 2011

TIME: 7:00 p.m. or as soon thereafter as the Agenda permits.

LOCATION OF HEARING: Room 201 (Council Chambers), Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois, 60302

APPLICANT(S): Joe Seok, 20 Madison Street, Oak Park, IL 60302. **Owner:** Kyun S. Seok, 20 Madison Street Oak Park, IL 60302

REQUEST: The Applicant seeks approval of proposed amendment to the Oak Park Zoning Ordinance by adding to Section 3.9.6(F)(2) – “f. Beauty Supply Stores shall not be located within 500 feet of one another or a similar use.”

Those property owners within the 500 foot notice area and those persons with a special interest beyond that of the general public (“Interested Parties”) wishing to cross-examine witnesses must complete and file an appearance bearing an original signature with the Village Clerk not later than 5:00 PM on the business day preceding the public hearing. Appearance forms are available in the office of the Village Clerk.

Copies of the application and each of the applicable documents are on file and are available for inspection at the Village Hall, Community Planning and Development Department, 123 Madison Street, Oak Park, Illinois 60302, during regular business hours, Monday through Friday, between 8:30 a.m. and 5:00 p.m. Persons with disabilities planning to attend and needing special accommodations should contact the Village Clerk’s Office at 123 Madison Street, Oak Park, Illinois 60302, or call (708) 358-5670.

ALL PERSONS INTERESTED IN THESE PROCEEDINGS ARE INVITED TO BE HEARD.

Linda M. Bolte, Chairperson
OAK PARK PLAN COMMISSION,
Sitting as a Zoning Commission
Oak Park, Illinois 60302