



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): Massage Fix, LLC

Address/Location of Property in Question: 101 N Marion st, Suite 302, Oak Park, IL.

Property Identification Number(s)(PIN): 16-07-125-020-0000

Name of Property Owner(s): Gary Collins

Address of Property Owner(s): 6817 North ave, Oak Park, IL 60302.

E-Mail of Property Owner(s): _____ Phone: _____

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

Name of Applicant(s): Marie Jones.

Applicant's Address: 420 s Kenilworth ave, unit 9, Oak Park, IL

Applicant's Phone Number: 773-801-9745 E-Mail: Marieaj98@gmail.com

Other: _____

Project Contact: (if Different than Applicant) N/A

Contact's Address: N/A

Contact's Phone Number: _____ E-Mail: _____

Other: _____

Property Interest of Applicant: Tenant Owner _____ Legal Representative _____ Contract Purchaser X Other _____

(If Other - Describe): _____

Existing Zoning: DT-1 Describe Proposal: Seeking Special use permit to operate as a
massage establishment in suite 302.

Size of Parcel (from Plat of Survey):

N/A

Square Feet

Adjacent: Zoning Districts

To the North: DT-1

To the South: DT-3

To the East: DT-1

To the West: DT-1

Land Uses

Retail and Restaurants.

Retail/Restaurants.

Retail/Restaurants.

Retail/Restaurants/Residential.

How the property in question is currently improved?

☐ Residential ☒ Non-Residential ☐ Mixed Use ☐ OTHER:

Describe Improvement: N/A

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? Massage establishments require a special use permit

If Yes, please provide relevant Ordinance No.'s 14.2 (E)

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;

Oak Park residents seek to improve their overall health and wellness while also looking for ways to control their pain management. Massage Fix, LLC seeks to fulfill that need in the community by providing massage therapy as an alternative and complimentary therapy.

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.

Marie Jones

(Printed Name) Applicant

[Signature]

(Signature) Applicant

11/27/2021.

Date

CRISTONUM LLC

(Printed Name) Owner

Gregory S. Collins member

[Signature]

(Signature) Owner

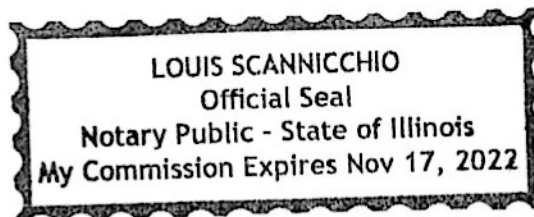
11/27/2021
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

27 DAY OF *November*, *2021*

[Signature]
(Notary Public)



MASSAGE FIX, LLC

"PROVIDING YOU A HEALTHY DOSE OF WELLNESS"



Purpose

Massage Fix, LLC will be a private practice offering therapeutic massage services to treat chronic pain and tension in active adults. Treatments will target specific areas for therapeutic results and encompass whole body wellness.

Operation

Massage Fix, LLC will be an independent new business. It will operate as a Single member LLC. The business will be owned and operated by Marie Jones, Illinois Licensed Massage Therapist (#227009622). Marie Jones dba Massage Fix, LLC is covered by ABMP (Associated Bodywork & Massage Professionals) for Professional and General liability insurance. Marie has been licensed and practicing since 2008 and was an Approved Massage CEU provider

Services offered

Massage Fix, LLC will offer customized massage treatments in 30, 60, 75 or 90 min intervals. Hot stone Massage will also be offered as a stand alone treatment. Aromatherapy, Sugar Scrub and Contrast therapy will also be used to enhance the session. The business will service clients in the Oak Park and surrounding villages.

Business Aims

The short term aim is to grow the business to service an average of 60 clients per month in which at least 30 will be recurring monthly clients. The long term goal is to exceed this level of clientele and refer additional clients out to other local massage therapists.

CONTACT



(708) 665-6134



massagefixwithmarie@gmail.com



101 N. Marion st., Ste 302
Oak Park, IL 60301

STRUCTURE

Business Structure

Single member LLC

Proprietor Name and Address

Marie Jones
420 s Kenilworth ave, unit 9,
Oak Park, IL, 60302

CORE VALUES

- Preventive Care
- Personal Responsibility
- Client/ Therapist partnership
- Health Education
- Complimentary therapy integration

Massage Fix, LLC

Special Use Permit Standards:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

Answer: AGREED! This space will be used as a relaxing and safe space to receive therapeutic massage therapy. Sessions will be in 30, 60, 75 or 90 min intervals and will only serve one client at a time.

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

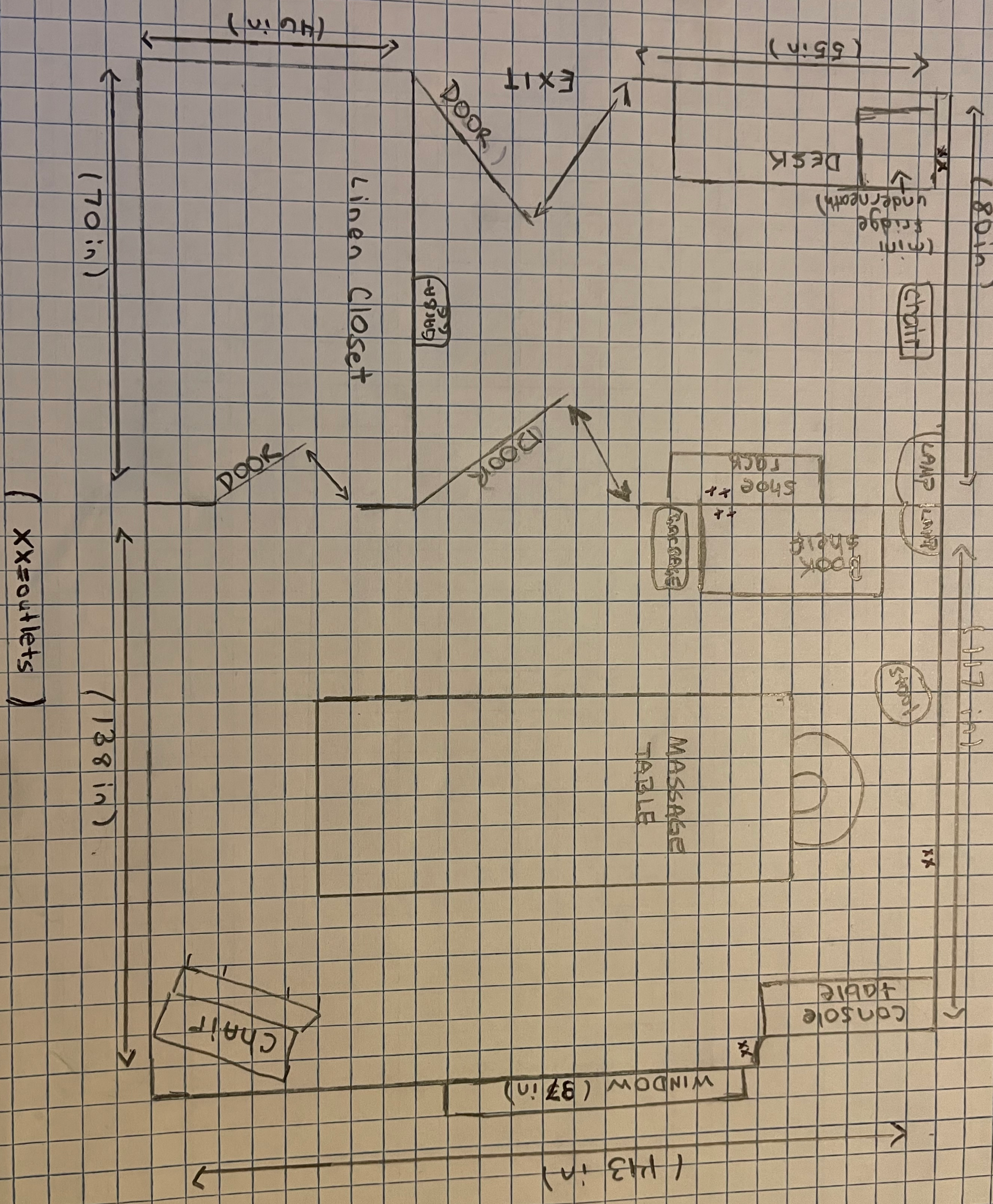
Answer:AGREED! Similar to the many Psychology/Therapy offices in the building, it will serve as an inviting space for clients to seek complimentary therapy to manage their overall health and wellness

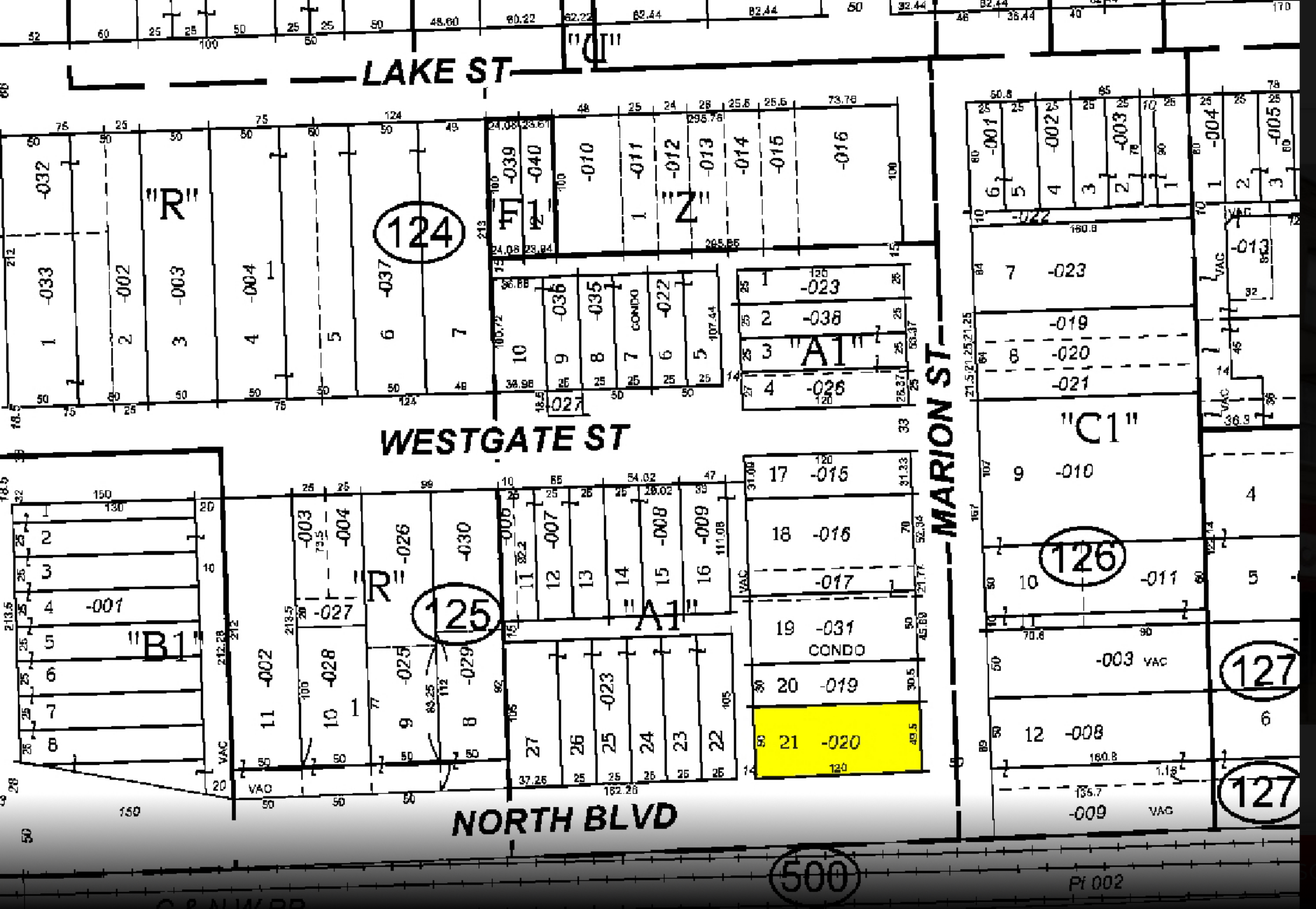
3. The special use in the specific location is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Answer: AGREED! With an established clientele of locals from OPRF and Forest Park, this location is centrally located and in close proximity to public transportation and nearby parking making it easily accessible for those seeking massage therapy to compliment their mental therapy, exercise regime including yoga and Pilates. While many people are adjusting to new ways of living brought on by Covid, many are seeking ways to help manage their stress and I plan to to help answer that call.

4. The special use conforms to the regulations of the zoning district in which it is to be located.

Answer:AGREED! The proposed use of a massage establishment is listed as requiring a special use permit to operate and receive a business license. No additional requirements are asked of at this time.





LAKE ST

124

WESTGATE ST

125

NORTH BLVD

MARION ST

126

127

127

500

Pl 002

"R"

"Z"

"A1"

"C1"

"A1"

"B1"

21 -020

-003 VAC

-009 VAC

1 -023
2 -038
3 -026
4 -026

1 -039
2 -040
-010
1 -011
-012
-013
-014
-015
-016

6 -001
5 -002
4 -003
3 -004
2 -005

1 -001
2
3
4
5
6
7
8

11 -002
10 -028
9 -025
8 -029
12 -007
13
14
15 -008
16 -009
17 -015
18 -016
19 -031 CONDO
20 -019
21 -020
22
23
24
25
26
27

9 -010
10 -011
12 -008
-009 VAC



PRAIRIE BREAD KITCHEN

JR'S
& Bonsai

STOP

BURLO
RESTAURANT

BREAD - PASTRY | SALADS | SANDWICHES | SOUP - SAZIS | PASTA |