

Proposal

Sun Wellness Corp., d/b/a Massage Envy

100 Forest Place

The 100 Forest Place property is a 16 story, 141-unit apartment building with an additional 99 townhomes and 8,000 SF of ground floor commercial.

Constructed in 1987, 100 Forest Place is Oak Park's original high-rise.

MacNeal Hospital originally leased the entire ground floor after the construction and occupied the space until +/- 2009. One of the MacNeal doctors, Dr. Nancy Gryniewicz-Sika, then leased approximately 5,000 SF & remains there today.

The space at 971 Lake Street containing 3,606 SF has been on the market for +/- 15 years.

In November of 2016 David King & Associates was engaged by prior ownership to lease 971 Lake.

After 3 years of marketing the firm leased 971 Lake to Albion's contractor, Clark Construction.

The Village of Oak Park then leased the space for an engineering/contractor office to complete the Lake Street renovation project in 2020.

Hence, 971 Lake Street has been vacant for 12 ½ of the past 15 years.

The space itself has been challenging due to being located at the most eastern edge of Downtown Oak Park.

Due to location, retailers will not go there, the space is too large for most independent restaurants, and for fitness users the ceiling heights are too low (only 8'6" to bottom of HVAC ductwork & not possible to raise). Medical – the space is too large for independent MD offices & too small for today's hospital off-sites (Elmhurst Hospital occupies 12,000 SF above Cooper's Hawk). Dental – A typical dentist office today is 1,200 – 2,500 SF, not 3,606 SF. In addition, only 900 SF of the total 3,606 SF fronts Lake Street with the remaining space facing Forest Avenue. Space layout & columns are also a challenge for most users.

David King & Associates was re-engaged with new ownership in January 2023.

After significant marketing, Sun Wellness Corp, d/b/a Massage Envy executed a long-term lease contingent upon zoning approval.

MASSAGE ENVY

Relocation of Massage Envy to [Oak Park/DTOP]

Massage Envy, the nation's largest and most respected provider of massage services, operates over 1,000 franchise locations across 49 states. For the past 10 years, the River Forest location at 7341 Lake Street has been a trusted wellness destination, offering high-quality therapeutic massage and skincare services under the ownership of Niranjan "Jin" Sundaram. Jin, an experienced and successful franchisee, owns seven Massage Envy locations (Lincoln Park, Streeterville, Old Town, Peoria, Frankfort, Bloomington & River Forest) as well as four Huntington Learning Centers, including the one in Oak Park at Harlem & Division.

Services and Memberships

Massage Envy provides a range of services, including:

- **Therapeutic Massage:** Approximately 30% of clients seek massage therapy for medical reasons, such as managing chronic pain or addressing issues with the back, neck, head, arms, and legs.
- **Skincare Treatments:** About 20% of the business is dedicated to facials, skincare treatments, and the sale of related products.

The River Forest location currently serves more than 1,000 active members and 200 non-member guests each month, then totaling over 1,500 total visits each month. These loyal customers would likely continue to support the business after its relocation, creating substantial benefits for the community.

Benefits of Relocating Massage Envy to DTOP

The relocation of Massage Envy offers significant advantages to the DTOP area:

1. **Increased Foot Traffic:** Clients visiting Massage Envy often frequent neighboring stores, restaurants, and other businesses, driving economic activity and boosting the local economy.
2. **Job Creation and Retention:** The relocation will sustain existing jobs for massage therapists, estheticians, and support staff, while also creating opportunities for new hires.
3. **Community Wellness:** Massage Envy promotes health and well-being through its services, contributing to a healthier and more balanced community.
4. **Safety and Professionalism:** Massage Envy maintains the highest safety standards. Every massage room includes a call button, empowering clients to alert staff and end sessions immediately if they feel uncomfortable.

Investment in the Community

The build-out of the new location represents an investment of approximately \$425,000, ensuring a state-of-the-art facility that aligns with Massage Envy's reputation for quality, safety, and comfort.

Why Relocation Is Necessary

Massage Envy's current lease in River Forest will not be renewed due to redevelopment activities at the shopping center. Relocating just a few blocks away to Oak Park is a practical and logical next step, allowing the business to remain accessible to its current clientele while introducing its services to new residents and visitors in the area.

Massage Envy is hopeful to bring its proven track record of excellence to Oak Park and looks forward to continuing its tradition of providing outstanding wellness services to the community.



It pays to invest in wellness

Join a leading brand in the wellness industry with over 1,000+ locations nationwide.

If your passion is taking care of others, a Massage Envy franchise could be the perfect fit! From its inception in 2002, the Massage Envy brand has been built upon the foundation of helping people feel their best. Therapeutic massage, skin care services, and assisted stretch are integral parts of the whole-body wellness philosophy.

The core belief of this philosophy is that self-care isn't a luxury, it's a necessity, and one of the brand's goals is to provide convenient, affordable self-care services for all. We are seeking individuals who appreciate the value of whole-body wellness to join the brand's mission to help change people's lives for the better.

Why Massage Envy?



Over 20 years as a leading wellness brand



Nation's No. 1 provider of massage collectively across its franchised network



Also a national leader in skin care



The brand's membership model sustains a recurring revenue stream



Established in 2002, the brand has grown to be a recognized name in the health and wellness industry



Technology, marketing and operations systems, and franchise support are at the fingertips of the network

Massage Envy.

MASSAGE | FACIALS | STRETCH

Massage Envy by the numbers

2002

Massage Envy opened its first location and launched its membership-based model

30,000+

Massage therapists, estheticians, and other associates employed in nationwide franchised locations

1.1M+

Massage Envy franchise members across the United States

49

States that Massage Envy franchised locations call home

200M+

Services performed by franchised locations since 2002

1,000+

Nationwide Massage Envy franchised locations

Investment overview

\$605,850 to \$1,014,700

Initial investment range that includes an initial franchise fee of \$45,000 that must be paid to ME SPE Franchising, LLC.

\$45k*

Initial franchise fee *Veteran's discount is provided to qualifying candidates.

10 years

Term of franchise agreement

6%

Continuing royalty fee

The six steps to Massage Envy franchise ownership:



Step 1

Introduction Call with the Sales Team



Step 2

Review Franchise Disclosure Document



Step 3

Complete an Application



Step 4

Attend Discovery Day at the Franchise Support Center



Step 5

Award of Franchise



Step 6

Begin working on opening your Massage Envy franchise location

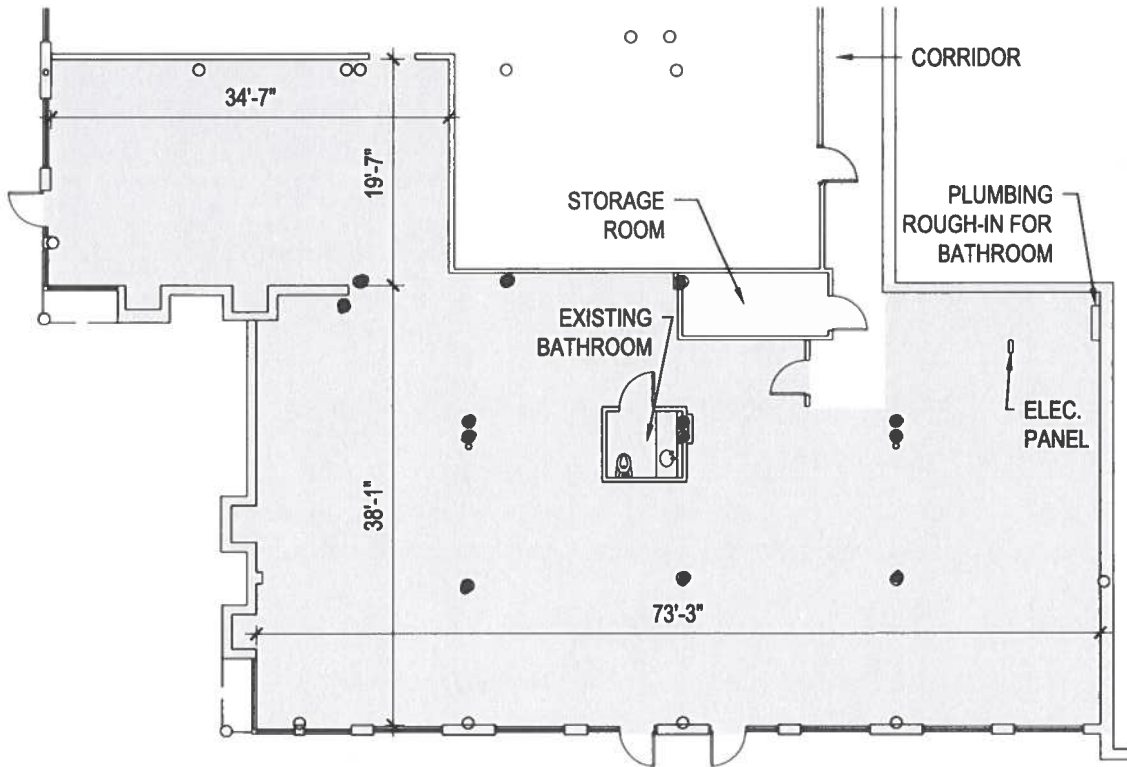


Associations, Accolades & Awards



Visit [MassageEnvy.com/Franchise](https://www.MassageEnvy.com/Franchise) to learn more

Each location is an independently owned and operated franchise. ©2024 ME SPE Franchising, LLC.



Lease Outline Diagram

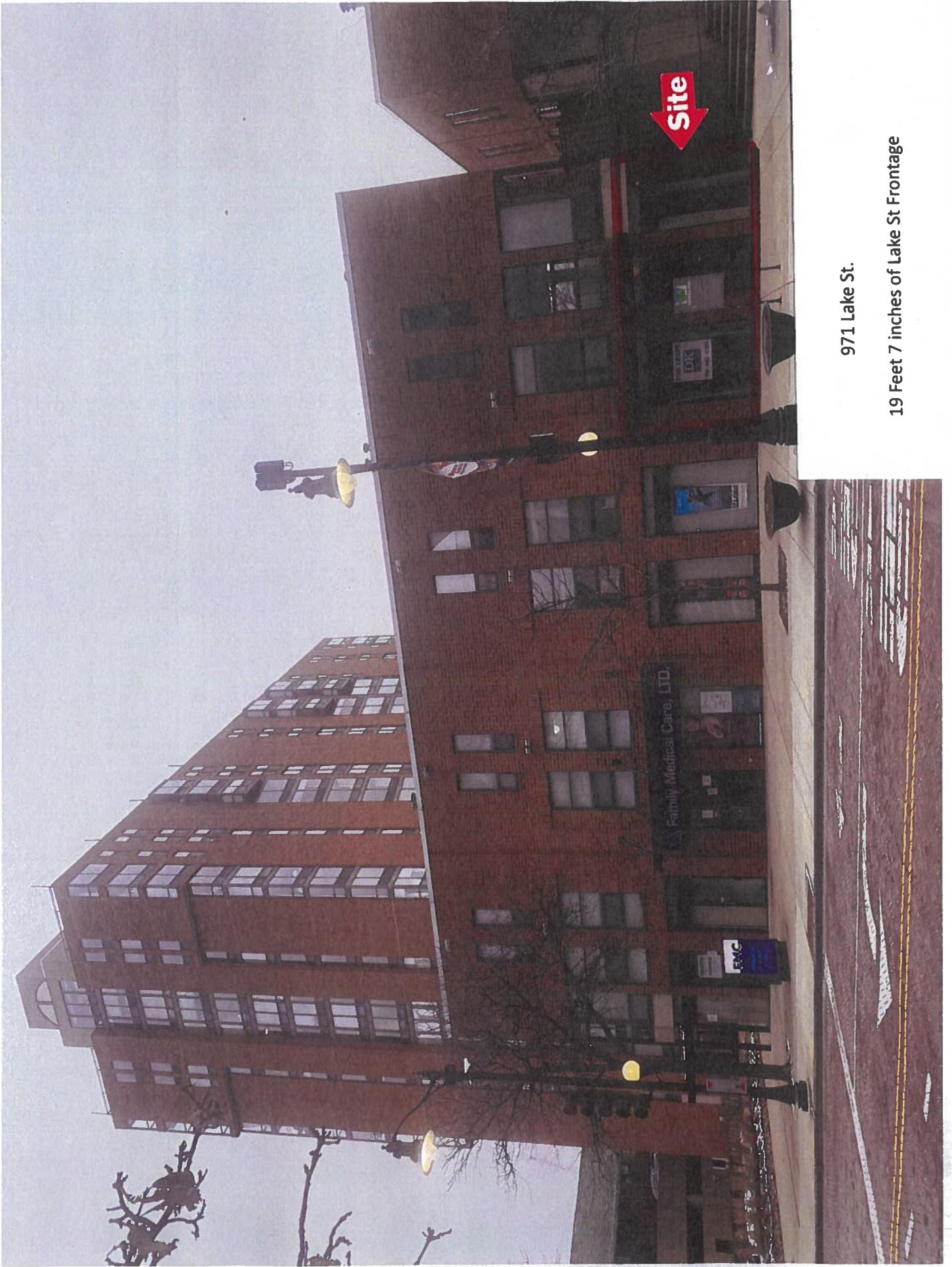
Space: 103 & 104
 Area: 3,606 sf
 Scale: 1/16" = 1'-0"



100 FOREST PLACE
OAK PARK, IL

7/31/24

 **KEY MAP**



971 Lake St.

19 Feet 7 inches of Lake St Frontage





73 Feet & 3 inches of Forest Avenue Frontage











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): SUN WELLNESS CORP, AN ILLINOIS CORPORATION
DBA - MASSAGE ENVY

Address/Location of Property in Question: 971 LAKE ST., OAK PARK IL 60301

Property Identification Number(s)(PIN): 16-07-128-031-0000

Name of Property Owner(s): PRF FOREST PLACE, LLC

Address of Property Owner(s): 701 BRAZOS STREET, SUITE 1530 AUSTIN TX 78701

E-Mail of Property Owner(s): SHINOSOSA @ PALLADIUS.COM Phone: 979-575-3726

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

Name of Applicant(s): SUN WELLNESS CORP.

Applicant's Address: 6 NO21 OAK RUN COURT, SAINT CHARLES IL 60175

Applicant's Phone Number: 630-541-6710 E-Mail: NIRANTANSUNDARAM @ GMAIL.COM

Other: _____

Project Contact: (if Different than Applicant) DAVID KING

Contact's Address: 1011 LAKE ST., SUITE 313, OAK PARK IL 60301

Contact's Phone Number: 708-650-0505 E-Mail: DAVID @ DKACRE.COM

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): PROSPECTIVE TENANT

Existing Zoning: DT 1 Describe Proposal: ATTACHED

Size of Parcel (from Plat of Survey): 141,815 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>OS</u>	_____
To the South:	<u>DT 3</u>	_____
To the East:	<u>DT 1</u>	_____
To the West:	<u>DT 1</u>	_____

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: _____
Describe Improvement: 14 STORY APT/TOWNHOME COMMERCIAL PROPERTY WITH 141 APTS, 99 TOWNHOMES + 8,000 SF OF GROUND FLOOR COMMERCIAL

Is the property in question currently in violation of the Zoning Ordinance? ____ Yes X No
If Yes, how? _____

Is the property in question presently subject to a Special Use Permit? ____ 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;

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.

SUN WELLNESS CORP.

(Printed Name) Applicant NIRANJAN SUNDARAM

Niranjana Sundaram
(Signature) Applicant

11/26/24
Date

PREF FOREST PLACE, LLC

(Printed Name) Owner JAME HINOSOSA

[Signature]
(Signature) Owner

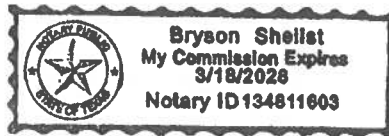
12/2/2024
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2 DAY OF December, 2024

Bryson Shellist
(Notary Public)



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.

Yes, the establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare. In fact, the addition of Massage Envy will benefit the public health & welfare by allowing a name brand to occupy a space that has been vacant for 12 ½ of the past 15 years.

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

Yes, the proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.

Directly across the street at the Albion there are two fitness users, Momentum & Yoga Six. The proposed special use is extremely compatible to the users & other uses in Downtown Oak Park.

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

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

This is the perfect use for this specific location. It is at the edge of DTOP. For instance, it would not be appropriate to ask for a special use at say a portion of the Booktable space.

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

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



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): SUN WELLNESS CORP, AN ILLINOIS CORPORATION

Address/Location of Property in Question: 971 LAKE ST., OAK PARK ILLINOIS 60301

Property Identification Number(s)(PIN): 16-07-128-031-0000

Name of Property Owner(s): PREF FOREST PLACE, LLC

Address of Property Owner(s): 701 BRAZOS STREET, SUITE 1350, AUSTIN TX 78701

E-Mail of Property Owner(s): JHINOSOSA @ PALLADIUS.COM Phone: 979-575-3726

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): SUN WELLNESS CORP

Applicant's Address: 61021 OAK RUN COURT, SAINT CHARLES IL 60175

Applicant's Contact Information: Phone 630-561-6710 E-Mail NIRANTAN SUNDARAM @ GMAIL.COM

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): PROSPECTIVE TENANT - LEASE IS EXPECTED CONTINGENT UPON ZONING APPROVAL

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: ATTACHED

Size of Parcel (from Plat of Survey): 141,185 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>OS</u>	_____
To the South:	<u>DT 3</u>	_____
To the East:	<u>DT 4</u>	_____
To the West:	<u>DT 1</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;

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.

SUN WELLNESS CORP.

(Printed Name) Applicant NIRANJAN SUNDARAM

Niranjana Sundaram

(Signature) Applicant

11/26/24

Date

PREF FOREST PLACE, LLC

(Printed Name) Owner JAMIE HINOSOSA

(Signature) Owner

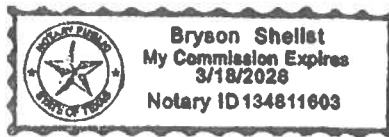
12/2/2024
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2 DAY OF December, 2024

Bryson Shellist
(Notary Public)



Section 14.3 Variation Standards

Approval Standards

1. The Zoning Board of Appeals decision must make findings to support each of the following:

a. 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 terms of this Ordinance will result in undue hardship unless the specific relief requested is granted.

The space has been vacant 12 ½ of the past 15 years. Due its location, irregular configuration of the space & abundance of “columns” makes this space very difficult to lease.

b. 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, 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.

Not much interest as this space is at the most eastern edge of Downtown Oak Park.

The irregular shape of the space & amount of columns are a significant challenge.

c. 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.

Yes, 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.

Current owner purchased the building in 2020 & inherited this vacant space.

2. The Zoning Board of Appeals, in making its findings, may inquire into the following evidentiary issues, as well as any others deemed appropriate:

a. The granting of the variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

Yes, the granting of the variation will not be detrimental to the public health, safety, and welfare in the neighborhood in which the property is located.

In fact, the addition of Massage Envy will benefit the public health & welfare by allowing a name brand to occupy a space that has been vacant for 12 ½ of the past 15 years.

b. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

Yes, the proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, endanger the public safety, or impair property values within the neighborhood.

No change to light or air, additional traffic can be easily accommodated by 340 car public parking garage across street. Placing a long-term vacancy back to use will raise property values. Additional traffic enhances public safety.

c. The proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.

Yes, the proposed variation is consistent with the spirit and intent of this Ordinance and the adopted land use policies.