Oak Park

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): Beyond Hunger

Address/Location of Property in Question: 6209 North Ave

Property Identification Number(s)(PIN): 16 - 05 - 102 - 032 - 0000

Name of Property Owner(s): First Savings Bank / Mike McLean

Address of Property Owner(s): 702 N. Shore Dr. Suite 300, Jefferson IN, 47130

E-Mail of Property Owner(s): mmclean@fsbbank.net **Phone:** 812 - 670 - 3753

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

Name of Applicant(s): Jennie Hull / Beyond Hunger

Applicant's Address: 848 Lake St. Oak Park IL 60301

Applicant's Phone Number: 708 - 498 - 8977 E-Mail jennie@gobeyondhunger.org

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: NA / North Ave Zoning District **Describe Proposal:** Beyond Hunger harnesses the power of communities to end hunger. This new location will serve as our community market (few days a week), a drive thru (few days a week), warehouse, kitchen for cooking classes + demos (few times a month), and offices for staff.

Size of Parcel (from Plat of Survey): 36,074 Square Feet

Adjacent:	**Zoning Districts**	**Land Uses**
To the North:	City of Chicago	Zoning unknown
To the South:	R-4	Single family residential
To the East:	NA	North Avenue
To the West:	NA	North Avenue

How the property in question is currently improved?

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

Describe Improvement: with an existing commercial structure and surface parking lot

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?

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: 8 table 8-1 **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;

Beyond Hunger has a long history (47 yrs) of being "good neighbors". We plan to continue to engage our neighbors at 6209 North Ave to ~~[illegible]~~ build community and keep harmony in the neighborhood. We will be an asset to this part of North Ave / Oak Park and will serve our community.

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.

Jennie Hull
(Printed Name) Applicant

(Signature) Applicant

12.22.25
Date

(Printed Name) Owner

(Signature) Owner

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____DAY OF _____, _____

(Notary Public)

Updated August 2021

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.

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Jennie Hull
(Printed Name) Applicant

(Signature) Applicant

12.22.25
Date

Michael McLean
(Printed Name) Owner

(Signature) Owner

1/12/26
Date

Owner's Signature must be notarized

Signature of Michael McLean

SUBSCRIBED AND SWORN TO BEFORE ME THIS

12th DAY OF January 2026

(Notary Public) A. Scott Parrott
KYNP65310
Expiration: 2/28/2027

A. Scott Parrott
Notary Public
State At Large KY

Updated August 2021

Special Use Application- 6209 North Ave.

Narrative

Beyond Hunger is a 47 year old hunger relief organization located within Oak Park but serving communities on the west side of Chicago and West Cook County. Beyond Hunger's mission is harnessing the power of communities to end hunger. Last year we served nearly 70,000 folks through our community market, our drive thru, home delivery programs, and nutrition education classes.

Beyond Hunger has long overgrown our space within First United Church and has long needed a new home that will allow us to bring all programming "under one roof" and space for food storage as well as staff meeting space. We are planning to purchase the building at 6209 North Ave to be our permanent home. This space will include a large amount of warehouse space (up to 6,000 sq feet), a client focused community market that will look and feel like a grocery store, a drive thru for our online market program, storage and staging for our home delivery program, and a cooking classroom/kitchen for food demos and cooking classes as well as social services space for our benefits access coordinator who help the community sign up for benefits like food stamps and medical services.

We expect our services to be as follows:

-2-3 blocks of time a week a few hours at a time, we will open the community market

-2 blocks of time a week a few hours at time, we will utilize our drive thru which direct the vehicles coming for food east on North Avenue, then south on Lombard, west through the alley, and then north along Harvey before entering the parking lot

- Home Delivery Volunteers who use personal vehicles will load their cars with the groceries for the deliveries from the parking lot

-In tandem with our community market hours, we will utilize a demo kitchen for cooking classes and demos

- Delivery (by a larger truck) will only occur once or twice a week through the alley, stopping and unloading at the loading dock just before the alley connects to Lombard. The trucks will not block the alley or Lombard. When this space was a grocery store, deliveries were made in the same way at an increased cadence than what we will need.

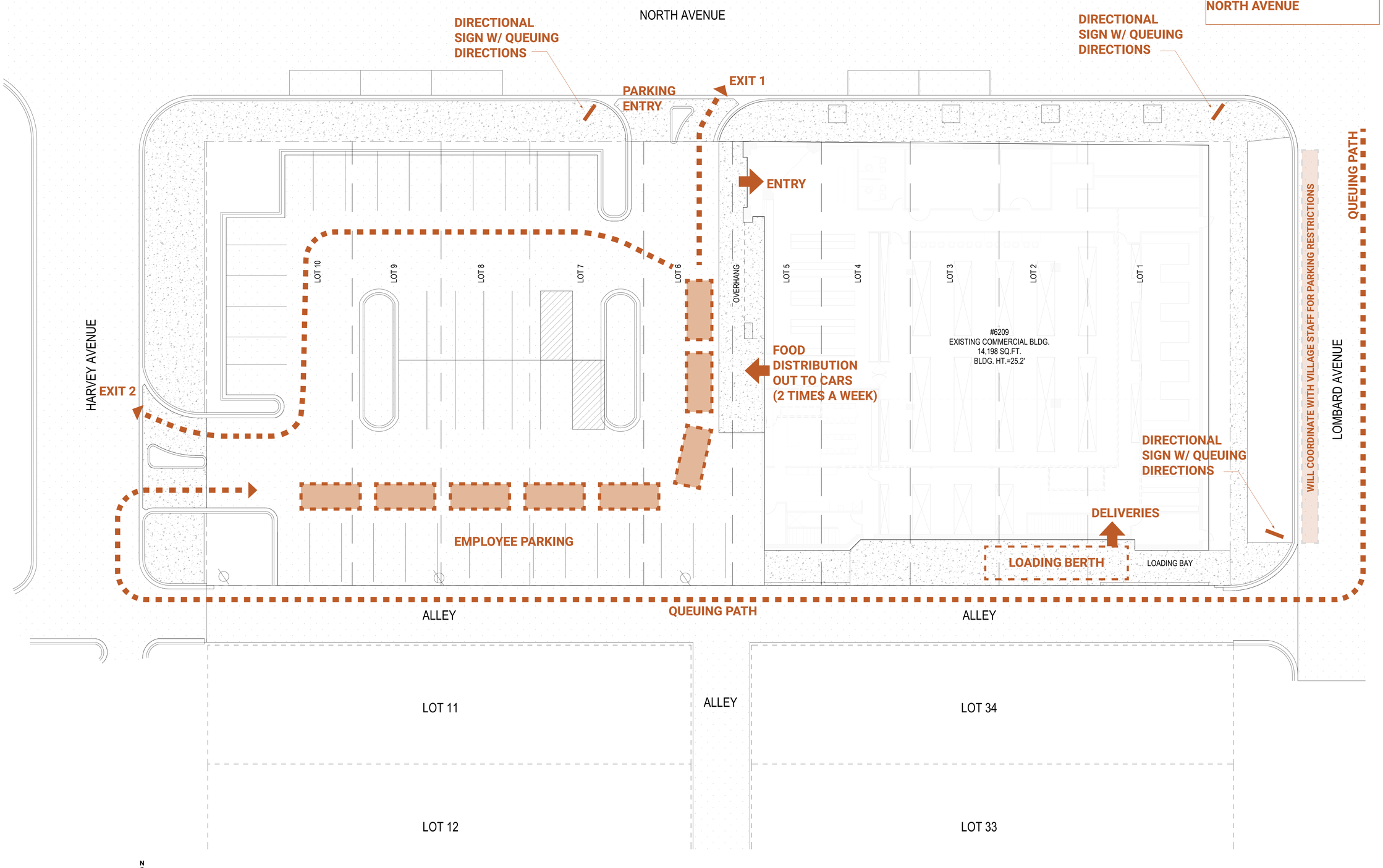
- 6,000 sq feet on the main floor will be warehouse space for food storage, gleaning, sorting and packing

- 24 staff will call the space home with offices and meeting spaces

PARKING COUNT:
41 SPACES IN LOT
5 SPACES ON NORTH AVE.
2 HANDICAPPED SPACES

47 TOTAL PARKING SPACES

QUEUING:
APPROXIMATELY 33 CAR QUEUING CAPACITY OFF OF NORTH AVENUE



1 SITE PLAN
3/32" = 1'-0"

aria GROUP
830 North Blvd.
Oak Park, Illinois
60301
708-445-8400
ariainc.com
ARIA GROUP ARCHITECTS, INC.

BEYOND HUNGER
6209 W NORTH AVENUE, OAK PARK, IL 60302

FIELD VERIFICATION
Contractor shall verify all figured dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

COPYRIGHT
Aria Group Architects, Inc. shall retain all common law, statutory and other reserved rights. These drawings and related documents shall not be duplicated, disclosed or otherwise without written consent of Aria Group Architects, Inc.

NO.	DATE	DESCRIPTION

REVISIONS

"PRELIMINARY" PLAN NOT FOR CONSTRUCTION

Drawing Title
SITE PLAN

Job No. 256164
Drawn OT

Sheet No.
SP1.1

1/14/2026 3:39:19 PM Autodesk Docs://256164-BEYOND HUNGER/256164_R25_A_BEYOND HUNGER.rvt

ALTA/NSPS LAND TITLE SURVEY

–OF–

LOTS 1 TO 10, BOTH INCLUSIVE, IN BLOCK 5, IN FAIR OAKS TERRACE, BEING A SUBDIVISION OF THE EAST 50 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6209 W. NORTH AVENUE, OAK PARK, ILLINOIS.

N
W E
S

SCALE: 1" = 20'

LEGEND OF SYMBOLS

	MANHOLE		LIGHT POLE
WV	WATER VALVE	G	GAS METER
CO	CLEAN OUT		FIRE HYDRANT
	CATCH BASIN		UTILITY POLE
•	CONCRETE POST		UTILITY MANHOLE
	SIGN		PARKING METER
W	WATER HOOK UP	—— x ——	FENCE

SURVEY NOTES

1) PROPERTY AREA = 35,979 SQ.FT. = 0.8259 ACRES

2) PIN# 16-05-102-032-0000

3) ACCORDING TO F.E.M.A. MAP COMMUNITY PANEL NUMBER 17031C0395J DATED 08/19/08. THIS PROPERTY LIES IN A "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

4) PROPERTY CONTAINS 41 STANDARD PARKING SPACES AND 2 HANDICAP SPACES

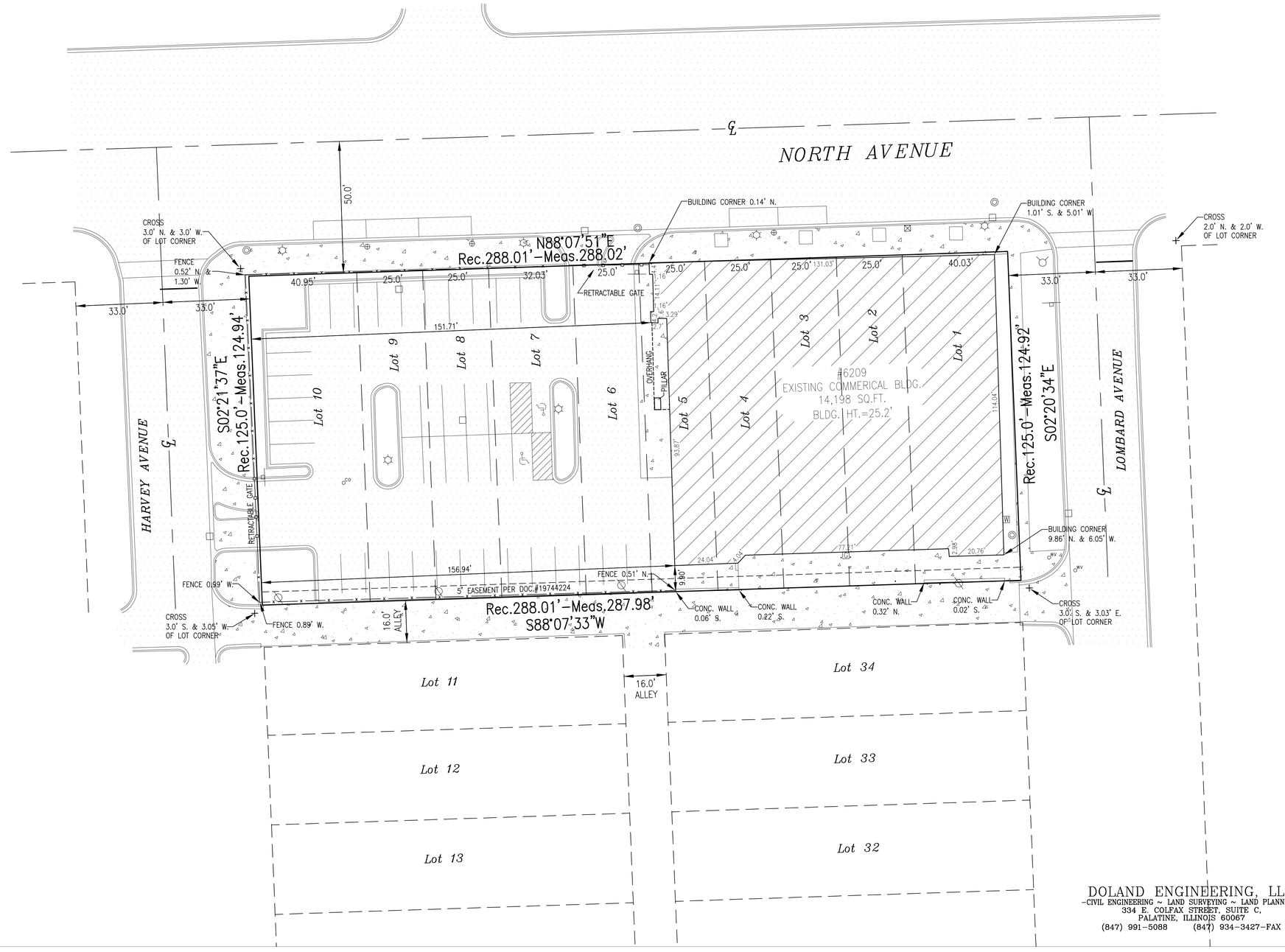
5) PROPERTY LIES IN NA NORTH AVENUE DISTRICT. (PER LETTER PROVIDED TO SURVEYOR) NO ZONING REQUIREMENTS PROVIDED TO SURVEYOR.

6) UTILITY INFORMATION PROVIDED HEREON IS PER OBSERVABLE ABOVE GROUND EVIDENCE ONLY.

ITEMS CORRESPONDING TO SCHEDULE B

THE FOLLOWING SCHEDULE B TITLE EXCEPTIONS ARE
FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 738538, DATED MAY 16, 2019.

1) NOT A SURVEY MATTER
2) NOT A SURVEY MATTER
3) NOT A SURVEY MATTER
4) NOT A SURVEY MATTER
5) DOC.# 0331848231 – NOT A SURVEY MATTER
6) NOT A SURVEY MATTER
7) NOT A SURVEY MATTER
8) GRANT OF EASEMENTS – DOC. 19744224 – SHOWN HEREON
9) NOT A SURVEY MATTER
10) NOT A SURVEY MATTER



TO:
DDI HOLDINGS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY;
CHICAGO TITLE AND TRUST COMPANY;
FIRST SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS

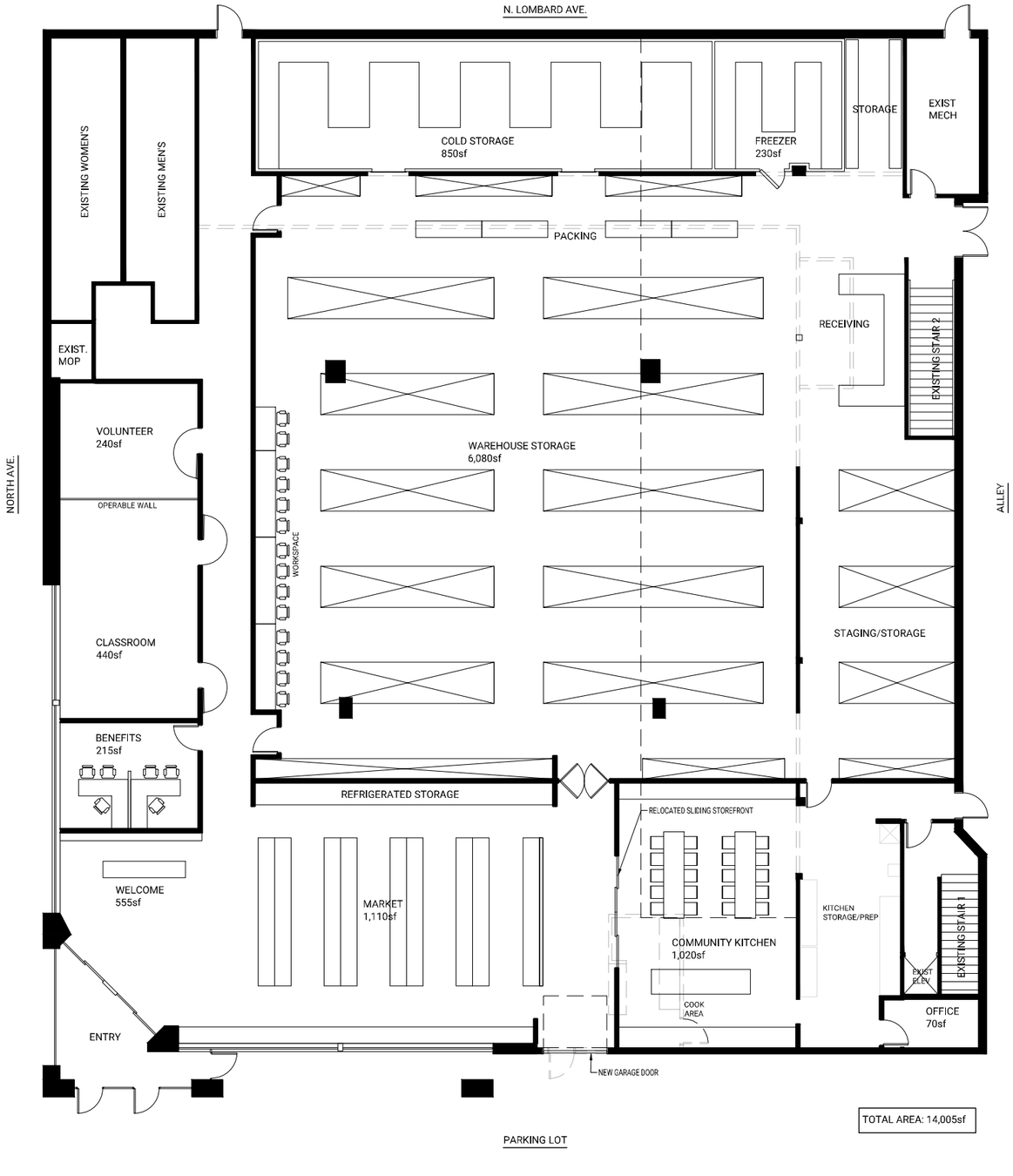
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19, 2019.

DATE: JULY 26, 2019

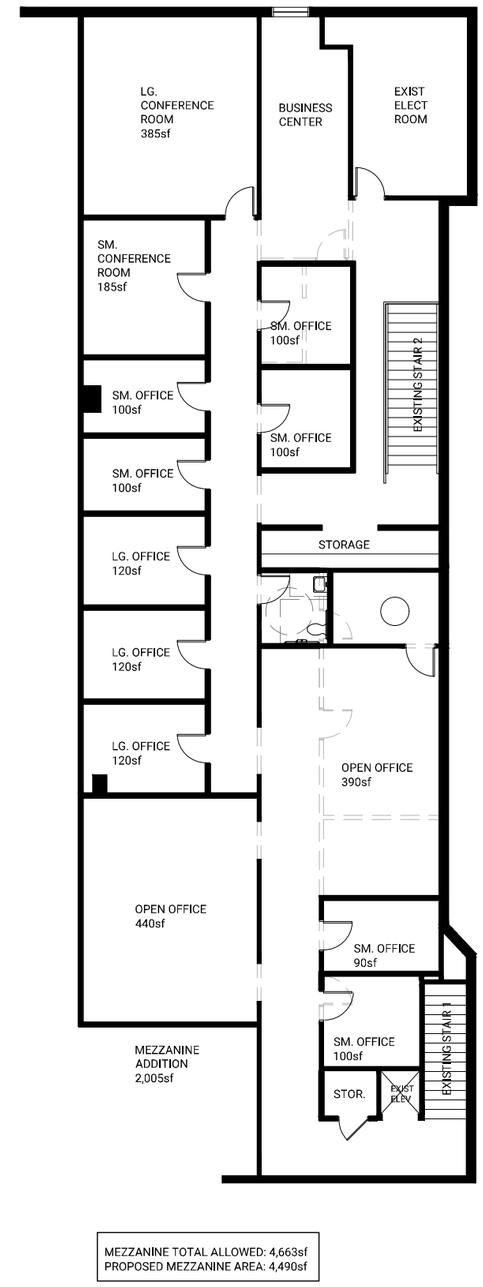
JASON R. DOLAND
3546
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
PALATINE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR #3546

DOLAND ENGINEERING, LLC
–CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING–
334 E. COLFAX STREET, SUITE C,
PALATINE, ILLINOIS 60067
(847) 991-5088 (847) 934-3427-FAX



FIRST FLOOR PLAN



MEZZANINE FLOOR PLAN

BEYOND HUNGER
6209 W. NORTH AVENUE

FLOOR PLAN STUDY : SCALE $\frac{1}{16}$"=1'-0"

ARIA GROUP ARCHITECTS
01/14/25

Special Use Approval Standards:

6209 North Ave

1) *The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.*

   By taking a building that had previously been utilized as a grocery store, we plan to utilize much of what already exists including a loading dock in the back of the building. This is a vacant space so allowing us to come in and occupy/maintain it will support this standard. We also anticipate less delivery traffic than a grocery store would have. We plan to include security on the property with cameras of the parking lot and alleyway, etc. We will also create a process for neighbors to meet with agency leadership should there arise any issues or concerns in the future. As an agency, we have a long history of responsiveness to our neighbors. Our ultimate goal is to provide a dignified and respectful environment for all our stakeholders and that includes our residential neighbors as well.

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

   We will utilize the same footprint that already exists for the building. By utilizing the parking lot, we will avoid traffic back-ups on side streets and North Ave. Staff that commute by personal vehicle will be able to utilize the parking lot therefore avoiding street parking. By owning the building, we can tailor our distribution hours to best accommodate our neighbors (this is especially important during times we know we will see an increase in folks needing our services and will be able to open additional times as to disperse a larger group of people needing services).

3) *The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance, adopted land use policies and the Comprehensive Plan.*

   As it is Oak Park's intention to diversify and create a neighborhood that is welcoming to all (Objective 7.1.6. Support all programs and projects that encourage, require, or incent the development of housing, neighborhood services, or other outcomes that foster diversity, inclusion, and integration throughout Oak Park); Beyond Hunger serves residents of Oak Park with a vital service. The large majority of our volunteers and donors live in Oak Park (Objective 11.6.2. Provide opportunities for residents to

donate time and talents to assist others in their neighborhood.). This space should be an asset to the community as whole. Beyond Hunger has a long and documented history of commitment to diversity and equity initiatives including a Racial Equity Leadership Team that consists of staff and board members whose sole mission is to ensure our programming advances racial equity (a shared value with the Village). Another longstanding value of Beyond Hunger is nutrition education and providing only the most nutrient dense food. The majority of food we give out is fresh produce, whole grains, low sodium, and local. We know this type of diet reduces health issues both physical and mental and allows people of any income to ensure they are eating the best, healthiest food available (Objective 13.3.4. Support the development of a community greenhouse, aquaponics, and growing center in an existing underutilized facility that supports and trains people on growing and eating healthy, local food). We see our commitment to these goals as increasing positive outcomes for our community.

We also will be working with a local architect to continue to support other Oak Park businesses and neighbors.

We also believe that our mission will foster social inclusion and our building will be a space for the community to gather with conference and meeting spaces (Objective 7.2.2). While the Village is investing in ensuring all residents have access to healthcare, healthy food is certainly an aspect of healthcare (Objective 9.3.1 and Objective 9.5.1). Finally, as Objective 11.3.1.states the Village support the roles of not-for-profits that help accomplish community objectives and Objective 11.3.3. to encourage community involvement and participation in not-for-profit organizations.

4) *The special use meets the requirements for such classification in this Ordinance.*

As this district is for commercial use, Beyond Hunger will operate as a commercial, community space only we will not be charging money for our services. We are used to operating close to residential spaces as well in our current location (Kenilworth) so we will continue to be responsive, collaborative neighbors. We also know our mission of harnessing the power of communities to end hunger, means that our work will align with the Village's goal of promoting public health, safety and welfare.