



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): WORTHY BODY WORK & WELLNESS

Address/Location of Property in Question: 1011 LAKE ST, OAK PARK SUITE 304

Property Identification Number(s)(PIN): 16-07-126-012-0000, 013, 014, 015 & 016

Name of Property Owner(s): FORSYTH BUILDING LLC

Address of Property Owner(s): 6817 NORTH AVENUE, OAK PARK IL 60302

E-Mail of Property Owner(s): FRANK @ PELLAGEINI-CRISTIANO .COM Phone: 708-524-3610

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

Name of Applicant(s): RONEN KOHN

Applicant's Address: 6432 N. TALMAN AVE. CHICAGO IL 60645

Applicant's Phone Number: 845-641-9797 E-Mail: RONEN @ WORTHY BODY WORK .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: 708-445-0505 E-Mail: DAVID @ DKACRE.COM

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): PROSPECTIVE TENANT

Existing Zoning: DT Describe Proposal: ATTACHED

Size of Parcel (from Plat of Survey): _____ Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	<u>VILLAGE OF RIVER FOREST</u>	

How the property in question is currently improved?

Residential Non-Residential Mixed Use OTHER: _____

Describe Improvement: 4 STORY 48,195 SF OFFICE BUILDING,
38 TENANTS, 51,438 SF OF LAND

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? X Yes ___ No

If Yes, how? SPECIAL USE GRANTED FOR LAW OFFICE TO OCCUPY GROUND FLOOR

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;

BOTH THE FORSYTH BUILDING + DOWNTOWN OAK PARK ALREADY
HAS A STRONG MEDICAL TENANTS THROUGHOUT + THE GRANT
OF THIS REQUEST WILL BE IN HARMONY WITH THE NEIGHBORHOOD

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.

Ronen Kohn
(Printed Name) Applicant

Ronen Kohn
(Signature) Applicant

9/20/24
Date

FRANK PELLEGRINI
(Printed Name) Owner
MEMBER

Frank Pellegrini
(Signature) Owner
MEMBER

9/18/2024
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

18 DAY OF September, 2024

David J. King
(Notary Public)



Updated August 2021

PROPOSAL
WORTHY BODY WORK & WELLNESS

The Forsyth Building at 1011 Lake Street is a four story 48, 195 SF building comprised of offices and ground floor commercial. There are currently 38 tenants including Byling Bank, general offices, 6 law firms, etc. The building has a significant medical composition. RUSH Oak Park Hospital has a 3,700 SF primary care office. The building also has an independent primary care doctor and 7 therapy/counseling offices with psychologists, psychiatrists & psychotherapy.

Applicant has executed a lease, contingent upon zoning approval to occupy an existing two room 281 SF office. Space is ready to go and no work required. Space is on the third floor, 20 feet away from RUSH Oak Park Hospital.

Ronen Kohn is a licensed massage therapist whose primary modality is Shiatsu. Shiatsu is a fully clothed, hands-on bodywork treatment that can be used for relaxation and stress relief as well as to address various imbalances of the mind, body, and spirit. Working from the same basis of Traditional Chinese Medicine as acupuncture, Shiatsu utilizes pressure, joint rotations, and stretches to encourage the body's natural healing capability. Ronen has worked with multiple diabetes patients who experience neuropathy and joint pain and who found relief from their symptoms through our sessions. Ronen has also worked with people from various walks of life to address symptoms related to arthritis, depression, and having recently given birth.

We believe that Worthy Body Work & Wellness will compliment the existing medical services at 1011 Lake & further contribute to the health & wellness of Oak Park & hopeful the Zoning Board concurs.

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
227.023442

The person, firm, or corporation whose name appears on this certificate has complied with the provisions of the Illinois Statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below:

EXPIRES:
12/31/2024

LICENSED MASSAGE THERAPIST



RONEN BASIL-WEISS KOHN
6432 N TALMAN AVE
CHICAGO, IL 60645-5324



MARIO TRETO, JR.
SECRETARY

CAMILE LINDSAY
ACTING DIRECTOR

The official status of this license can be verified at IDFPR.Illinois.gov

19102902



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(Printed Name) Applicant

Ronen Kohn
(Signature) Applicant

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(Printed Name) Owner
MEMBER

Frank Pellegrini
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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 Worthy Body Work & Wellness will benefit the public health & welfare by offering a more medical approach to massage.

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.

Medical services already has a significant presence in Downtown Oak Park & this specialty, Shiatsu Massage, will be a strong addition.

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.

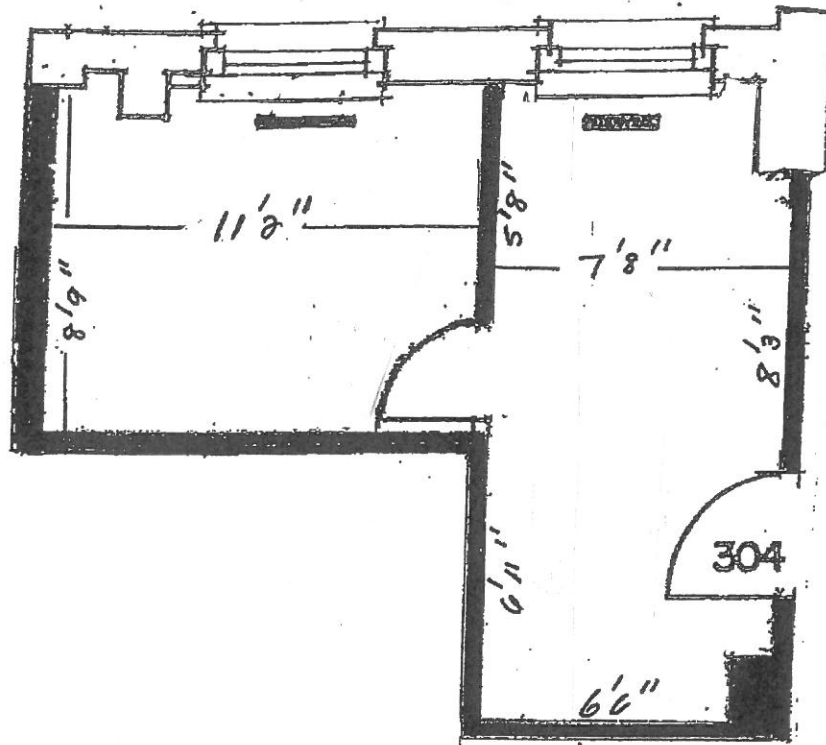
The Forsyth Building tenant roster includes RUSH Oak Park Hospital Primary Care, independent primary care physician, 7 counseling/therapy offices including psychiatrists, psychologists, and psychotherapy. The proposed use will compliment these tenants and the entire Downtown area.

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.

The Forsyth Building
1011 Lake Street
Oak Park, IL 60301

Suite 304



281 Rentable SF

Dimensions And Details Shown Are
Approximate And Subject To
Verification and No Liability Is Assumed