



# 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): DreamBody Wellness

Address/Location of Property in Question: 816 S Oak Park

Property Identification Number(s)(PIN): \_\_\_\_\_

Name of Property Owner(s): LBS MANAGEMENT, LLL

Address of Property Owner(s): 721 ONTARIO ST, OAK PARK, IL 60302

E-Mail of Property Owner(s): LBS@LBS-MANAGEMENT.COM Phone: 312-318-2627

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

Name of Applicant(s): Ruth Dorsey

Applicant's Address: 132 N 13<sup>th</sup> Melrose Park, IL 60160

Applicant's Phone Number: Office 773-410-8201 E-Mail RuthDorsey47@yahoo.com  
Other: 312-404-0001

Project Contact: (if Different than Applicant) \_\_\_\_\_

Contact's Address: \_\_\_\_\_

Contact's Phone Number: Office \_\_\_\_\_ E-Mail \_\_\_\_\_

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): Renter

Existing Zoning: \_\_\_\_\_ Describe Proposal: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:	_____	_____

**How the property in question is currently improved?**

Residential    Non-Residential    Mixed Use    OTHER: \_\_\_\_\_

Describe Improvement: \_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_ 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 feel that my services will bring health + fitness*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Ruth Dorsey  
(Printed Name) Applicant

[Signature]  
(Signature) Applicant

24<sup>th</sup> Aug 21  
Date

CBS Management  
(Printed Name) Owner

[Signature]  
(Signature) Owner

24 Aug - 21  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS

24<sup>th</sup> DAY OF August, 2021

[Signature]  
(Notary Public)



## Project Summary

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I am a licensed massage therapist in which I passed the Illinois state board on December 19, 2018 I graduated from Cortiva Institute with a 4.0 GPS. At Dream Body LLC, I will provide prenatal massage, relaxation massages, sport massage, cupping massage, therapeutic rejuvenation and clinical massages. My clientele are athletes (NFL player's,) other LMT's, healthcare providers, essential workers, local law enforce and more I have a variety or clientele.

My mission is to promote relaxation, stress relief, and a pain free lifestyle though therapeutic massage and bodywork while supporting you in healing yourself holistically. Our focus is to provide natural solutions as well as education that ultimately result in helping you realize optimum health and happiness. The business will offer rejuvenation sport and clinical therapy. The business will be a new independent business. It will operate as a sole proprietor Dream Body LLC. I will help bring awareness Health and wellness as I am experienced, knowledgeable and licensed in clinical massage therapy in which I have a background with hands on experience in working within chiropractic and physical therapy offices. Therefore, my main focus is to help and assist with client's goals and needs to get and remain healthy and well, to assist with mobility and rehabilitation.

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## Standards

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.

As a licensed massage therapist, I will operate under state and federal rules and regulations within professional standards. Dream Body Works LLC will not negatively impact or alter the neighborhood or endanger the public health, safety or welfare. I have established myself as a community-based, friendly, and welcoming therapist, providing prenatal massage, relaxation massage, sport massage, and cupping massage. I provide therapeutic rejuvenation and clinical massages.

I have been a licensed massage therapist since December 19, 2018, in which I passed the Illinois state board exam. After graduating I increased my knowledge and experience with working alongside some of Chicago top Chiropractors. I provide highly knowledgeable insight for my customers to foster their health and wellness. I am a licensed massage therapist and well trained to provide clinical massage and therapeutic massage services to my customers. Therefore, the proposed special use will not have any adverse impact on the neighborhood or endanger public health, safety, or welfare.

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

My Business is currently adjacent to a Cafe, Sushi bar, Clothing boutique, Hair Salon/Spa, Nail Shop, Grocery Store and Bank. No adverse impacts by reason of noise, smoke, odor, dust, or vibration are anticipated in the operation of my business.

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.

Dream Body LLC will bring awareness to Health wellness. Through my knowledge and experience I will educate and continue to enhance the quality of life of Oak Park's residents.

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

helping and assist with the needs to get and remain healthy and well

The requested special use is to allow for the operation of a massage service establishment in the NC Neighborhood Commercial Zoning District. Thus, I am seeking a special use under section 8-3 ("Table 8-1 Use Matrix" of the Zoning Ordinance).