



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): OP BodyworX

Address/Location of Property in Question: 6209 W. North Ave.

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

Name of Property Owner(s): Donald Oliphant

Address of Property Owner(s): 1855 N. McVicker Ave. Chicago, IL 60639

E-Mail of Property Owner(s): doliphant@controlyourevolution.com Phone: (312)420-2580

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

Name of Applicant(s): Donald Oliphant

Applicant's Address: 1855 N. McVicker Ave. Chicago, IL 60639

Applicant's Phone Number: Office (312)420-2580 E-Mail doliphant@controlyourevolution.com

Other: _____

Project Contact: (if Different than Applicant) Steven Kolber

Contact's Address: 828 Davis St, Evanston, IL 60201

Contact's Phone Number: Office (847)492-1992 E-Mail skolber@kolbrook.com

Other: _____

Property Interest of Applicant: Owner Legal Representative Contract Purchaser Other

(If Other - Describe): _____

Existing Zoning: NA - North Avenue Describe Proposal: Adding a drive through on the South-West corner of the building.

Size of Parcel (from Plat of Survey): 36,009 SQ FT Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>N/A</u>	_____
To the South:	<u>R-4 Single Family</u>	_____
To the East:	<u>NA -North Avenue</u>	_____
To the West:	<u>NA -North Avenue</u>	_____

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 ___ **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: 8. Uses Section: Table 8-1. Use Matrix

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;

Addition of drive-through at this location is congruent w/ businesses in the area. What we are proposing will not cause any disturbance to the harmony of 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.

Donald Oliphant

(Printed Name) Applicant



(Signature) Applicant

06/04/2020

Date

Donald Oliphant

(Printed Name) Owner



(Signature) Owner

06/04/2020

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

_____ DAY OF _____, _____

(Notary Public)

Owner Information:

Name: Donald Oliphant

Address: 1855 N. McVicker Ave Chicago, IL. 60639

Phone: (312) 420-2580

Email: doliphant@controlyourevolution.com

Owner Statement:

Case Description: The proposed special use is to add a drive-through facility for OP BodyworX, a fitness and dance studio concern. The drive-through will work in conjunction with the smoothie bar proposed for the fitness facility. The hours of operation will be 7am-7pm. The smoothie bar is currently under health department review. The menu is attached.

Legal Description:

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.

Special Use Standards:

Zoning Ordinance - Article 14.2 (E)

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of the Zoning Ordinance. Such evaluation will determine whether approval of the special use is appropriate at the particular location and in the particular manner proposed. Please respond to each as the recommendation of the Zoning Board of Appeals or Plan Commission and the 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 have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare.

- The addition of a drive-through in this area would have no adverse effects on the surrounding area because the use is congruent to neighboring operations and will not impose any unknown impact upon the neighborhood. The operating hours are 7am-7pm, therefore not starting very early in the morning nor going very late.

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

- Although there's not a drive-through directly immediate to our facility, there is a Dunkin Donuts 920 ft to the West that backs up to a residential neighborhood, and there is a KFC 1,200 feet to the East, there are also a nearby convenience stores serving vehicular traffic directly to the East. All of these concerns back up to residential neighborhoods such as our subject's site.

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.

- The NA zoning district allows for a drive-through concern as a special use and as described above, drive-throughs and other vehicular type concerns are already part of the neighborhood.

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

- It is our opinion that since a drive-through concern is an allowed use through special use, and that there are other similar facilities within the immediate neighborhood the requirements set forth within the zoning code are met with our offering, as outlined above.



October 21, 2020

To Whom It May Concern

Re: OP BodyworX
6209 W. North Ave.
Oak Park, IL
Kolbrook Project No. 1623.001

Please find below the responses to the Special Use Guidelines.

1. All drive-through facilities must provide a minimum of three stacking spaces per lane or bay, unless additional stacking spaces are required specifically by Article 10. Stacking spaces provided for drive-through uses must be:
 - A. Room for 4 stacking spaces is provided, not including the vehicle parked at the final point of service. See attached site plan.
 - a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menu board). Spaces must be placed in a single line behind each lane or bay.
 - A. a. Outermost distance at service window is ten feet in width, this is the narrowest part of the drive-through.
 - b. Understood. See attached site plan.
2. All drive-through lanes must be located and designed to ensure that they do not adversely affect the safety and efficiency of traffic circulation on adjoining streets.
 - A. Drive-through lane exits to alley and then onto a residential street so it won't cause any disturbance to traffic circulation.
3. Additional screening may be required as part of special use approval to minimize the impact of exterior site lighting, headlight glare, menu boards, and intercom sound.
 - A. Understood. There is no menu board/ intercom. See attached site plan
4. The volume on all intercom menu displays must comply with all local noise regulations.
 - A. Understood. There is no menu board/ intercom. See attached site plan
5. The operator of the drive-through facility must provide outdoor waste receptacles.
 - A. Understood. Final location of waste receptacles to be decided.

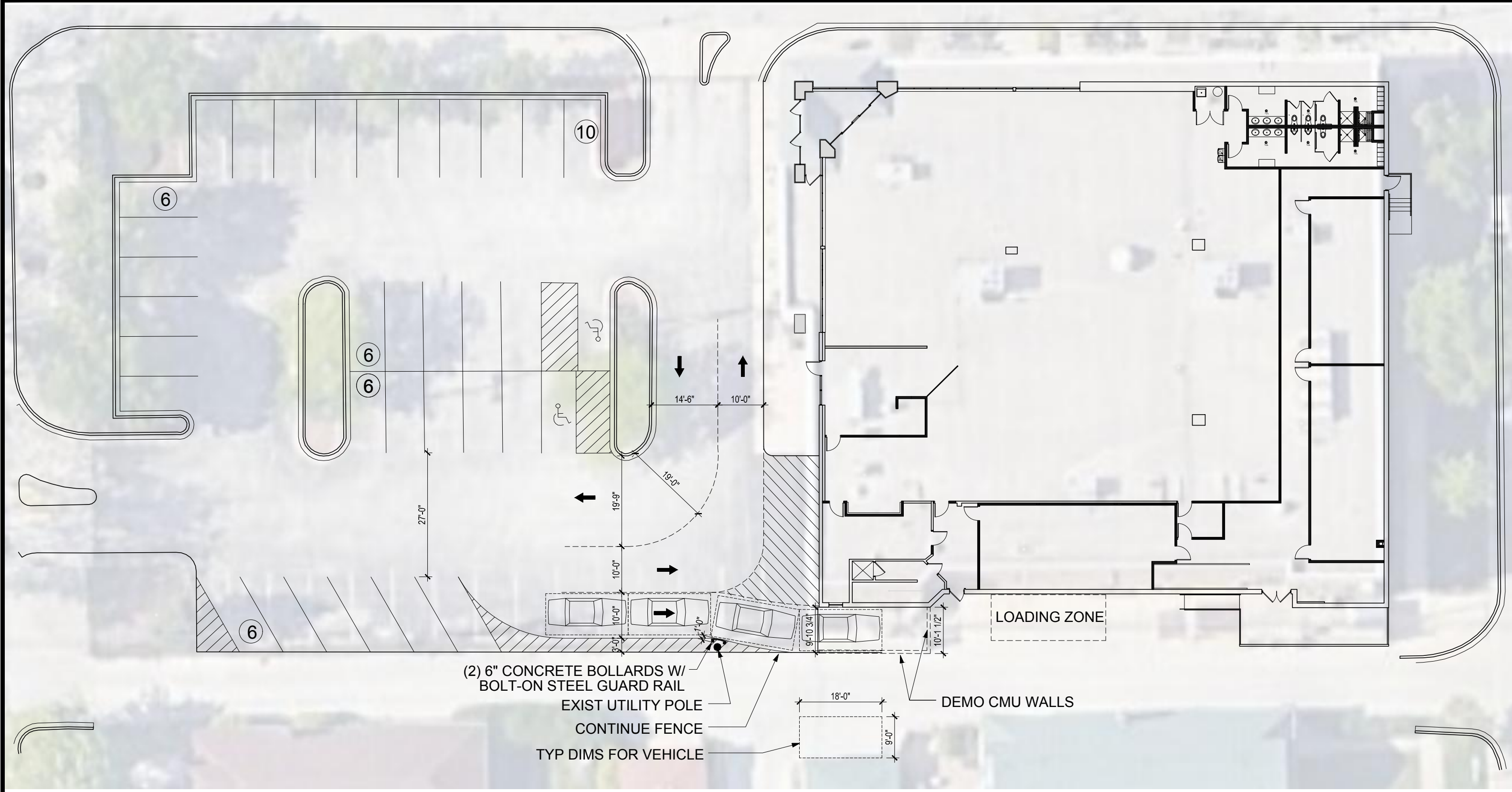
6. A drive through lane must have bail-out capability for all vehicles that have entered the drive through lane. The bail-out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bailout lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.

- A. Please see attached site plan. All cars in the queue have the ability to bail out at any time as the lines are only painted. There are no curbs obstructing the path. Traffic is one-way at the bail-out lane.

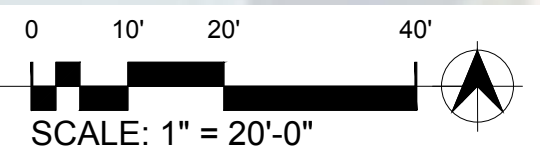
Respectfully,

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line extending to the right.

Steven Kolber
Principal Architect



1 DRIVE-THROUGH LAYOUT
SCALE: 1" = 20'-0"



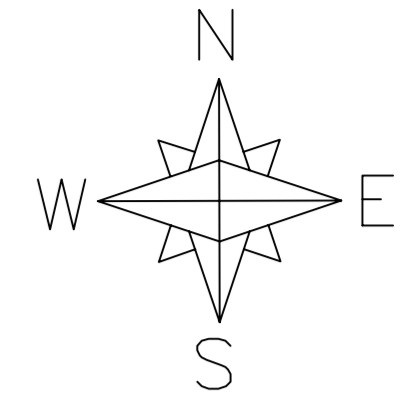
ARCHITECT:  828 DAVIS STREET SUITE 300 EVANSTON, IL 60201 Ph 847.492.1992	PROJECT: OP Bodyworx 6209 W North Ave. Oak Park, IL 60302	Job No. 1623.001
	Copyright © 2020 Kolbrook Design, Inc.	Issue Date 09/30/2020

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.



SCALE: 1" = 20'

LEGEND OF SYMBOLS

- | | | | |
|---|---------------|-----|-----------------|
| ⊙ | MANHOLE | ☆ | LIGHT POLE |
| ⊕ | WATER VALVE | ⊠ | GAS METER |
| ⊖ | CLEAN OUT | ⊗ | FIRE HYDRANT |
| □ | CATCH BASIN | ⊘ | UTILITY POLE |
| • | CONCRETE POST | ⊠ | UTILITY MANHOLE |
| ⊠ | SIGN | ⊕ | PARKING METER |
| ⊠ | WATER HOOK UP | —x— | FENCE |

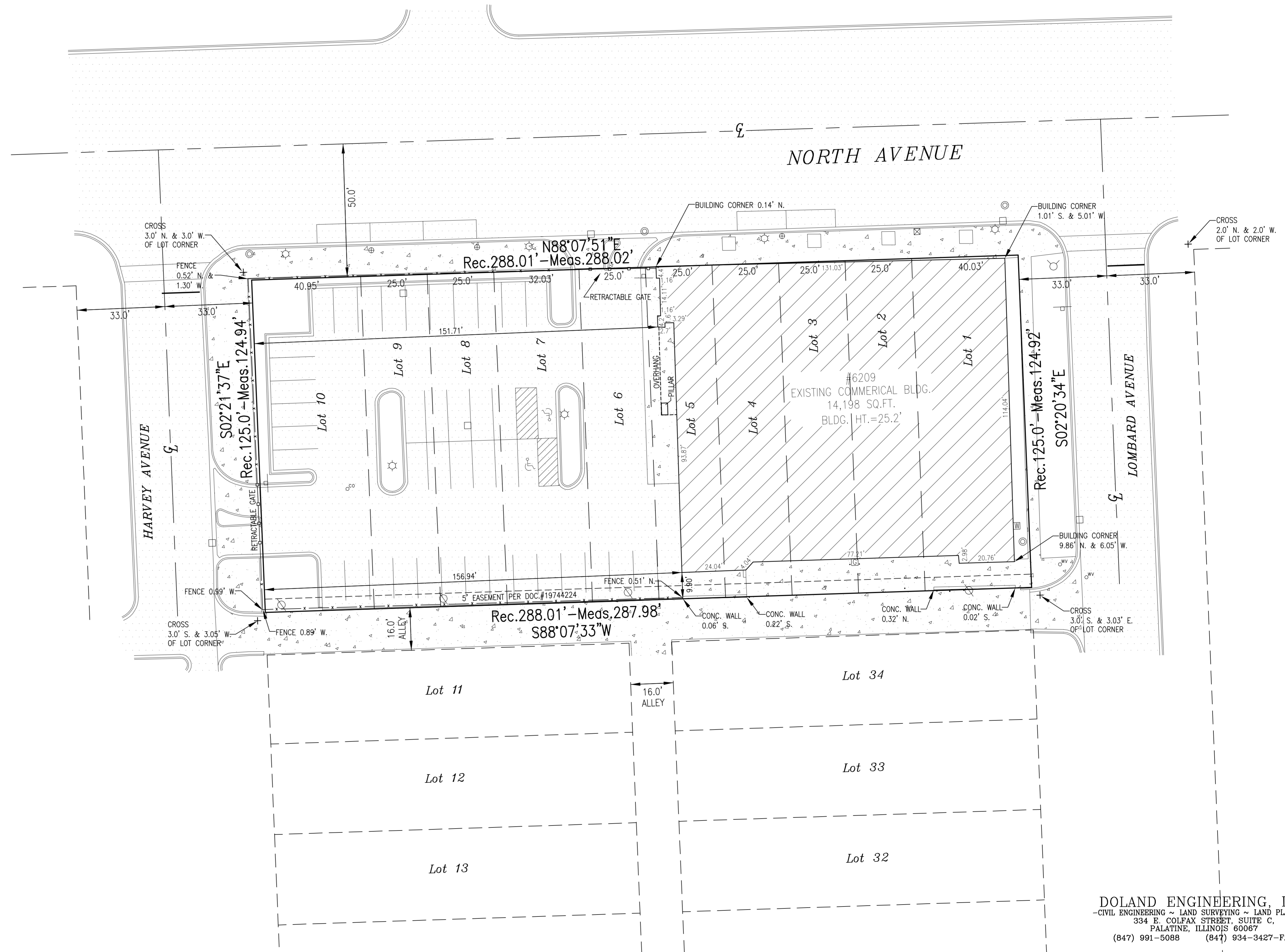
SURVEY NOTES

- PROPERTY AREA = 35,979 SQ.FT. = 0.8259 ACRES
- PIN# 16-05-102-032-0000
- 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.
- PROPERTY CONTAINS 41 STANDARD PARKING SPACES AND 2 HANDICAP SPACES
- PROPERTY LIES IN NA NORTH AVENUE DISTRICT. (PER LETTER PROVIDED TO SURVEYOR) NO ZONING REQUIREMENTS PROVIDED TO SURVEYOR.
- UTILITY INFORMATION PROVIDED HEREON IS PER OBSERVABLE ABOVE GROUND EVIDENCE ONLY.
- NO TITLE POLICY PROVIDED TO SURVEYOR.

ITEMS CORRESPONDING TO SCHEDULE B

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

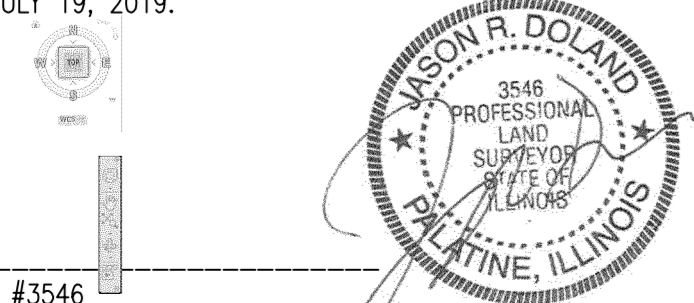
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- DOC.# 0331848231 - NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER
- GRANT OF EASEMENTS - DOC. 19744224 - SHOWN HEREON
- NOT A SURVEY MATTER
- NOT A SURVEY MATTER



TO:
DDI HOLDINGS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
CITYWIDE TITLE COMPANY
FIRST AMERICAN TITLE COMPANY

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 22, 2019



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

Please **PROOFREAD** Art Carefully.

Members Today is **NOT** responsible for any content errors after final approval.

Job#: 3-1174 - Invitation

CRAVE-WORTHY GOODNESS

ACAI BOWLS

All Acai Bowls are Made to Order
Regular: 8.95 Large: 10.95

THE OG BOWL

Acai, Strawberries, Bananas

THE GREEN MILE:

Acai, Spinach, Hemp Protein,

HONEY BEAR:

Acai Strawberry, Banana, Honey

*Create Your Own Bowl Using
Any Crush Fruit of SuperFood.*



SUPERFOOD SMOOTHIES AND SHAKES:

All Superfood Smoothies are Made Fresh to
Order. No Sugar Added and No added Fillers
20 oz: 7.95

KALE ME SMOOTHIE:

Kale, Spinach,
Banana, Milk

BERRY WHITE:

Acai Blueberries, Blackberries,
Raspberries, Milk

ROCKET FUEL:

Coffee, Banana PB,
Protein, Milk

BEAST MODE:

Acai, Strawberry, Banana,
Protein Peanut Butter Milk

CBD SELECTIONS:

Water: Flat or Sparkling: \$5

Coconut Bites: \$15

Gummies: \$15

Tinctures:

500mg: \$40

750mg: \$70

1000mg: \$90

*add CBD Into Any
Beverage \$3
Bulk Pricing Available.*

OXYGEN:

Portable: Mini \$9 Large \$29

Bar:

5min Session \$5

10min Session \$10

CRYOTHERAPY SESSIONS

1 Session \$29

4 Sessions \$99

Outside



Juice WorX & EcoCafe
RECOVERY BAR | REFRESH RECOVER
REBUILD

EcoCafe Recovery Bar
711 Madison St
Oak Park, IL 60302
www.theecocafe.com
708-406-9118

Curb and Delivery Service Available

“What the Kale!”

**Go Ahead and Take
\$2 Off Your Next Visit***

*With \$10 purchase.

Outside

“What the Kale!”
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 750mg: \$70
 1000mg: \$90

*add CBD Into Any
 Beverage \$3
 Bulk Pricing Available.*

OXYGEN:

Portable: Mini \$9 Large \$29
 Bar:
 5min Session \$5
 10min Session \$10

CRYOTHERAPY SESSIONS

1 Session \$29
 4 Sessions \$99

Outside

REFUEL & RECOVER

Unique Blends for Recovery
20oz. - \$6.00

JAVA JOLT

Choice of Milk, Colombian Coffee,
Dark
& Milk Chocolate with 20g Vanilla
Whey Protein

BERRY, BERRY GOOD

Strawberries, Blueberries,
Blackberries, Raspberries &
Banana with 20g Vanilla Whey
Protein

MANGO CRUSHER

Mangoes, Pineapple, Strawberries
& Banana with 20g Vanilla Whey
Protein

HAWAIIAN HARVEST

Pineapple, Coconut & Banana
with 20g Vanilla Whey Protein

SOFT TOPICS

Choice of Almond milk, Lime,
Coconut, Creatine and Vanilla
Whey Protein.

CRUSHED FRUIT

Simply Crushed Fruit
20oz. - \$5.00

MANGO TANGO

Mangoes, Pineapple &
Strawberries with Banana

STRAWBERRY CLASSIC

Strawberries & more Strawberries
with Banana

PINA COLADA

Pineapple & Coconut with Banana

TROPICAL OASIS

Strawberries & Pineapple with
Banana

ORGANIC COFFEEHOUSE

Tea & Coffee Creations | 16oz.

ICED TEA OR COLD BREW COFFEE

Iced Tea - \$1.99
Cold Brew Coffee - \$3.99

CBD INFUSED TEA OR COFFEE

Fight Inflammation | Tea - \$3.99
Coffee - \$4.99

VEGGIE FUSION

Refuel & Detox | 20oz. - \$7.00

I LOVE VEGGIES

Pineapple, Spinach, Kale,
Avocado, Lemon & Banana with
20g Vanilla
Whey Protein

GREEN OASIS

Coconut Water, Spinach, Yogurt,
Pineapple, Banana and Vanilla
Whey

RAW ENERGY

Choice of Milk with Sweet Potato
& Kale, Banana, Flax Seed Oil &
Agave blended with 20g Plant-
Based Protein

SQUASHED VEGGIES

Butternut Squash, Mangoes,
Spinach, Kale, Avocado, Lemon
& Banana
with 20g Vanilla Whey Protein

TRIM & LOW-CAL

For the Calorie Conscious
20oz. - \$6.00

PB CUP LITE

Choice of Milk, Chocolate & 'PB
Lite' with 20g Chocolate Whey
Protein

BERRY TRIM

Raspberries, Strawberries,
Blueberries, Blackberries, Banana
& 'Get Lean'
with 15g Vanilla Whey Protein

SKINNY MINNY

Choice of Milk, 'PB Lite,' &
Banana with 20g Vanilla Whey
Protein

CBD SHOTS

Get a Jump Start | 1.5oz | \$4.50

GREEN PUNCH

750mg CBD, 15 Raw and Organic
green veggies

GINGER BOMB

750mg CBD, Ginger and Carrots

TEA RUSH

750mg CBD, Organic Black tea,
Turmeric

WHOLE-FOODS

Root Your Goals - \$1.00

CHIA, FLAX OR HEMP SEEDS

EXTRA FRUIT OR VEGGIES

PEANUT OR ALMOND

BUTTER OATMEAL OR

GRANOLA ORGANIC

SANDWICH COOKIES

FLAX SEED OIL • MCT OIL

ESPRESSO BEANS • PB LITE

CORE SUPPLEMENTS

STACKS - \$1.00 | Individual - \$.75
750mg CBD add in \$3.00

MOVE BETTER

Get Flexible &
Flax Seed Oil

Get Brainy

Get Cardio

Get Essentials

FEEL BETTER

Get Resistance &
Get Energized

Get Greens

Get Regular

SHRED BETTER

Get Lean &
Creatine

Get Youthful

Glutamine

RECOVER BETTER

Get Recovered &
Get Berries

Collagen | \$1.00

Colostrum | \$1.00

Maca | \$1.00



MEAL REPLACEMENT

A Meal-in-a-Cup | 20oz. - \$6.50

PEANUT BUTTER CUP

Choice of Milk, Chocolate &
Peanut Butter with 40g Chocolate
Whey Protein

BANANA NUT BLAST

Choice of Milk, Peanut Butter &
Banana with 40g Vanilla Whey
Protein

**HAPPY HEALTHY
HOUR SPECIALS
MON-SAT 4PM-6PM**

**ASK ABOUT OUR SHAKE
AND KOMBUCHA FLAVORS
OF THE MONTH**

GMO Free * No added sugars, preservatives or artificial flavors.

Inside

