



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): Haarn Authentic Thai Bodywork

Address/Location of Property in Question: 1105 Holly Court, Oak Park, IL 60301

Property Identification Number(s)(PIN): 16-07-119-025-0000

Name of Property Owner(s): Qsiri, Inc.

Address of Property Owner(s): 6200 W. Roosevelt Rd., Berwyn, IL 60402

E-Mail of Property Owner(s): mindslayer84@gmail.com Phone: 708 527 2653

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

Name of Applicant(s): Khamkoon, LLC. (Vatchalida Sansueha)

Applicant's Address: 123 N. Humphrey Ave. 3W, Oak Park, IL 60302

Applicant's Phone Number: 708 250 5933 E-Mail: vsansueha@gmail.com

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): Tenant

Existing Zoning: DT-1 Describe Proposal: The business intends to redevelop

the subject property for the purpose of operating a new eco-

friendly center of wellness, Haarn Authentic Thai Bodywork.
This will help community with pain management. The business
was required a special use permit by the village to be approved.

Size of Parcel (from Plat of Survey): 900 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>DT-1</u>	_____
To the South:	<u>DT-1</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: _____

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? The business was granted a special use permit by 09/18/17

If Yes, please provide relevant Ordinance No.'s Zoning Ordinance-Article 14.2 (E)

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: 13 Section: _____

Article: 1A Section: 14.2 (E)

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;

Please see the attached file : "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

Vatchalida Sansecha

(Printed Name) Applicant

[Handwritten Signature]

(Signature) Applicant

11/19/21

Date

Siripan Petcharat

(Printed Name) Owner

[Handwritten Signature]

(Signature) Owner

11/15/21

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF _____

(Notary Public)



[Handwritten Signature]
11/15/21

Comprehensive Plan

Dear Esteemed Council,

We are excited to present to you our business case for HAARN Authentic Thai Bodywork and will be located at 1105 Holly Court, Oak Park, IL 60301. HAARN is a center for wellness where the community can visit to treat pains such as headaches, lower back and muscle aches, and joint pain. Treatment may also increase flexibility and energize the mind. We focus on improving and balancing the flow of energy throughout the body and combines dynamic stretching (influenced by yoga) and acupressure.

I understand that the zoning commission has some hesitation about our business as there is a negative connotation of Thai massage. I want personally to assure you that our policy on illegitimate practice is strictly prohibited. I assure you that our business is strictly professional and will strictly offer only the benefits of stretching and acupressure. We will gladly provide references of past clients and employees who have worked with us in the past.

I urge you to please consider providing the benefits of Thai yoga and bodyworks to the Oak Park community. We will be a good addition to the community, and we will provide a tremendous service to its members.

Thank you for your time and consideration. We appreciate the opportunity to serve the community and to provide an excellent service to the people.

Sincerely,

Vatchalida Sanseeha

Special Use Standard

Dear Mr. Mike Bruce and Project Review Team,

Regarding the Special Use application filed for the 1105 Holly Court, Oak Park, IL 60301, Haarn Authentic Thai Bodywork is seeking Special Use approval for the operation of a center for wellness. Per Section 14.2(E) of the Village Zoning Ordinance, please see this letter as our response to the approval standards listed below:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.

- In the applicant's opinion, the establishment, maintenance, and operation of the proposed special use will only increase the value of neighboring properties in downtown Oak Park. Haarn will not negatively impact or alter the character or success of the downtown Oak Park or surrounding neighborhoods. Moreover, our commitment to public health and safety is further operated by our limited closing hours of 9 pm daily. 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 with the immediate vicinity.

- Haarn Authentic Thai Bodywork provides a valued service to the community and its neighbor's and has historical precedents of conducting business in safe and eco-friendly manner that adds value to the property, community, and its neighbors

Special Use Standard

without altering the essential character of the locality. Haarn will continue their tradition of showing interest and supporting development for the betterment of the community and surrounding properties.

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

Our special use permit, if approved, would be entirely consistent with this Ordinance, land use policies, and the Comprehensive plan. Haarn Authentic Thai Bodywork nurtures a community atmosphere, a focus on local business in the Downtown Central Business District. We will also generate tax revenue for the Village, provide jobs, and continue to enhance the quality of life of Oak Park's residents in a diverse setting. We have also assured that our business is strictly professional and will be a good addition to the community and we will provide a tremendous service to its members.

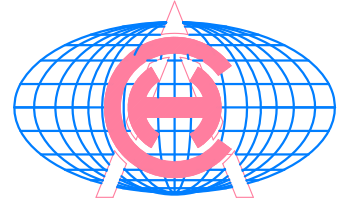
4. The special use conforms to the regulations of the zoning district in which it is to be located.

We are seeking for special uses under articles 13 and 14.2 (E) of the Oak Park Zoning Ordinance adopted September 18, 2017. Our requested special use is to allow for the operation of business in Zone DT-1, the Downtown Central Business District.

Sincerely,

Vatchalida Sanseeha

Special Use Standard



architecture + management + construction



COPYRIGHT WARNING

CH Architects, Ltd.

4260 P.O. Box 111 Oak Park, IL 60304
email: info@charchitect.com
WWW.CHARCHITECT.US
PHONE (708)358-0555, FAX (708)358-0111

1105 Holley Ct.
Oak Park, IL 60304

Existing tenant's space converting into new tenant message service.

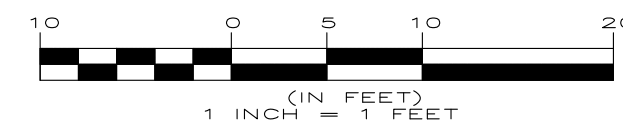
1	6/20/2021	Preliminary
2	6/25/2021	Final
3		
4		
5		
6		

PIN:
PERMIT No:
Issued For Permit:
7/1/2021
Issued for Construction
7/1/2021
Checked By: CC
Drawn By: dk CC

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING CODES AND ORDINANCE OF: Oak Park



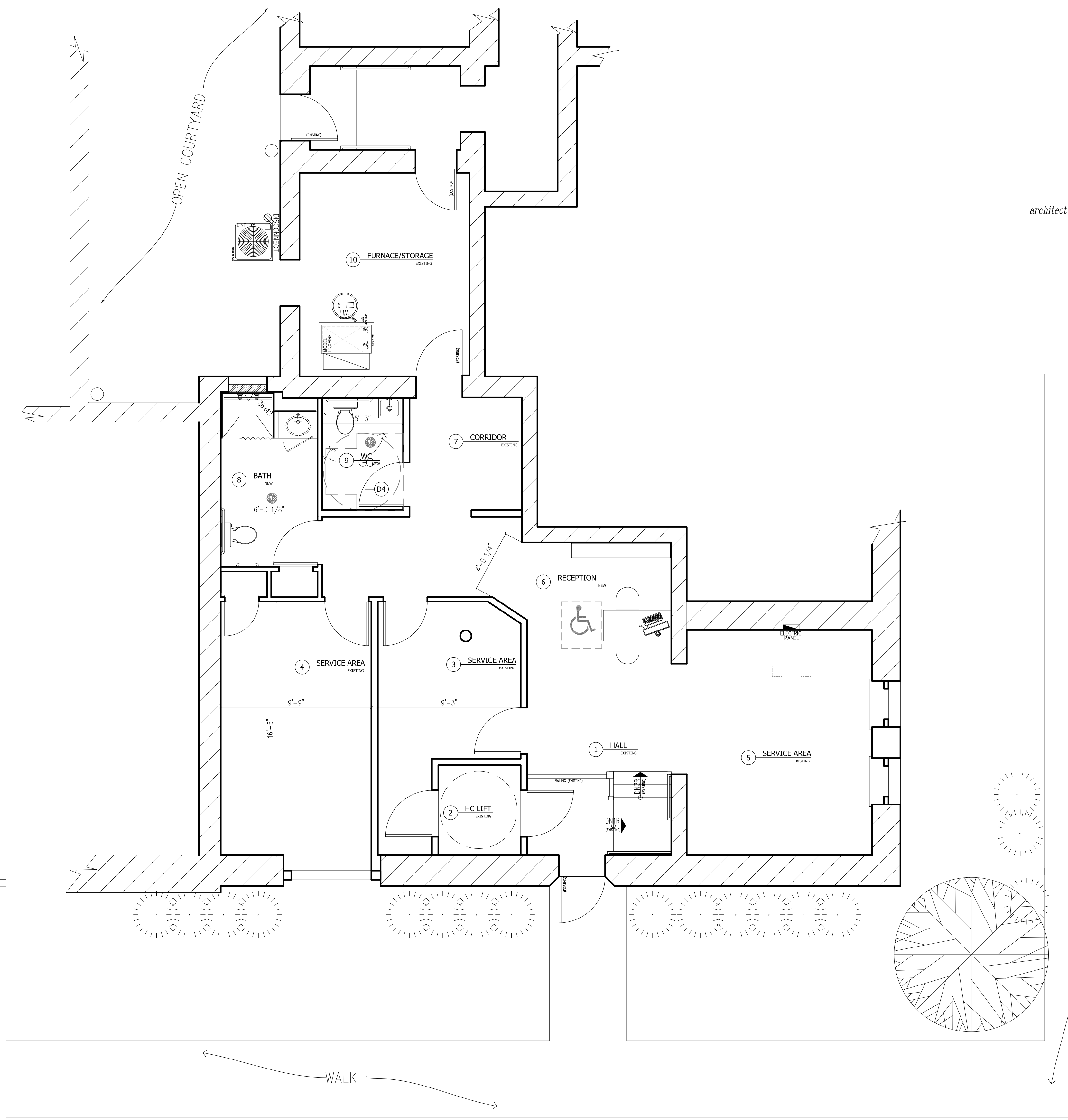
FOR SHEETS: AS LISTED



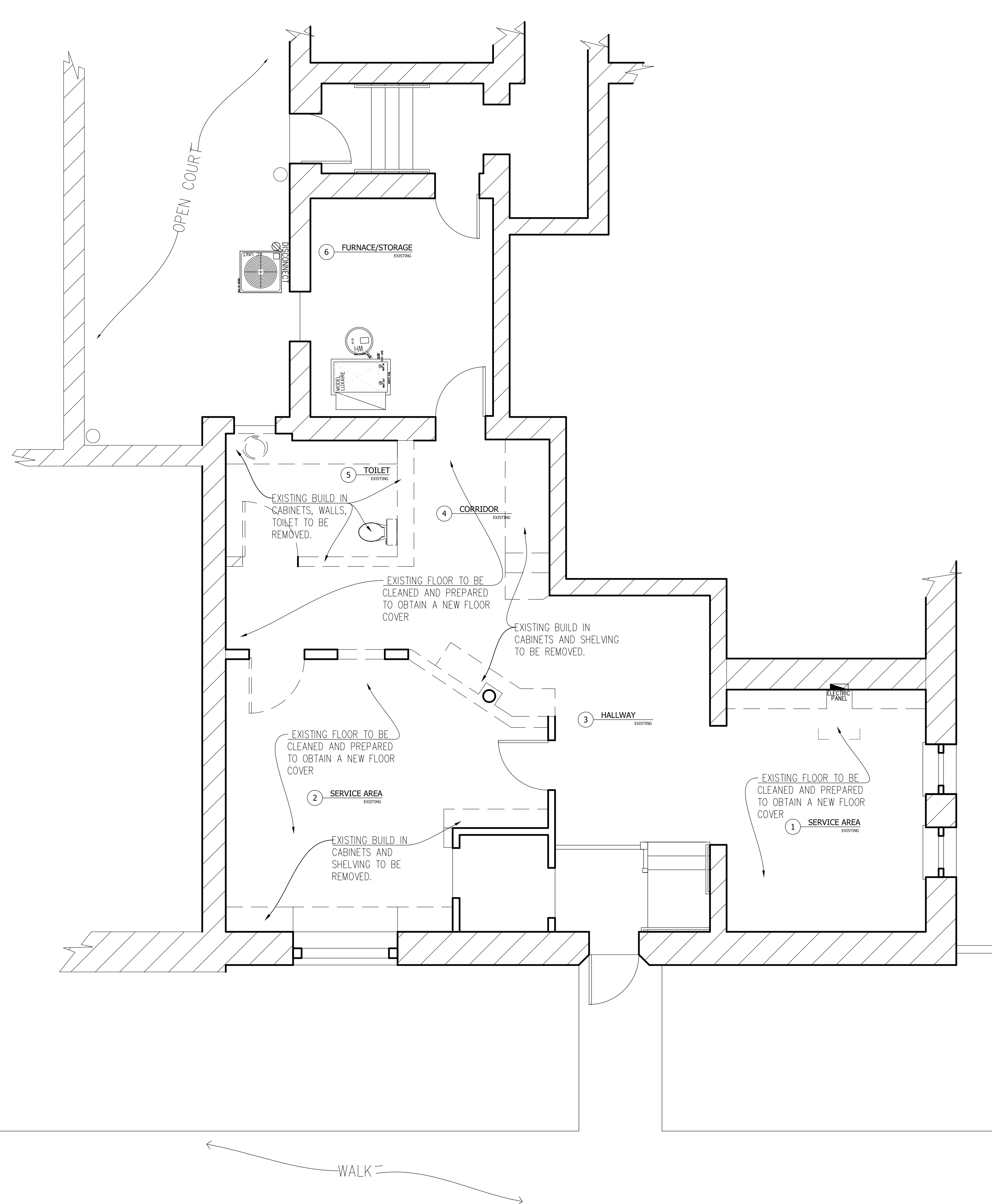
License Expires: 11-30-2022

Sheet No.

A2



1 FLOOR PLAN Scale: 1/4"=1'-0"



2 DEMO FLOOR PLAN Scale: 1/4"=1'-0"

NOTE: DO NOT REMOVE EXISTING STRUCTURE ELEMENTS INCLUDING JOISTS, WALLS, DOOR'S WALL'S HEADERS AND EXISTING COLUMN SUPPORTS. FOR ALL EXISTING CONDITION AND NEW STRUCTURE REQUIREMENTS REFER TO NEW FLOOR LAYOUTS. ALL EXIST. BLD. ELEMENT(S) AND REQUIREMENTS BEFORE MATERIAL ORDER. ALL EXISTING DIMENSIONS ARE FOR REFERENCE ONLY AND MAY VARY AFTER FULL DEMOLITION IS DONE.COORDINATE ALL EXISTING CONDITIONS PROVIDE ADJUSTMENTS AS NECESSARY V.I.F

WALL SCHEDULE (DEMO PLAN)	
SYMBOL	DESCRIPTION
	EXISTING BRICK & CMU WALL / COMPONENTS TO REMAIN
	EXISTING PARTITION WALL / COMPONENTS TO REMAIN
	EXISTING WALL / COMPONENTS TO BE REMOVED

State of Illinois

Department of Financial and Professional Regulation Division of Professional Regulation

LICENSE NO.
227.022165

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:
12/31/2022

LICENSED MESSAGE THERAPIST



VATCHALIDA SANSEEHA
123 N HUMPHREY AVE
APT. 3W
OAK PARK, IL 60302-2549



MARIO TRETO, JR.
ACTING SECRETARY

CECILIA ABUNDIS
ACTING DIRECTOR

The official status of this license can be verified at www.idfpr.com

15752925

Cut on Dotted Line

For future reference, IDFPR is now providing each person/business a unique identification number, 'Access ID', which may be used in lieu of a social security number, date of birth or FEIN number when contacting the IDFPR. Your Access ID is: 4449099

LICENSE NO.
227.022165

Department of Financial and Professional Regulation
Division of Professional Regulation



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VATCHALIDA SANSEEHA

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12/31/2022

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