



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): Ralston Massage and Bodywork Inc
Address/Location of Property in Question: 1041 Chicago Ave RT1 Oak Park IL 60302
Property Identification Number(s)(PIN): _____
Name of Property Owner(s): Gratos LLC Rebecca Ralston
Address of Property Owner(s): 1041 Chicago Ave Oak Park IL 60302
E-Mail of Property Owner(s): rralston.massage@gmail.com Phone: 708 732 0193
If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s): Rebecca Ralston
Applicant's Address: 2623 Budd St River Grove IL 60171
Applicant's Phone Number: 708-732-0193 E-Mail: rralston.massage@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): _____

Existing Zoning: NC Describe Proposal: _____

Size of Parcel (from Plat of Survey): 4,191.50 Square Feet

Adjacent: Zoning Districts

Land Uses

To the North: NC

To the South: _____

To the East: R-5

To the West: NC

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: 8.3 (table 8-1: use map)

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:

Balston Massage and Bodywork has been in Oak Park over 10 years.
Oak Park is an active vibrant community in which having
a therapeutic massage studio is a necessary resource.

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.

Rebecca Ralston
(Printed Name) Applicant

Rebecca Ralston 4/27/2022
(Signature) Applicant Date

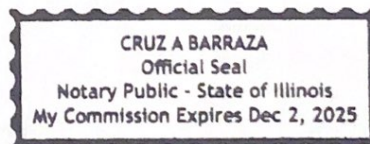
Rebecca Ralston
(Printed Name) Owner

Rebecca Ralston 4/27/2022
(Signature) Owner Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

27 DAY OF April, 2022



[Signature]
(Notary Public)

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.

Ralston Massage & Bodywork has been practicing in Oak Park for over ten years due to our methods of supporting the active Oak Park Community. Physical and emotional wellness are at the core of our vision and being a therapeutic massage studio allows us to help assist clients to care for themselves and prevent injury. We offer therapeutic massage through Swedish, Myofascial, sports massage, deep tissue, pregnancy and Myokinesthetic treatments.

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

The property at 1041 Chicago Avenue is located within a mixed commercial and residential area. There are compatible services within walking distance from the property such as: a pilates studio, acupuncture studio, pediatrician office, math tutoring center, dance school, dermatology office and hair salons.

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

The property at 1041 Chicago Avenue is deemed a mixed use building. The first floor is zoned commercial and will potential house Ralston Massage & Bodywork.

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

The property at 1041 Chicago Avenue is surrounded by commercial properties to the east and west of the building and a residential property to the south. Across Chicago Avenue to the north are residential apartment buildings.

CERTIFIED SURVEY, INC.

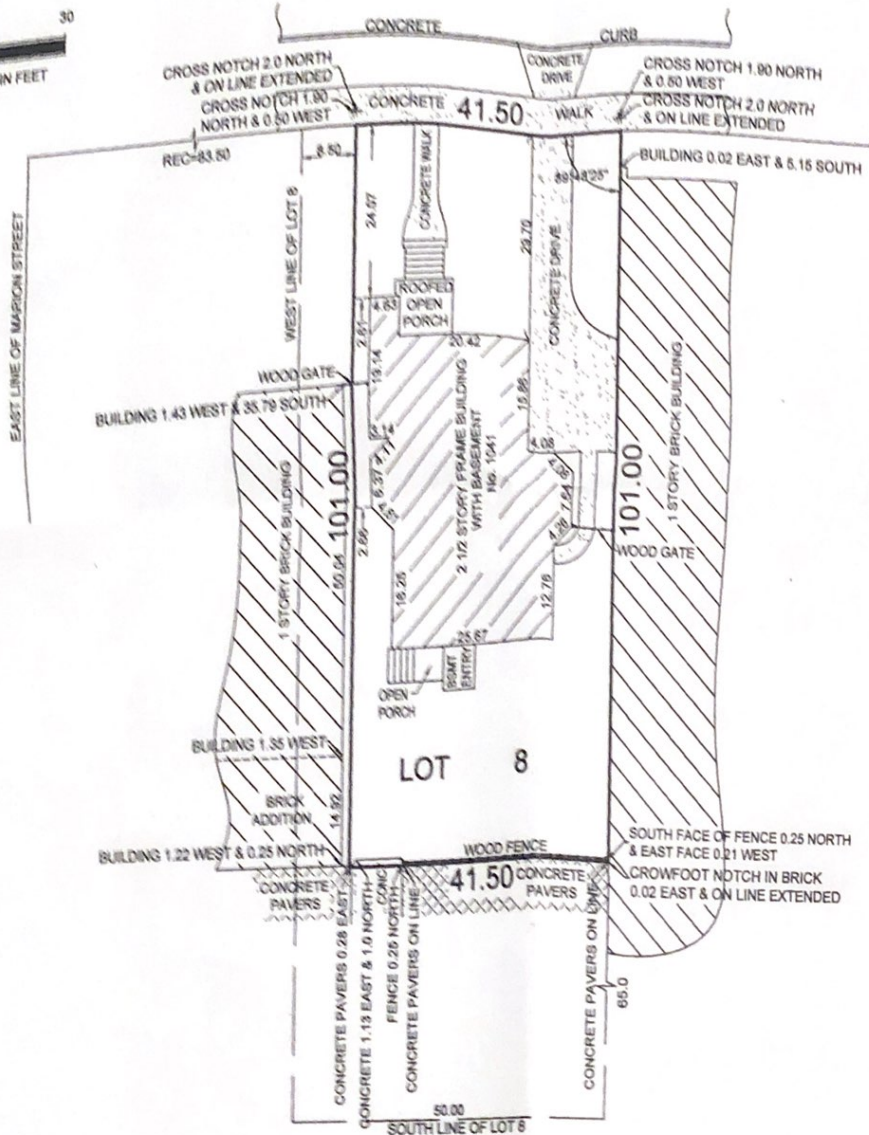
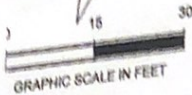
1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906
Email: surveys@certifiedsurvey.com

PLAT OF SURVEY

THE EAST 41 1/2 FEET OF LOT 8 (EXCEPT THE SOUTH 65 FEET THEREOF) IN THE SUBDIVISION OF LOTS 12, 13, 14, 15 AND 16 AND THE NORTH 66 FEET OF LOT 11 IN E.O. GALES SUBDIVISION OF BLOCK 4 IN KETTLESTRINGS ADDITION TO HARLEM IN THE NORTH PART OF THE NORTH WEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

CHICAGO

AVENUE



DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

ORDER No. 220113

DATE: JANUARY 11, 2022

ORDERED BY: PELLEGRINI & CRISTIANO

DECIMALS OF FOOT AND THEIR EQUIVALENT IN INCHES AND FRACTIONS THEREOF.

.01=1/32"	.07=7/32"	.50=6"
.02=1/16"	.08=1"	.58=7"
.03=3/32"	.17=42"	.57=6"
.04=1/2"	.25=6"	.75=9"
.05=5/32"	.33=8"	.83=10"
.06=3/16"	.42=10"	.92=11"
		1.0=12"



STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

WE CERTIFIED SURVEY, INC DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM NO. 184-008491

Site Photographs



Front Entrance/Waiting Room



Waiting Room



Class Space & Double Door Entrance To
Treatment Room 1



Class Space



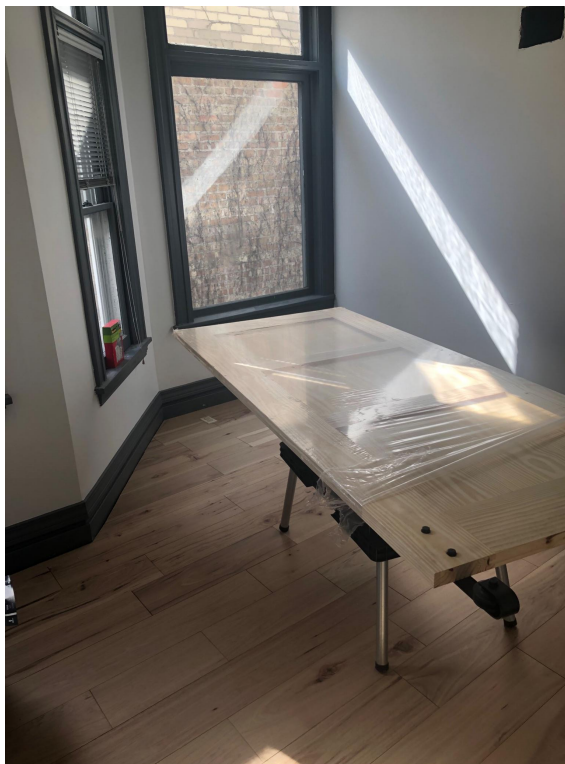
Treatment Room #1



Treatment Room #2



Restroom



Meeting Space



Hallway Looking North into Class Space



Rear Hallway/Entrance to Treatment Room
#2/ Rear Exit