



Agenda Item Summary

File #: ORD 22-47, **Version:** 1

Submitted By

Zoning Board of Appeals through Tammie Grossman, Development Customer Services Director

Reviewed By

A.M. Zayyad

Agenda Item Title

Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Massage Service Establishment at 1041 Chicago Avenue

Overview

The applicant is requesting a special use permit to operate a massage service establishment in an existing mixed-use building on Chicago Avenue. The applicant has been in business for several years at another location in Oak Park. The Zoning Board of Appeals held a public hearing for the request.

Recommendation

The Zoning Board of Appeals recommended approval of the application.

Staff Recommendation

Staff supports the Zoning Board of Appeals recommendation.

Fiscal Impact

Public Notice cost of \$300

Background

The Subject Property is located in the NC Neighborhood Commercial Zoning District. The property is improved with a mixed-use building located at 1041 Chicago Street. In the past, the first floor was occupied by a Law Firm while the upper floor is devoted to residential use.

The Applicant seeks to allow the first-floor tenant space to be used as a massage service establishment. Rebecca Ralston is the owner of "Ralston Massage & Bodywork." Ms. Ralston is a licensed massage therapist. Ralston Massage & Bodywork has been operating in Oak Park for over ten years. According to the Applicant, "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 kinesthetic treatments."

Alternatives

Deny the special use application.

Approve the special use application with modifications.

Previous Board Action

N/A.

Citizen Advisory Commission Action

The Zoning Board of Appeals held a public hearing on June 1, 2022. No one testified in opposition to the requested special use permit. However, the Applicant received 15 letters of support. The Zoning Board of Appeals ratified their Findings of Facts and Recommendation by a 5-0 vote in favor of the application.

Anticipated Future Actions/Commitments

N/A.

Intergovernmental Cooperation Opportunities

Zoning and land use matters are unique to the Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.