

AGENDA

ZONING BOARD OF APPEALS

Wednesday, January 8, 2025

Village Hall – Rm. 201

7:00PM

1. Call to Order / Roll Call
2. Agenda Approval
3. Approval of the Meeting Minutes:

- December 4, 2025

4. Non-Agenda Public Comment

Public comments will be read into the record regarding non-agenda items or items on the agenda which are not set for a public hearing. Public comments will be provided to Zoning Board of Appeal Members in their entirety as a single document. Public comment is a time set aside at the beginning of each Zoning Board of Appeals meeting for such public statements. Individuals are asked to email statements to zoning@oak-park.us to be received no later than 30 minutes prior to the start of the meeting. If email is not an option, you can drop comments off in the Oak Park Payment Drop Box across from the parking lot side entrance to Village Hall, 123 Madison Street, to be received no later than 5:00 PM the day of the Zoning Board of Appeals meeting. Questions regarding public comment, or a request to make a public comment during the meeting can be directed to 708/358-5449 or email zoning@oak-park.us.

5. New Business / Public Hearings, Resolutions and Findings of Facts:

- **CALENDAR NUMBER: 21-24-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by the Applicant, Sun Wellness Corp., d/b/a/ Massage Envy, to operate a massage service establishment pursuant to Section 8.3 (“Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 971 Lake Street, Oak Park, Illinois, Property Index Number 16-07-128-031-0000, in the DT Downtown Business Zoning District.

In addition, Section 8.3 (Table 8-1: Use Matrix) prohibits massage service establishments from being located within the first 50 feet of the street lot line at grade level or on the ground floor of any building within the DT-1 and DT-2 Sub-Districts of Downtown. Sun Wellness Corp., d/b/a/ Massage Envy, a massage service establishment, plans to operate on the ground floor of the building within 50 feet of Forest Avenue and Lake Street lot lines.

- **CALENDAR NUMBER: 22-24-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Sergiy Zamula, seeking a variance from section 9.3 (B)(8)(a) of the Oak Park Zoning Ordinance, which section allows a basement accessory dwelling unit on a zoning lot within a single-family dwelling unit, to permit the construction of a basement accessory dwelling unit in the building of the existing two-family dwelling unit by variance at the premises commonly known as 820 S. Maple Avenue, Oak Park, Illinois, Property Index Number 16-18-127-007-0000 (“Subject Property”), in the R-3-50 Single-Family Zoning

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708-358-5430 or email ADACoordinator@oak-park.us at least 48 hours before the scheduled activity

District.

6. Other / Old Business:

- None

7. Adjourn