



# 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): Rui Spa

Address/Location of Property in Question: 423 1/2 N Marion Street Oak Park, IL

Property Identification Number(s)(PIN): 16-07-101-008-0000 60302

Name of Property Owner(s): 1101 Chicago Avenue LLC

Address of Property Owner(s): 2215 North Dayton St. Chicago, IL 60614

E-Mail of Property Owner(s): Saf@TheKenmoreGroup.com Phone: (773) 383-5040

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

Name of Applicant(s): Rui Spa (Rui Li)

Applicant's Address: 1187 Heavens Gate Lake in the Hills FL 60156

Applicant's Phone Number: (630) 544-8097 E-Mail: Lirui6613@gmail.com

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) Xubin Liu

Contact's Address: 1187 Heavens Gate Lake in the Hills, FL 60156

Contact's Phone Number: (312) 918 3408 E-Mail: Lirui6613@gmail.com

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): Tenant

Neighborhood Commercial Zoning District

Existing Zoning: NC Describe Proposal: Rui Spa will provide

health and wellness services to the community  
in the existing space with minimum interior  
build-out.



Size of Parcel (from Plat of Survey): 1,010 Square Feet

| Adjacent:     | Zoning Districts | Land Uses            |
|---------------|------------------|----------------------|
| To the North: | <u>R-5</u>       | <u>Single Family</u> |
| To the South: | <u>DT</u>        | <u>Downtown</u>      |
| To the East:  | <u>R-2</u>       | <u>Single Family</u> |
| To the West:  | <u>R-4</u>       | <u>Single Family</u> |

How the property in question is currently improved?

Residential  Non-Residential  Mixed Use  OTHER: \_\_\_\_\_

Describe Improvement: Minimum interior modifications

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? Special Use is required for a Massage Establishment.

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: Eight (8) Section: 8.3 (Table 8-1)

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;

The health and wellness services offered by Rui Spa are consistent with the businesses currently located within 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.

Rui Li  
(Printed Name) Applicant

Rui Li  
(Signature) Applicant

08-18-2024  
Date

1101 Chicago Ave, LLC by The Kenmore Group LLC, Manager  
by Sat Sarich, Member  
(Printed Name) Owner

[Signature]  
(Signature) Owner

8/30/2024  
Date

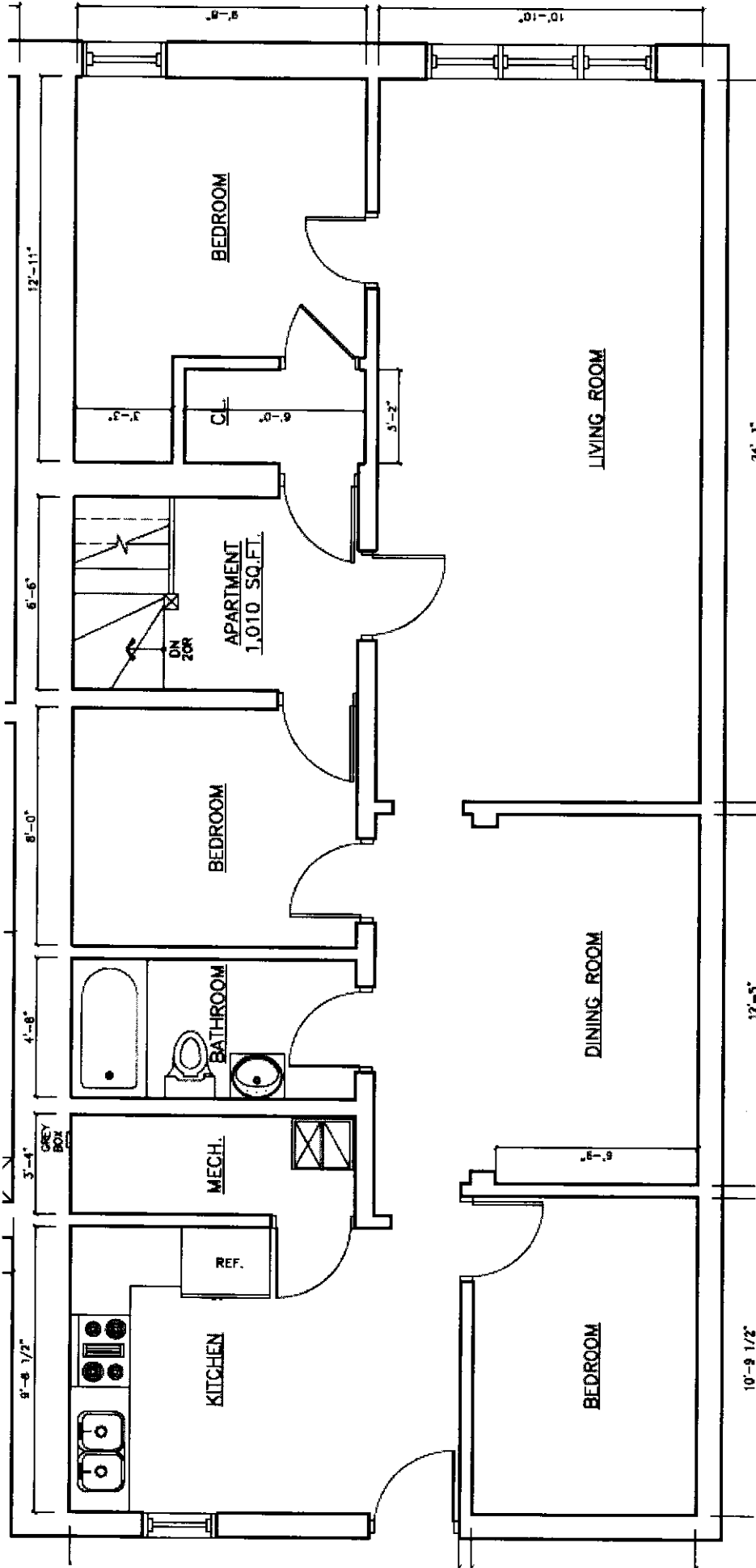
**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS  
30<sup>th</sup> DAY OF August 2024

[Signature]  
(Notary Public)

Cook County  
Illinois





## **RUI SPA**

### **Special Use Approval Standards: Section 14.2 (E)**

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

Rui Spa will provide health and wellness services to its clients in a clean, organized and professional environment. Rui Spa's massage therapists will be duly licensed in accordance with the Massage Therapy Act of Illinois. Menu pricing will be posted, and signs prohibiting any type of illegal activity will also be clearly posted throughout the spa.

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

The adjacent businesses are commercial/retail in nature. There are no adjacent churches, schools or residences.

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

The use of this space should not increase traffic congestion in the area, based on the maximum number of customers that could be potentially serviced during a business day. The increased customer patronage generated by Rui Spa will benefit the adjacent business owners and the Village.

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

Rui Spa, a wellness spa, falls within the parameters of the zoning district in which it is located.





Mathnasium

VENTURE  
TATTOO

Hair Butterflies  
798-834-5433

MATHNASIUM  
The Math Learning Center

MATHNASIUM  
The Math Learning Center