



Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): Pure Health Chiropractic

Address/Location of Property in Question: 191 N. MARION ST. OAK PK, IL 60301

Property Identification Number(s)(PIN): 16-07-118-049-1001

Name of Property Owner(s): TERRY Lemley

Address of Property Owner(s): 1415 THATCHER AVE, RIVER FOREST, IL

E-Mail of Property Owner(s): CARDLYN Lemley@gmail.com Phone: 708-771-7898 ⁶⁰³⁰⁵

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

Name of Applicant(s) (if different than Property Owner): S. Katie Lemley - Costianis

Applicant's Address: 421 N. marion st.

Applicant's Contact Information: Phone 708-369-3333 E-Mail Purehealthwellness@gmail.com

Other: _____

Property Interest of Applicant: Owner _____ Legal Representative _____ Contract Purchaser _____ Other _____

(If Other - Describe): _____

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7

DT (1-2-3) GC HS MS NA NC RR

H OS I

Describe Variance Proposal: I would like to purchase my father's office condo and run my chiropractic business there.

Size of Parcel (from Plat of Survey): 1400 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	<u>RESTAURANT (LITTLE Gem)</u>
To the East:	_____	<u>Residential</u>
To the West:	_____	<u>Retirement Community</u>

Is the property in question currently in violation of the Zoning Ordinance? ___ Yes X No

If Yes, how? _____

Is the property in question currently subject to any zoning relief? ___ Yes X No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? ___ Yes X 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: _____
 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;

I have had my business on marion st. for many years (9-10 years) and most of my patients live in Oak Park and love to come in and get adjusted while they are out shopping, eating or running errands. The neighborhood knows me well. I rented for 4 years at 167 N. marion st in Downtown Oak Park, and I have rented for the last 5 years at my current address; 421 N. marion st. My business also brings people in from surrounding communities who like to shop in Oak Park while here. I see at least 120 Patients weekly so that provides a lot of foot traffic. my clientele are mostly health - minded families, so very respectful People. This would fit seamlessly in with the neighborhood feel.

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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.

S. Katie Lemley - Costianis

(Printed Name) Applicant

S. Katie Lemley Costianis

(Signature) Applicant

4-24-21

Date

TERRY Lemley

(Printed Name) Owner

Terry Lemley

(Signature) Owner

4-20-2021

Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

20th DAY OF April, 2021

[Notary Signature]

(Notary Public)

Miroslava Suarez FKA
Miroslava Hernandez



Miroslava Hernandez
State of Florida
My Commission Expires 08/21/2023
Commission No. GG 354734

Project Summary

I would like to move my chiropractic business from 421 N. Marion street to 191 N. Marion street. The location at 191 N. Marion street was my father's State Farm business for 30 years prior to his retirement in May of 2020. Since then, it has been up for sale with minimal interest and no offers. They hired two different realtors and marketed the space and the few interested parties were doctors. The few restaurants that inquired quickly declined due to the space not being well-suited for a restaurant.

My plan is to move my busy business to this location and continue growing and serving the people of OPRF and the surrounding communities. Many people and families in the community have been coming to me for the past 10 years. Currently I see about 130 people in the office every week and I'm still growing. This will bring a lot of foot traffic to the area and patronage to the nearby businesses/restaurants. My chiropractic office is focused on family and community wellness and therefore will be a great asset to the downtown Oak Park area.

If the variance is not accepted, it will continue to be very difficult for my parents to sell their office. It has been over a year already. There is no retail nearby and restaurants have stated that it is too difficult to convert to a restaurant space.

Thank you for thoughtful consideration.

Dr. Katie Lemley-Costianis

The logo for Diamond Real Estate Inc. features the company name in a serif font, centered within a blue vertical rectangular bar that has a gradient from light to dark blue.

DIAMOND
REAL ESTATE
INC.

To whom it may concern:

191 N Marion Oak Park, IL was listed for approximately 1 ½ years. During that time, we had no offers and just a few showings. It seemed most were looking for restaurant space which the building is not suited for. In the last four months of being on the market, we had zero showings. We were one of the two least expensive retail properties on the market.

Sincerely,

David Lemley 630-926-2637

Response to Approval Standards

- a. The strict application of the terms of the Ordinance will result in undue hardship unless the specific relief requested is granted.**

The office space at 191 N. Marion st. has been empty for going on 1.5 years. Two realtors have attempted to sell it during that time to no avail. It is not well-suited for restaurant or retail. There is no retail on that street, and retail and restaurants cluster together. If the variance isn't granted, my parents are going to continue to have a very hard time selling the office space.

- b. The particular surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.**

The office space at 191 N. Marion st. does not have any retail businesses near it. Restaurant owners looked at the space and found it to be unsuitable for a restaurant. Code for a restaurant requires ventilation going up above the roof line. The ventilation if added would obstruct the view of the upper condo units.

- c. The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.**

The plight of the owner is due to the reasons stated above. The applicant did not create these conditions.

PROJECT OWNER:

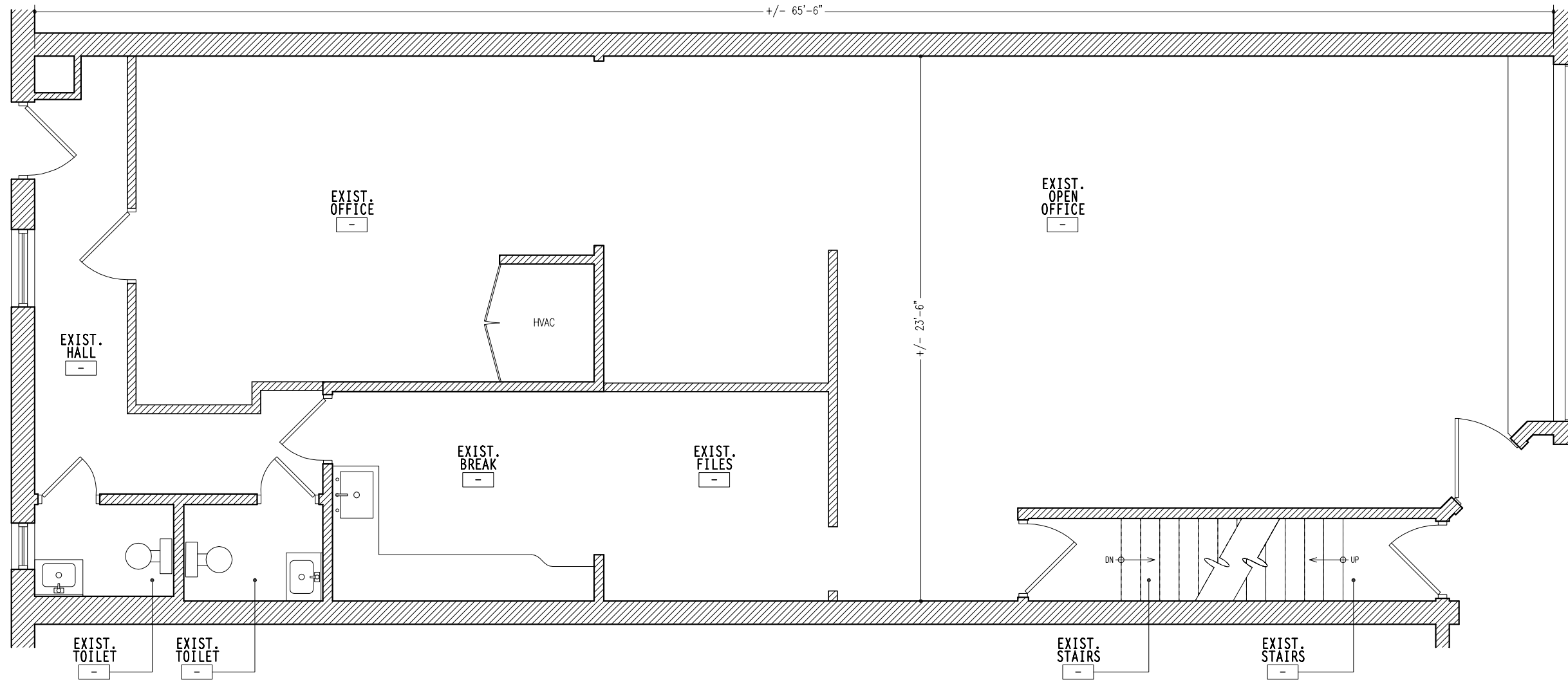
PURE HEALTH CHIROPRACTIC

Dr. Katie Lemley-Costianis
421 North Marion Street
Oak Park, IL 60302
708.369.3333

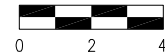
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED BY ME OR UNDER MY DIRECTION SUPERVISION.



SIGNATURE: STEPHEN J. LEMLEY ARCHITECT
001 - 021448 (EXP. 11/22) 6/9/2021
ILLINOIS LICENSE NO. DATE



A101 EXISTING LAYOUT - GROUND FLOOR
SCALE: 3/16"=1'-0"



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+ DESIGN LLC
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PROJECT NUMBER:	L2106
DRAWING NAME:	191-PRES
ISSUE DATE:	9 JUNE 2021
ISSUE DESCRIPTION:	REVIEW

DESIGN FIRM # 184-006319-0001

LEMLEY ARCHITECTURE + DESIGN LLC
1966 WEST SUMMERDALE AVENUE CHICAGO, IL 60640 TEL: 773.354.3356 E: STEVE@LEMLEYAD.COM

EXISTING AS-BUILT LAYOUT FOR:
191 N. MARION ST.
OAK PARK, IL 60301

SHEET NUMBER:
A1 of 1



91



191

191

lounge FLOURISH





lounge **FLOURISH** *cowork*



193



salon JAS

195

195

salon JAS
davines

salon JAS
davines
BEAUTY SUSTAINABILITY

Tuesday - Thursday
12-8
Friday - Saturday
9-4



BAR
GEM
RESTAURANT

GEM BAR RESTAURANT

DINNER
LUNCH
BRUNCH

189

FACE MASKS
REQUIRED
BEYOND
THIS POINT

BEYOND
THIS POINT

NO SMOKING
BY OTHERS
IN THIS AREA

191

191





Oak Park Prosthodontics
General, Cosmetic & Implant Dentistry

708-386-0177



185 N. Marion St.

BRITE SMILE
Advanced Teeth Whitening Center

Oak Park Prosthodontics
General, Cosmetic & Implant Dentistry

Stephanie Tsai, DMD
General Dentistry

708-386-0177

Pay by Plate
Zone 315-104



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