

**ZONING BOARD OF APPEALS  
JULY 7, 2021 AT 7:00 P.M.  
COUNCIL CHAMBERS-RM. 201**

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

Call to order and Roll Call

PRESENT: Acting Chair Jim Lencioni and Members Steve Ruszczyk, Deborah McQueen, and David Brumirski

ABSENT: Michael Quinn, Mark Hansen and Don DeBruin

ALSO PRESENT: Rasheda Jackson, Counsel; Mike Bruce, Zoning Administrator

QUORUM: Acting Chair Lencioni called the meeting to order at 7:04 p.m. and declared that a quorum was present.

Rasheda Jackson, Village Assistant Attorney, read into the record a statement regarding the authority to conduct remote participation meetings.

**Public Comment**

None

**Introduction and Procedure Outline**

Acting Chair Lencioni explains the procedure for the evening, indicating that we have one public hearing to discuss tonight.

**Public Hearings**

Attorney Jackson swore-in those wishing to testify for the evening.

CALENDAR NUMBER: 12-21-Z

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Katie Costianis, seeking a variance from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section prohibits medical/dental clinics 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, to allow a medical/dental clinic (chiropractor) use on the ground floor within 50 feet of a street line at the premises commonly known as 191 N. Marion Street, Oak Park, Illinois, Property Index Number 16-07-118-049-0000 in the DT Downtown Zoning District.

CALENDAR NUMBER: 07-21-Z

The Applicant, Dr. Katie Costianis, explains that she would like to purchase her parent’s property located at 191 N. Marion Street to operate her Pure Health Chiropractic office. She is currently operating at 421 N. Marion Street. The 191 N. Marion Street tenant space has been used as a State Farm office for the past 30 years. Dr. Costianis says that the property has been on the market for a year and half. She says that there have been minimal showing for the property. She says that two potential restaurants viewed the space but determined that the it was not economically feasible to

install the necessary duck work and black iron within the existing structure. Dr. Costianis explains that it will be hard for her parents to sell the building.

Michael Quinn joined the Zoom meeting after working through technical issues.

Member Ruszczyk asks what type of signage would you install if approved? Dr. Costianis says that she would install a wall sign along the sign band similar to other signs in the area. Dr. Costianis discusses the variance standards and how each standard is met.

The meeting was closed for deliberation.

Member McQueen moved to approve the variance application as requested. Member Ruszczyk seconded the motion. The motion was approved by a four (4) to zero (0) vote.

Member Ruszczyk moved to approve the draft Resolution approving the variance. Member Brumirski seconded the motion. The motion was approved by a four (4) to zero (0) vote. Member Michael Quinn abstained.

### **Minutes**

Member Ruszczyk moved to approve the draft Minutes from May 5, 2021. Member McQueen seconded the motion. The motion was approved by a four (4) to zero (0) vote. Member Michael Quinn abstained.

Member Brumirski moved to approve the draft Minutes from June 2, 2021. The motion was not seconded as Member McQueen and Michael Quinn were not present at the last meeting. The minutes will be continued to the next regularly scheduled meeting.

The meeting was adjourned.