

**ZONING BOARD OF APPEALS  
OCTOBER 6, 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; Members Steve Ruszczyk, Deborah McQueen, David Brumirski, Don DeBruin and Mas Takiguchi

ABSENT: Mark Hansen

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

QUORUM: The meeting was called to order at 7:01 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.

Mr. Bruce indicated that the first order of business is to vote in an acting Chair. Mr. Bruce asked for a motion to appoint Jim Lencioni as acting Chair.

Member Ruszczyk moved to appoint to acting Chair, Jim Lencioni. Member McQueen seconded the motion. The motion was approved by a five (5) to zero (0) vote.

Mas Takiguchi, new ZBA member introduced himself and discussed his background and why he is elected to be a ZBA member.

**Public Comment**

None

**Introduction and Procedure Outline**

Acting Chair Lencioni explains that there are two public hearings on the Agenda tonight.

Attorney Jackson swore-in those wishing to testify for both hearings.

**CALENDAR NUMBER: 16-21-Z**

The Zoning Board of Appeals (“Board”) will conduct a public hearing on an application filed by the Applicant, Ryan D’Aprile, seeking a variance from Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, which section prohibits office uses 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 D’Aprile Properties LLC, a full-service Residential Real Estate Company (office use) on the ground floor within 50 feet of a street line at the premises commonly known as 193 N. Marion Street, Oak Park, Illinois, Property Index Number 16-07-118-050-0000 in the DT Downtown Zoning District.

Beatrice Marrow spoke on behalf of the Applicant. She says that D'aprile properties, is a full-service Residential Real Estate Company. The space will be used as a workspace for our real estate agents, their clients, and their ancillary business partners that provide mortgage and title services. The construction preliminary proposal will build conference rooms for private meetings and real estate closings. The bullpen workspace area will offer space for individuals to work, as well as providing a comfortable atmosphere to network and collaborate and a welcoming space for clients.

Ms. Marrow says that we like to have a presence in neighborhoods that we do business in. Oak Park has been a city that we have been interested in for quite some time. This particular location fits our layout and business model. We typically take a 1st floor storefront location that is easily accessible to not just our Real Estate Agents but their clients and the public. We keep our space open for any walk-ins and persons who have questions about real estate.

Acting Chair Lencioni read the Applicants standards for receiving variances into the record.

The owner of the tenant space Ron Halverson spoke on behalf of the variance application. He discussed the hardship associated with attracting retailers and the expense required to convert the tenant space into a restaurant.

The hearing is closed.

Member Brumirski moved to have Rasheda Jackson draft a Resolution approving the variance request. Member DeBruin seconded the motion. The motion was approved by a six (6) to zero (0) vote.

Member Brumirski moved to approve the draft Resolution. Member DeBruin seconded the motion. The motion was approved by a six (6) to zero (0) vote.

**CALENDAR NUMBER: 15-21-Z**

The Zoning Board of Appeals ("Board") will conduct a public meeting on a special use permit application filed by the Applicant, Ruth Dorsey, 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 816 S. Oak Park Avenue, Oak Park, Illinois, Property Index Number 16-18-224-005-0000, in the NC Neighborhood Commercial Zoning District.

Ms. Dorsey, Applicant, says that she is a licensed massage therapist. She passed the Illinois state board on December 19, 2018. She graduated from Cortiva Institute with a 4.0 GPS. At Dream Body LLC, I will provide prenatal massage, relaxation massages, sport massage, cupping massage, therapeutic rejuvenation and clinical massages. My clientele are athletes (NFL player's,) other LMT's, healthcare providers, essential workers, local law enforce and more I have a variety or clientele.

Ms. Dorsey says that she has a background with hands on experience in working within chiropractic and physical therapy offices. Therefore, my main focus is to help and assist with client's goals and needs to get and remain healthy and well, to assist with mobility and rehabilitation.

Ms. Dorsey discusses her hours of operation; 9-6 pm on Monday to Friday and 9 am to 12 noon on Saturdays.

The hearing is closed.

Member Brumirski moved to approve the variance application. Member McQueen seconded the motion. The motion was approved by a six (6) to zero (0) vote.

Mrs. Jackson, Village Attorney, submitted a draft Resolution approving the variance request.

Member Ruszczyk moved to approve the Resolution as drafted approving the variance request. Member Brumirski seconded the motion. The motion was approved by a six (6) to (0) vote.

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### **Minutes**

Member Brumirski moved to approve the draft Minutes from September 1, 2021. Member Ruszczyk seconded the motion. The motion was approved by a five (5) to zero (0) vote. Mas Takiguchi abstained.

The members discussed the draft 2022 Work Plan.

Member Brumirski moved to approve the draft 2022 Work Plan. Member Ruszczyk seconded the motion. The motion was approved by a six (6) to (0) vote.

The meeting was adjourned.