

**ZONING BOARD OF APPEALS MEETING
APRIL 12, 2023
7:00 P.M.**

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 / Roll Call

PRESENT: Chair Jim Lencioni; Members Steve Ruszczyk, David Brumirski, Mas Takiguchi and Kimberlee Smith and Mark Hansen

ABSENT:

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

QUORUM: The meeting was called to order at 7:00 p.m. and declared that a quorum was present.

Agenda Approval – Motion by Member Brumirski, Seconded by Member Ruszczyk. A voice vote was taken and the agenda was approved by a six (6) to zero (0) vote as submitted.

Approval of Meeting Minutes – Motion by Member Smith to approve the January 18, 2023 draft minutes. Seconded by Member Takiguchi. A voice vote was taken and the agenda was approved by a six (6) to zero (0) vote as submitted.

Non-Agenda Public Comment – None

New Business / Public Hearings and Findings of Facts

CALENDAR NUMBER: 03-23-Z The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on a special use permit application filed by the Applicant, Mel Garland, on behalf of Think Big Academy, to operate a day care center pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 845-847 Madison Street, Oak Park, Illinois, Property Index Numbers 16-18-106-012-0000 (“Subject Property”) in the MS Madison Street Zoning District. **(Continued from April 5, 2023)**

Motion by Member Ruszczyk to continue the application to May 3, 2023. Seconded by Member Smith. The motion was approved by a six (6) to zero (0) vote.

Rasheda Jackson, Counsel, swore-in those wishing to testify.

Mr. Bruce read a description of the case as follows:

CALENDAR NUMBER: 07-23-Z The Zoning Board of Appeals (“Board”) will conduct a public hearing on a special use permit application filed by the Applicant, Christopher Bell, to operate a live performance venue (Comedy Plex LLC) pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 1128 Lake Street, Oak Park, Illinois, Property Index Number 16-08-118-0031-0000 (“Subject Property”) in the DT Downtown Zoning District. **(Continued from April 5, 2023)**

Dave King, David King and Associates (Realtor), speaks on behalf of Applicant. He says that Comedy Plex will be a State-of-the Art Comedy Club & Performance Space that will feature local, national &

international touring headliners. The club schedule is as follows:

Sunday-Wednesday - 7:30 & 9:30pm shows

Thursday - Saturday - 7:00, 9:00 & 11:00pm shows

He says that the schedule of course is at full capacity and ultimately the "marketplace" will determine time & actual number of shows.

He says that parking would be located in the DTOP parking structure. The 1100 car Holley Court Parking Garage would be promoted on website, all advertising/marketing & on actual tickets.

He says that under no circumstances will Comedy Plex promote, encourage, or suggest the use of the driveway for pick-up, drop off of patrons, visitors, vendors, or employees, etc.

Mr. King introduces Christopher Bell. Christopher Bell described the players of Comedy Plex. He introduces Marz Timms and Sherman Edwards. He describes how the comedy club will operate.

He says the club will also offer comedy & actor training for both adults & youth. The Performance Space would also be used for the following:

- 1) Photo/video filming sessions for actor headshots. Group photography and video auditions.
- 2) Classes/lectures/workshops
- 3) Bingo and other game-oriented events
- 4) After school and summer programs for kids (theater games and classes)
- 5) Auditions for stand-up, improv and original shows.

Marz Timms discusses the intimacy of the space in the basement. He says he lives in Oak Park. Mr. Timms discusses the local and national headliner talent that the club would feature.

Dave King talks about the current entertainment options in DTOP. He discusses each special use permit standards.

Member Ruszczyk asks about plans for deliveries. Dave King says deliveries will be done on Prairie Way alley. What about drop off and pick up for school programs? The Applicant says this will occur on Lake Street. A discussion ensued about the private alley and the condo association.

No one spoke in opposition to the proposal.

Shannon Williams, Executive Director of DTOP, spoke in favor of the proposal.

Eric Mazelis, Economic Development Corporation, spoke in favor of the proposal.

Motion by Member Ruszczyk to have Rasheda Jackson draft a positive Recommendation to the Village Board. Seconded by Member Smith. The motion was approved by a six (6) to zero (0) vote.

Rasheda Jackson has one change to the draft Recommendation requesting that the Applicant must inform all guests that they are not allowed to stop, stand or park in the private alley.

Motion by Member Takiguchi to adopt the draft Recommendation to the Village Board. Seconded by Member Ruszczyk. The motion was approved by a six (6) to zero (0) vote.

Other / Old Business – None.

The meeting was adjourned.