



## Agenda Item Summary

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**File #:** ORD 23-30, **Version:** 1

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### **Submitted By**

Zoning Board of Appeals through Tammie Grossman, Development Customer Services Director

### **Reviewed By**

A.M. Zayyad, Deputy Village Manager

### **Agenda Item Title**

**Concur with the Zoning Board of Appeals' Recommendation and Adopt an Ordinance Granting a Special Use Permit to Operate a Live Performance Venue at 1128-1134 Lake Street**

### **Overview**

The Applicant, Christopher Bell, on behalf of Comedy Plex, LLC, submitted a special use application to operate a live performance venue in the lower level of the building located on Lake Street abutting the private street for 1140 Lake Street condominiums.

### **Recommendation**

The Zoning Board of Appeals recommends unanimous Approval of the Application.

### **Staff Recommendation**

Staff Supports the Zoning Board of Appeals' Recommendation.

### **Fiscal Impact**

Legal Notice cost of \$98.00 (Account 1001 46202 101 550652)

### **Background**

The Subject Property is located in the DT Downtown Zoning District. The property is improved with a one-story commercial building with a basement (1128-1132 Lake Street). The first floor is occupied by T-Mobile and Chipotle Restaurant along Lake Street. The Comedy Plex, a comedy club and performance space featuring local, national, and international touring headliners, will be located in the basement tenant space. The Comedy Club entrance is located on the east side of the building adjacent to a private alley, just north of Lake Street and approximately 35 feet south of the Holley Court Parking Garage entrance.

### **Alternatives**

Deny the Special Use Application.

### **Previous Board Action**

N/A.

### **Citizen Advisory Commission Action**

The Zoning Board of Appeals held a public hearing on April 12, 2023. There were 23 letters of support for the application. Two people spoke in favor of the special use permit. No one testified in opposition to the requested special use permit. The Zoning Board of Appeals ratified their findings of fact by a 6-0 vote on April 12, 2023.

**Anticipated Future Actions/Commitments**

N/A.

**Intergovernmental Cooperation Opportunities**

Zoning and land use matters are unique to the Village government within the corporate limits of Oak Park and therefore, intergovernmental cooperation opportunities do not exist.