

**Minutes of the Special Community Design Commission Meeting
May 31, 2023 7:00 p.m.
Room 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>

Community Design Commission meeting called to order at 7:05 p.m. and roll was called. A quorum was present.

Attendees; Chair: Betancur; Commissioners: Finley, Kuhn, and Wright

Absent: Commissioner Jonathan Kirk and Cynthia Ross

Also present: Craig Failor, Village Planner and Michael Bruce, Zoning Administrator

Applicants present: David King (David King and Associates), Marz Timms and Christopher Bell (Comedy Plex)

Agenda Approval: Commissioner Kuhn made a motion to approve the Agenda. Commissioner Wright seconded the motion. A voice vote was taken and the Agenda was unanimously approved.

Non-Agenda Public Comment: None

Approval of Minutes: April 26, 2023 - Commissioner Kuhn moved to approve the minutes. Commissioner Finley seconded. A voice vote was taken and the minutes were unanimously approved.

Public Hearing(s); Sitting as the Design Review Commission:

The Community Design Commission will hold a public hearing on an application filed by the Applicant, Christopher Bell, on behalf of Comedy Plex, seeking variances from Section 7-7-15 (B) (1) (a), Section 7-7-15 (B) (2) and Section 7-7-16 (3) of the Oak Park Sign Code relative to increasing the size of a projecting sign, allowing a portion of a projecting sign to be used as an electric sign and allowing two (2) projecting signs without public street frontage for the establishment at the premises commonly known as 1128-1134 Lake Street, Lower Level.

Mr. David King provided an overview of the selection and contractual processes for the subject property at 1128-1134 Lake Street. Mr. King indicated the capacity of 170 patrons as well as this use is a needed addition to evening activities in the Downtown Oak Park area.

Mr. Marz Timms provided a overview of the business.

Mr. Christopher Bell discussed the merits of the variance application emphasizing the need for identification of a business that would not front on Lake Street.

Commissioner discussed and asked questions of the applicant regarding illumination, color and electric sign face changes relative to timing.

Michael Bruce, Zoning Administrator provided the staff's report indicating support for the application.

Commissioner Wright made a motion to approve the application for sign variances. Commissioner Kuhn seconded the motion. A voice vote was taken as follows:

Wright – Yes
Kuhn – Yes
Finley – Yes
Chair Betancur - Yes

The Motion passed.

Commissioner Kuhn made a motion to approve the resolution approving the variance requests. Commissioner Wright seconded the motion. A voice vote was taken as follows:

Kuhn – Yes
Wright – Yes
Finley – Yes
Chair Betancur – Yes

The Motion passed

Other Business – Village Planner Failor updated the Commission on the North Avenue Gateway Feature project, indicating that the Commission would be involved in the design/development public process later this year

Reports – None.

Adjournment - Commissioner Kuhn moved to adjourn the meeting. Commissioner Wright seconded the motion. The meeting was adjourned at 7:37 p.m.

Prepared by: Craig Failor, Village Planner