



# Application for Public Hearing SPECIAL USE PERMITS

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (If applicable): COMEDY PLEX LLC

Address/Location of Property in Question: 1128 LAKE STREET

Property Identification Number(s)(PIN): 16-07-119-015-0000

Name of Property Owner(s): 1132 LLC

Address of Property Owner(s): 520 W. ERIE STREET, #430 CHICAGO IL 60654

E-Mail of Property Owner(s): JJJ @MPGRE.NET Phone: 312-337-3700 x12

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) \_\_\_\_\_

Name of Applicant(s): CHRISTOPHER BELL

Applicant's Address: 1107 LAKE ST, #200 OAK PARK IL 60301

Applicant's Phone Number: 312-953-9926 E-Mail: CHRIS @MEDIATAINMENT.COM

Other: \_\_\_\_\_

Project Contact: (if Different than Applicant) DAVID KING

Contact's Address: 1011 LAKE ST, SUITE 313 OAK PARK IL 60301

Contact's Phone Number: 708-445-0505 x1 E-Mail: DAVID @DKACRE.COM

Other: \_\_\_\_\_

Property Interest of Applicant:  Owner  Legal Representative  Contract Purchaser  Other

(If Other - Describe): TENANT

Existing Zoning: DT Describe Proposal: \_\_\_\_\_

\_\_\_\_\_  
SEE ATTACHED  
\_\_\_\_\_  
\_\_\_\_\_

Size of Parcel (from Plat of Survey): 9,600 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	_____	_____
To the South:	_____	_____
To the East:	_____	_____
To the West:	_____	_____

**How the property in question is currently improved?**

Residential    Non-Residential    Mixed Use    OTHER: \_\_\_\_\_

Describe Improvement: ONE STORY + FULL BASEMENT COMMERCIAL BUILDING WITH CHIPOLTE, T-MOBILE + SIGNATURE SMILES DENTAL CARE

Is the property in question currently in violation of the Zoning Ordinance?   \_\_\_ Yes   X No

If Yes, how? \_\_\_\_\_

Is the property in question presently subject to a Special Use Permit?   \_\_\_ Yes   X No

If Yes, how? \_\_\_\_\_

If Yes, please provide relevant Ordinance No.'s \_\_\_\_\_

Is the subject property located within any Historic District?   \_\_\_ Yes   X No

If Yes:    Frank Lloyd Wright    Ridgeland/Oak Park    Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: Section 8.3 (TABLE 8-1: USE MATRIX)   Section: \_\_\_\_\_

Article: \_\_\_\_\_   Section: \_\_\_\_\_

Article: \_\_\_\_\_   Section: \_\_\_\_\_

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

SEE ATTACHED

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

Christopher Bell  
(Printed Name) Applicant

[Signature]  
(Signature) Applicant

2-28-23  
Date

1132, LLC  
J. JAVAS, manager  
(Printed Name) Owner

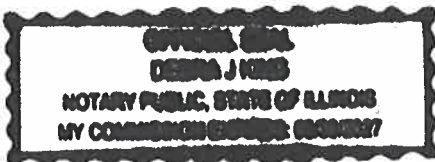
[Signature]  
(Signature) Owner

3.3.2023  
Date

**Owner's Signature must be notarized**

SUBSCRIBED AND SWORN TO BEFORE ME THIS  
3<sup>RD</sup> DAY OF MARCH, 2023

[Signature]  
(Notary Public)



Comedy Plex  
1128 Lake  
Oak Park, IL

The overall building at 1128-1132 Lake Street was renovated in 1995 to accommodate Chipotle and T-Mobile on Lake Street and a Basement space for a Phone Call Center tenant & Signature Smiles Dental Care.

The entrance to 1128 Lake is down an alley/driveway 120 feet North of Lake Street and 35 feet from the pedestrian entrance to the 1100 car Holley Court Parking Garage.

The phone call center tenant in the basement vacated 7 plus years ago & the space has been "on the market" by David King & Associates ever since.

It's been beyond a challenging space to lease as the entrance is down an alley/driveway, the space has no windows and only has 8 foot ceilings.

After 7 years of marketing, David King & Associates found a group interested in this space because of these "characteristics".

**Comedy Plex** will be a State-of-the Art Comedy Club & Performance Space that will feature local, national & international touring headliners. 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.

Comedy Plex is a core group of three Oak Park Gentlemen.

**Christopher Bell** - Owner of Mediatainment, a corporate entertainment company that produces live entertainment for corporate events, trade shows & special events, primarily improv & stand-up comedy throughout the U.S. Early in his career he was the "Ronald McDonald" on stage, public events and television for 5 years.

**Marz Timms** – National & International touring stand-up Comedian for 25+ years. In addition Marz works as a “voice-over actor” and has worked on commercials for McDonald’s, Lowes, AT&T, etc. Marz is a graduate of OPRF High School.

**Sherman Edwards** – Comedian & Improvisor for 20+ years, traveling throughout the U.S. He was named 2012’s “Best Stand-Up Comic in Chicago” by the Chicago Reader and has appeared on HBOmax’s “Southside”, Fox’s “Empire”, and Chicago PD on NBC.

Chris, Marz & Sherman have been business associates & friends for many years & have discussed/planned the idea of a Comedy Club in their hometown for some time!

Comedy Plex believes 1128 Lake is the perfect space & location for their venture!

The idea of an entrance to a Basement Comedy Club down an alley/driveway is beyond cool vs. say a storefront on Lake Street.

The 8’ ceilings create a more intimate experience.

The existing infrastructure from the Phone Call Center such as oversized washrooms, ADA access meet the needs/code for a Comedy Club.

A venue of 5,417 SF & 1,700 SF of storage has been created which can accommodate a maximum capacity of 170. Venue is designed that all tables/chairs are portable so venue will be “staged” for actual size of audience.

Days/Hours:

- All shows are ninety minutes
- Following is projected show schedule:
  - o Sunday-Wednesday – 7:30 & 9:30pm shows
  - o Thursday – Saturday – 7:00, 9:00 & 11:00pm shows
  - o Schedule of course is at full capacity and ultimately the “marketplace” will determine time & actual number of shows.
- Majority of guests leave immediately after shows, but a small percentage will want to meet Comedians, seek an autograph, take a picture, and/or purchase merchandise. Venue will be 100% vacated within ½ hour of the show ending. Exiting after show will be directly to rear east/west alley, a/k/a Prairie Way.
- In addition, Comedy Plex will experiment with other shows & times such as a Family Show (children friendly) in late afternoon (Saturday or Sunday), with addition of pizza.

**Parking:**

Relative to parking for a proposed Comedy Club, there is no better location in the Village and certainly DTOP.

The immediately adjacent 1100 car Holley Court Parking Garage is absolutely phenomenal & the garage will be promoted on website, all advertising/marketing & on actual tickets.

Club entrance is 35 feet from Pedestrian Entrance to the 1100 car Holly Court Parking Garage.

Turns out a parking garage has an actual address & in Holly Courts case it's 1125 Ontario. This parking address will be prominently displayed on website, advertising/marketing & most importantly on all tickets! Attendees can plug the garage address into their GPS & it will send you directly to Holley Court vehicle entrance on Ontario.

For rideshare such as Uber/Lyft etc. a pilot program is scheduled to start April 1<sup>st</sup> to make the 7 spaces at 1112-1126 Lake St. (immediately east of location) 15-minute parking spaces.

Comedy Plex clearly understands & acknowledges that the vehicle & pedestrian driveway is privately owned by the 1120 Club Condo Association. The Village of Oak Park has a permanent easement for the public passage of vehicles & pedestrians over this driveway. Only vehicles for 1120 Club owners, vendors & visitors are allowed to stop, stand or park in driveway.

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.

Comedy Plex is already having conversations with DTOP restaurants to cross promote the Club & respective restaurants.

Additionally, comedy Plex's website will provide a link to both DTOP & Visit Oak Park so all can see the great restaurants, shops & attractions the area has to offer.

This is not a stand-alone venture. Comedy Plex truly wants to integrate their venue into the entire community.

Overall start-up costs to renovate the facility, signage, furniture & fixtures, & marketing is approximately \$300,000.

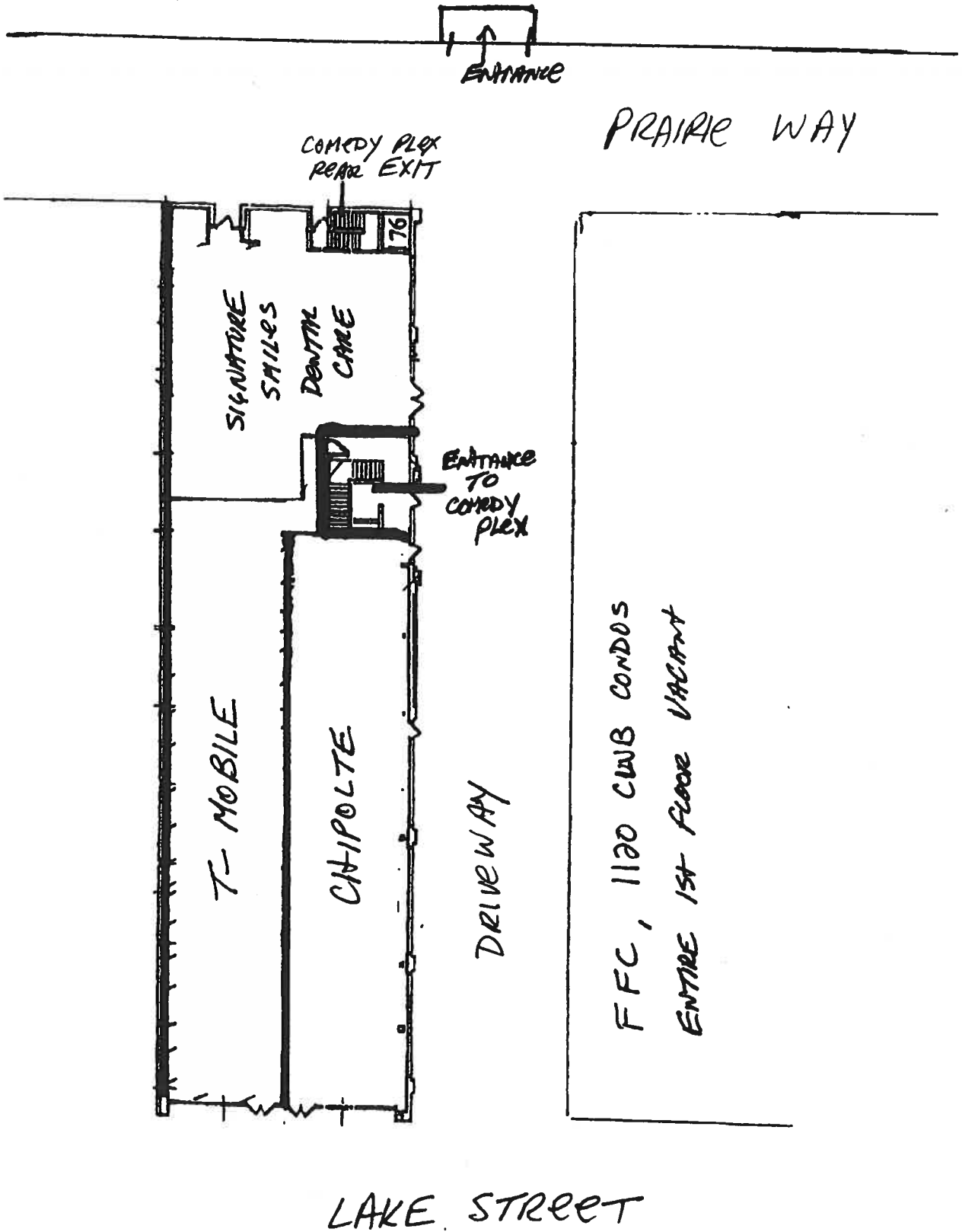
Comedy Plex is fully funded & ready to Go!

A long-term lease has been executed subject of course to zoning approval & other Village approvals needed.

Provided a Green Light is given, a soft opening is planned for mid-summer 2023 with a hard opening after Labor Day.

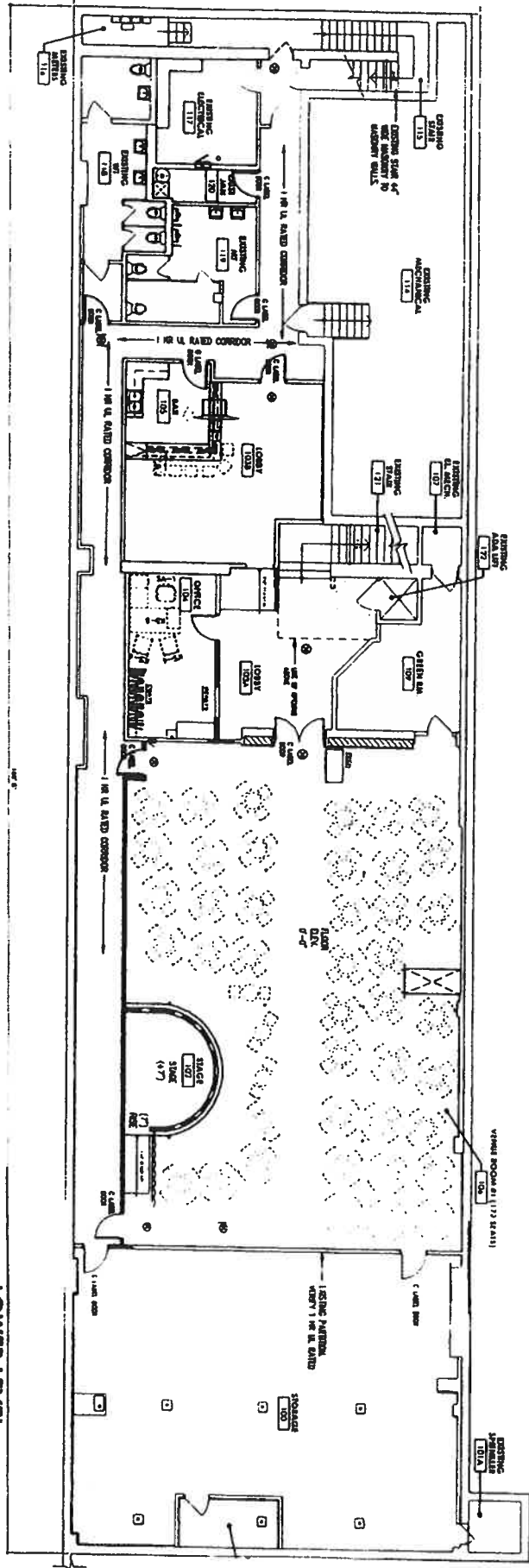
Comedy Plex believes the addition of this venue will be a game changer not only for Downtown Oak Park but the entire Village and respectfully asks for approval.

# HOLLEY COURT PARKING GARAGE





Prairie Way



**LOWER LEVEL**  
**PRELIMINARY DD8**  
 1/8" = 1'-0"

**RIDGELAND ASSOCIATES INC.**  
 1 Riverside Plaza  
 Riverwood, IL 60546  
 708 435 0300  
 708 435 0305 fax  
 www.rdgelandassociates.com

Lake ST.



**Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan:**

Downtown Oak Park is an extremely active business district including retail, office, medical services, residential uses and entertainment options. In addition, a new Holiday Inn is under construction immediately adjacent to property in question. DTOP actively promotes and has an abundance of entertainment options!

**DTOP Events/Entertainment Options:**

- Lake Theatre – 7 screens
- Thursday Night Out – Food / Music / Entertainment
- Micro Brew Review –Beer/Food/Entertainment. Over 2,500 attendees
- Oaktoberfest – Music / Food / Drink
- Winterfest & Cookie Walk
- Jazz Thaw – Street festival with music / food / drink
- Shop outdoor sale
- Oak Park Festival Theatre

The addition of a Comedy Club to DTOP is clearly in harmony with the neighborhood and not contrary to the intent and purpose of the zoning ordinance or comprehensive plan. This addition would greatly add to the diversity of DTOP & the entertainment options that already exist.

Comedy Plex  
1128 Lake  
Oak Park, IL

**Special Use Approval Standards: Section 14.2 (E)**

- 1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.**

Yes, the establishment, maintenance, and operation of the proposed special use **will not** endanger the public health, safety, or welfare. In fact, this special use will promote public health, safety or welfare.

Laughter is good for the overall health & welfare of a community!

Comedy Plex is already in discussions with several Oak Park Community Organizations & Not For Profits for exclusive "Comedy Nights" which will enhance a sense of community that will contribute to Public Health and Welfare.

The entrance to 1128 Lake is down an alley/driveway 120 feet North of Lake Street and 35 feet from the entrance to Holley Court Parking Garage.

Quite candidly, this area of DTOP can be desolate after 8pm.

The enhanced activity by Comedy Plex will promote Public Safety.

- 2. The proposed special use is compatible with the general land use of adjacent properties and other property with the immediate vicinity.**

Yes, the proposed special use is compatible with the general land use of adjacent properties and other property with the immediate vicinity.

Immediately adjacent a new Holiday Inn is under construction, the seven screen Lake Theatre is down the street, DTOP offers abundant entertainment options & abundant restaurant options, all of which are extremely compatible with the proposed Special Use.

**The special use in the specific location is consistent with the spirit and intent of this Ordinance and adopted land use policies.**

Yes, the special use in the specific location is consistent with the spirit and intent of this Ordinance and adopted land use policies.

As previously mentioned, the entrance to 1128 Lake is down an alley/driveway 120 feet North of Lake Street and 35 feet from the pedestrian entrance to the 1100 car Holley Court Parking Garage.

As previously mentioned, this location has been vacant & actively marketed by David King & Associates for the past 7 years.

This special use was “made” for this specific location.

**3. The special use conforms to the regulations of the zoning district in which it is to be located.**

Yes, the special use conforms to the regulations of the zoning district in which it is to be located. The granting of the Special use is what is required to operate this use at this location.

