



1010 Lake Street, Suite 114  
Oak Park, IL 60301  
708.383.4145 ph  
708.383.4975 fax  
www.downtownoakpark.net



Date: March 24, 2023

To: Jim Lencioni, Chair  
Oak Park Village Zoning Board of Appeals

From: John Lynch, Executive Director, OPEDC  
Shanon Williams, Executive Director, Downtown Oak Park

Re: Letter of Support – 1128 Lake Street Special Use

The staff leadership of the Oak Park Economic Development Corporation and Downtown Oak Park are pleased to provide this joint letter in support of a special use request to allow a Live Performance Venue in the DT-Downtown Zoning District. The space in question is the basement space at 1128 Lake Street, and the new user of the space would be Comedy Plex, a state-of-the-art comedy club and performance space.

We are supportive of Comedy Plex operating out of this space for several reasons. Most importantly, this live performance venue would fill an often-cited need in the Village for more entertainment options alongside a great meal at one of the many Oak Park restaurants. The most common feedback we hear from residents regarding our Downtown is that people want more activities and more entertainment, and this business would help fill that perceived gap.

A comedy venue is also likely to support the business of our other Downtown retail and restaurant establishments. With few comedy-specific venues outside the City of Chicago (Zanies in Rosemont is likely the nearest competitor), we see the potential for this venue to draw local residents as well as visitors to Oak Park. Patrons of Comedy Plex are likely to patronize our restaurants and retail shops before or after shows, providing a boost to all nearby businesses.

The unique basement space that Comedy Plex would occupy has been vacant for over seven years following the departure of a call center office. The space lacks windows, it has low 8-foot ceilings, and it has an entry down an alleyway rather than from Lake Street. While these factors have limited interest from other potential tenants in the past, the Comedy Plex appropriately sees these as unique and additive features to the kind of Comedy experience they are seeking to create. The low ceilings and lack of windows will create a more intimate space, and the entrance down the alleyway is a callback to iconic "underground" comedy ventures like the Comedy Cellar in New York.

Finally, the Comedy Plex is uniquely positioned to provide economic value to the Village through new tax production from food and beverage sales in addition to its likely positive impact on neighboring businesses. We are excited for the potential of the Comedy Plex to be a boon to our Downtown, and we wholeheartedly support its application for a special use permit.

## **FITNESS FORMULA CLUBS**

Date: March 27, 2023

To: Jim Lencioni, Chair

Oak Park Village Zoning Board of Appeals

From: Jeff Long, General Manager Fitness Formula Clubs (FFC) Oak Park

Re: Letter of support – 1128 Lake Street Special Use

FFC is sending a letter of support for the proposed Live Performance Venue in the District of Downtown Oak Park located at 1128 Lake Street. We feel that adding another business that will be open late in the area will be good for foot traffic which would create a safer environment for the area near the Holley Court Garage.

This venue would also offer support to businesses, especially the restaurants, in the area as well. It is my understanding that the Hotel located on the same block will be moving forward with construction so having a business that would draw people into the area could support that as well.

If I can provide any further feedback, please do not hesitate to reach out to me directly.

In health,

Jeff Long

General Manager - FFC Oak Park



EAST LAKEVIEW   ELMHURST   GOLD COAST   LINCOLN PARK   OAK PARK  
OLD TOWN   PARK RIDGE   SOUTH LOOP   UNION STATION   WEST LOOP

[ffc.com](http://ffc.com)



www.classiccinemas.com  
A Division of Tivoli Enterprises, Inc.

603 Rogers Street  
Downers Grove, IL, 60515-3770

630/968-1600  
FAX 630/968-1626

March 22, 2023

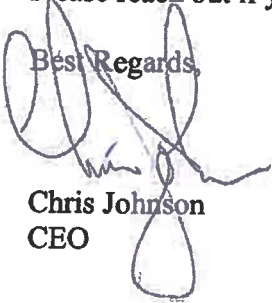
Mr. Michael Bruce – Zoning Administrator  
Village of Oak Park  
123 Madison  
Oak Park, IL 60302

Dear Mr. Bruce,

As the owner and operator of Classic Cinemas Lake Theatre we are in full support of the proposed Comedy Plex at 1128 Lake Street based on the outline we received. Adding other entertainment uses to the downtown will only strengthen the tenant mix and ancillary spend at the other local shops.

Please reach out if you have any questions [cjohnson@classiccinemas.com](mailto:cjohnson@classiccinemas.com) or my mobile 630-476-2106.

Best Regards,



Chris Johnson  
CEO



March 27, 2023

To: Jim Lencioni, Chair  
Oak Park Village Zoning Board of Appeals  
Michael Bruce  
Oak Park Zoning Director

From: Albion Oak Park  
Andrew Yule, VP Albion Residential

RE: Letter of Support – 1128 Lake Street Special Use

Albion Oak Park is more than excited to support the special-use permit for Comedy Plex. This live performance venue is something that the nearly 400 residents at Albion Oak Park would consider an amenity to Downtown Oak Park which does not exist today.

Albion Oak Park has been selling a neighborhood to each of its 265 apartment homes for the past 3 years. This neighborhood since COVID has not been the extended hour neighborhood most of our residents have been looking for.

Albion Oak Park was supposed to be home to a 6,500 square foot dining and sports entertainment facility from a high credit tenant out of the City of Chicago. However, after spending time in Downtown Oak Park, the tenant decided against moving forward with the plans as their claim was Downtown Oak Park closed at 8pm and that would not allow them to cover their operating costs.

A comedy club, located in the business district, in a vacant basement, with parking available, makes complete sense for our staff and new residents of Oak Park. The new economic value from tax on F&B will be a positive contributor to the neighborhood as well as the new eyes that will set their sights on the prospects of potentially living in Oak Park one day.

We completely support this use for Lake Street and hope to hear of new economic uses that can facilitate more bodies in Oak Park.

Best Regards,

A handwritten signature in black ink, appearing to read "Andrew J Yule", with a long, horizontal flourish extending to the right.

Andrew J Yule  
Vice President of Development  
Albion Residential  
[ayule@albion-residential.com](mailto:ayule@albion-residential.com)

March 28, 2023

Village of Oak Park Plan Commission  
123 Madison Street  
Oak Park, IL 60302

Re: Letter in Support of Comedy PLEX's Special Use Application

Dear Commissioners:

Why did the chicken cross the road? To get to the comedy club in Oak Park's downtown district, of course! And who can blame him? A comedy club would be a great addition to the area, bringing joy and laughter to all who enter its doors.

Oak Park's downtown business district is a hub of economic activity, attracting entrepreneurs and businesses from various industries. With the recent rise in demand for entertainment, special use zoning approval in favor of 'Comedy PLEX', a comedy club, could prove to be a boom for the district, generating revenue, creating jobs, and enriching the cultural landscape of the village.

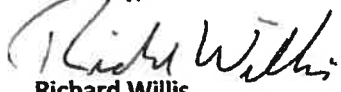
Comedy PLEX would provide a unique form of entertainment that is not currently available in the downtown business district. It would attract an audience of locals and tourists creating a vibrant social scene that would benefit neighboring businesses. The club would be a gathering place for friends and colleagues, creating a sense of community and strengthening the downtown area as a destination.

The economic benefits of Comedy PLEX are undeniable. It would generate revenue for the village through taxes and fees, as well as for local businesses through increased foot traffic. It would also create job opportunities for comedians, waitstaff, and support staff, further boosting the local economy.

Moreover, Comedy PLEX would enrich the cultural landscape of the city, providing a platform for comedians to showcase their talents and express their unique perspectives. Comedy has the power to unite people across different backgrounds and beliefs, fostering a sense of understanding and empathy. This comedy club would serve as a beacon of free speech, encouraging dialogue and promoting diversity.

In conclusion, special use zoning approval in favor of Comedy PLEX would be a wise investment for the downtown business district. It would provide a unique form of entertainment, generate revenue, create jobs, and enrich the cultural landscape of the village. Oak Park should embrace the opportunity to support a vibrant and diverse community of comedians and pave the way for a brighter future for the downtown area.

Sincerely,



Richard Willis  
600 S. Taylor Ave  
Oak Park, IL 60304



To Whom It May Concern,

My name is Eric Casady and I am the General Manager at Lou Malnati's Pizzeria in Oak Park. I am writing to you in support of Comedy Plex in their journey to establish themselves in the Village of Oak Park.

I think their entertainment, educational, and financial contribution to Oak Park would be very valuable to the community. Lou Malnati's Pizzeria is one of few establishments with late night dining options for the community, and we would welcome an entertainment venue which would support our late-night dinner business.

I am offering my support Comedy Plex, and would like to see them join the wonderful community of Oak Park. Please feel free to reach out if you have any questions on our stance. We are committed to a thriving Oak Park community!

Best,

**Eric Casady**

General Manager

Lou Malnati's-Oak Park

1038 Lake St.

[ecasady@loumalnatis.com](mailto:ecasady@loumalnatis.com)

(708)358-0800



# Sushi House

March 22, 2023

Dear Village of Oak Park Zoning Commission,

I am writing to express my full support and excitement for the proposed opening of the Comedy Plex down the street in Downtown Oak Park. As a resident and business owner in Oak Park, I believe that this is a fantastic opportunity for our community to come together and enjoy some much-needed laughter.

The potential benefits that the Comedy Plex will bring to the Village cannot be understated. With its location in the heart of Downtown Oak Park, it will undoubtedly attract more people to the area, boosting local businesses and creating a vibrant and lively atmosphere. Furthermore, the proposed family shows will provide a unique and fun-filled entertainment option for parents and their children.

I am thrilled to hear that the Comedy Plex will be offering a range of stand-up comedy shows and family-friendly performances, and I can't wait to bring my family to enjoy some of these events. Laughter is truly the best medicine, and I believe that the Comedy Plex will be a valuable addition to our community, bringing joy and happiness to all those who attend.

In summary, I fully support the proposal to open the Comedy Plex in Downtown Oak Park and urge the Village of Oak Park Zoning Commission to give it serious consideration. It has the potential to be a significant asset to our community and an excellent source of entertainment for people of all ages.

Thank you for your time and consideration.

Sincerely,

  
Steve Qi  
Owner

**From:** Madelyn Rodriguez <[marodriguez@marqnet.com](mailto:marodriguez@marqnet.com)>  
**Date:** April 4, 2023 at 11:05:55 AM CDT  
**To:** Comedy Plex <[info@comedyplex.com](mailto:info@comedyplex.com)>  
**Subject:** RE: Comedy Plex Support Letter

Hello Christopher,

So sorry I was unable to get back to you till now. A lot of moving pieces happening at our property currently. Please see my below note to provide at your meeting:

Having Comedy Plex in our community is another reason why residents decide to reside in downtown Oak Park. Lake Street has so many options for a date night and adding a comedy club just give its an extra push. This will also bring more business to the surrounding establishments. As a residential community, 100 Forest Place looks forward to partnering with Comedy Plex to provide residents the ability to continue to enjoy the town they love right outside their doors.

Thank you,

Madelyn



**Madelyn Rodriguez, CAM**

Property Manager | Agent for Owner

O: 708-524-0100

A: 100 Forest Place | Oak Park, IL 60301

[www.100forestplace.com](http://www.100forestplace.com)



MARK A. LAROSE \*  
JOSEPH A. BOSCO \*  
DAVID KOPPELMAN  
DAVID J. ARON  
COSTA DIAMOND\*\*  
RAY WILLIS WELCHER  
SALVATORE TRAMONTANA



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NEW BUFFALO, MI 49117  
P: (269) 469-8440  
F: (269) 469-8442

OF COUNSEL

HON. ANTHONY J. BOSCO (1928-2008)

JOSEPH G. ALIOTO \*\*\*

\* ADMITTED IN MICHIGAN ALSO

\*\* ADMITTED IN WISCONSIN ALSO

\*\*\* ADMITTED IN WISCONSIN ONLY

March 22, 2023

Michael Bruce  
Zoning Administrator  
Village of Oak Park  
123 Madison  
Oak Park, IL 60302

**Re: Letter of Support for Comedy Plex, 1128 Lake, Oak Park, IL**

Dear Mr. Bruce and Zoning Board Members,

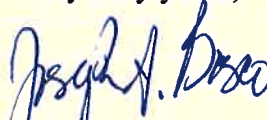
I write this letter in support of the proposed Comedy Plex Comedy Club.

First I would like to express my appreciation for the Board's 2021 approval of LaRose & Bosco's application for variance which allowed our law firm to relocate to the first floor of the Forsythe Building at 1011 Lake Street. Myself, my partners, attorneys, and staff all have enjoyed working in downtown Oak Park.

We would welcome the opportunity for Comedy Plex to open a comedy club at 1128 Lake Street. I believe that this would provide an exciting and new entertainment option to downtown Oak Park which would not only increase business, but would also add to the unique and diversified businesses which make downtown Oak Park a special place.

I look forward to frequenting the club with my staff, family, and friends. For these reasons, I respectfully encourage you to approve a special use variance to Comedy Plex.

Very truly yours,

  
Joseph A. Bosco

JAB/bi



March 13, 2023

Michael Bruce  
Zoning Director  
123 Madison Street.  
Oak Park, IL 60302

Dear Mr. Bruce,

I wanted to write to you in support of Comedy Plex opening up on Lake street in the near future. Aside from the movie theater across the street, there isn't any other nightlife in Downtown Oak Park.

I would like to encourage the zoning board to approve the club because I feel it will bring more people to Downtown Oak Park, which not only benefits my restaurant but other businesses in the area.

Thank you for your time.

Sincerely,

  
Malik Jawid  
President

3/11/23

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**From:** James Prescott <[jprescott@prescottgroupllc.com](mailto:jprescott@prescottgroupllc.com)>  
**Date:** April 3, 2023 at 1:50:36 PM CDT  
**To:** Christopher Bell <[chris@mediatainment.com](mailto:chris@mediatainment.com)>  
**Cc:** "Tammie Grossman ([tgrossman@oak-park.us](mailto:tgrossman@oak-park.us))" <[tgrossman@oak-park.us](mailto:tgrossman@oak-park.us)>, "Craig Failor ([cfailor@oak-park.us](mailto:cfailor@oak-park.us))" <[cfailor@oak-park.us](mailto:cfailor@oak-park.us)>  
**Subject:** Support for Your Investment in Oak Park

Chris

As you and I have discussed, I am glad to support your investment in Oak Park and encourage the Village of Oak Park to approve your plans to bring a new entertainment option to downtown Oak Park.

My support of your plans involves my background as a public affairs consultant whose business is based in Oak Park, as someone whose firm has worked with developers who have invested in and built successful mixed-use projects in Oak Park, as the current chairperson of state-certified destination marketing organization that works with Oak Park and 20 other partner communities, and as someone who was born and raised in Oak Park.

Given that perspective, your plans offer an opportunity to provide a much-needed venue that will attract residents new to Oak Park (especially those who live in Albion, Vantage and other new residential developments) but also patrons who live in our neighboring communities.

I look forward to hearing more as your plans progress and am confident you will have the Village's support.

Best wishes and good luck!

Jim

:::

James Prescott

Prescott Group LLC

m 708 717 2110

o 708 613 5855

[jprescott@prescottgroupllc.com](mailto:jprescott@prescottgroupllc.com)

[prescottgroupllc.com](http://prescottgroupllc.com)



March 23, 2023

Michael Bruce  
Zoning Administrator  
Village of Oak Park  
123 Madison  
Oak Park, IL 60302

RE: Comedy Plex, 1128 Lake

Dear Zoning Board:

As long-time Oak Park residents and the owners of The Book Table, we write this letter in support of the proposed Comedy Plex venue.

We love Oak Park for its diversity of both residents and businesses and believe that the addition of a comedy club will be a healthy addition to the Downtown Oak Park ecosystem. The addition of more nighttime traffic is something that will be a great asset to The Book Table and our neighboring restaurants.

Please consider giving Comedy Plex the zoning variance they require to move forward.

Sincerely,

Jason Smith & Rachel Weaver  
The Book Table



**March 23, 2023**

**The Village of Oak Park  
Michael Bruce  
Zoning Director  
123 Madison Street.  
Oak Park, IL 60302**

**Dear Mr. Michael Bruce,**


**We are writing this letter in support of the proposed opening of the Comedy Plex comedy club in Downtown Oak Park. As the owners of Cozy Corner Restaurant, located at 138 N Marion St, Oak Park, IL 60301, we believe that the addition of the Comedy Plex would be a great asset to the community and the local businesses.**

**The addition of the Comedy Plex would provide an exciting new entertainment option for the community and would be a great place for our staff and customers to unwind after a long day of work. The club would also be a major boost to the local businesses, bringing in more foot traffic and potential customers to the area.**

**We believe that the Comedy Plex has the potential to become a valuable addition to the community and we fully support its opening. We hope that you will consider our letter of support and take it into consideration during the zoning process.**

**Thank you for your time and consideration.**

**Sincerely,**

  
**Peter Gerolis**  
**Owner**

**138 N Marion St, Oak Park, IL 60301 - (708) 383-1750**

A letter to:

March 23, 2023

Mr. Jim Lencioni, Chairperson  
Zoning Board of Appeals  
Village of Oak Park

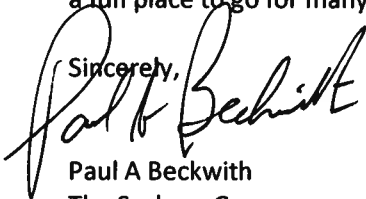
Mr. Lencioni:

I understand your commission is reviewing the zoning code to allow the Comedy Plex! an opportunity to open in Downtown Oak Park, hopefully in July. The following are six reasons for your members to consider when they vote to change our present code.

- 1.. Oak Parkers and others need more after 6:00 p.m. activities to do. In addition to the Lake Theatre, Fitzgerald's in Berwyn, drinking or dinner locally, this will be a great option on Thursday, Friday, and Saturday nights!!!
- 2.. As part of the Downtown Oak Park board (69 separate members), many will benefit from Comedy Plex!... for dinner (15 restaurants in immediate area), shopping (another 10 could benefit), with not to mention other opportunities that visitors will become acquainted to outside the downtown Oak Park area...
- 3.. In addition to the Thursday, Friday, Saturday night Comedy Plex, other venues can be developed for Monday thru Wednesday, such as small group (5-7) musical theatre where short themes can be explored, adult bands can perform or practice, even an expansion of School of Rock for Adults may be an option... plus Improv, dancing, or other special events.
- 4.. The owners (Chris, Paul, Mars, Sherman) are looking at giving back to the community by offering "non-profit nights", whereby they will perform free for members of that non-profit, and proceeds go to that group. At this point they have already offered Unity Temple, Housing Forward, and Beyond Hunger. Also, they are reaching out to Build-Chicago (Gang Prevention) to offer comedy & improv education to young kids from Austin and the West Side.
- 5.. Ideal location...with mucho parking... Between downtown Chicago and Naperville and close to O'Hare, nothing else offers quite this type of consistent entertainment.
- 6... Lastly being a renter from one of the 4 high rises (over 1,000 rentals in downtown), this venue will provide a place for folks to just walk to and enjoy the evening... plus provides another reason to rent in downtown Oak Park.

Mr. Lencioni, I hope your board will vote unanimous to change our zoning and allow Comedy Plex! to be a fun place to go for many of us in Oak Park!!!

Sincerely,



Paul A Beckwith  
The Sachem Company  
1011 Lake Street #220  
Oak Park, Illinois 60301

Phone 708 557 1956  
Paul@Sachemco.com



**KATY'S DUMPLINGS**

**1113 Lake Street ▶ Oak Park, IL 60301 ▶ 708-383-9888**

March 21, 2023

Dear Oak Park Zoning Commission,

I am writing to express my enthusiastic support for the proposed opening of the Comedy Plex comedy club in Downtown Oak Park this summer. As a local business owner and resident of Oak Park, I believe that this exciting new venture will bring many benefits to our community.

As a restaurant owner, I have noticed that many of our customers prefer take-out to dining in the evenings, primarily due to the lack of entertainment options in the area. The addition of the Comedy Plex will provide a much-needed source of entertainment, encouraging more people to dine in and stay out later in the evening.

Moreover, I am happy to hear that the Comedy Plex will offer comedy and acting classes on weekdays after school and on weekends. This is a fantastic opportunity for teenagers in our community to engage in creative and fun activities outside of school hours. I believe that this will be a valuable addition to our community, providing a positive outlet for young people and fostering a love for the performing arts.

In conclusion, I urge the Village of Oak Park Zoning Commission to support the opening of the Comedy Plex comedy club in Downtown Oak Park. Its potential to bring more foot traffic to our community, offer entertainment options for residents and visitors, and provide opportunities for creative expression for our young people cannot be understated.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cathy Qi', with a long horizontal flourish extending to the right.

Cathy Qi  
Owner

*R.P. Fox & Associates, Inc.*

1110 PLEASANT STREET • OAK PARK, IL 60302  
(708) 848-9550

March 23, 2023

Mr. Jim Lencioni, Chairperson

Zoning Board of Appeals

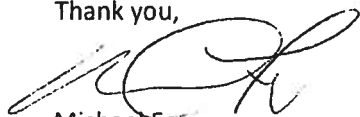
Village of Oak Park

Dear Mr. Lencioni and Zoning Board of Appeals Committee,

Our company has been a local property owner in Downtown Oak Park for 50+ years. I personally have been active in the DTOP organization for 27 years. In that time, I have learned that all the businesses need each other in order to survive. Our district has always been light on night-time entertainment. We all love the Lake Theater, but more attractions/events are needed to give customers a reason to stay past 8 pm.

It is rare to find someone willing to invest in a space like the basement of 1128 Lake St for any use, let alone an entertainment venue. The Comedy Plex group have obviously done their homework and put together a solid proposal for that location. DTOP has long been considered the heart of Oak Park retail and events. It is my opinion that this use will work in harmony with the other businesses around it. It is my hope that the committee will vote in favor of this application.

Thank you,



Michael Fox

President

R.P. Fox and Associates, Inc



**To: The Oak Park Zoning Board of Appeals**

**Message:**

**I just heard some wonderful news that I pray is true! A friend of mine told me that plans are afoot to open a new professional comedy club on Lake Street! I am a huge fan of such establishments and, while I love living in Oak Park, I long for some more night life. Right now the only entertainment venue open after 9 PM is the Lake Theater! A comedy club that was open every weekend – ideally, every night – would give Oak Park a liveliness it is now sorely lacking. It would be the perfect complement to the resurgence of live music and restaurants in town.**

**Please give your support to such a venture. It would make such a huge difference to the all of the businesses on Lake Street and to the quality of life for Oak Parkers of all ages.**

**Yours for more laughter everywhere – especially in Oak Park!**

**Wendy Lalli**



Tre Sorelle  
Ristorante

1111 Lake Street, Oak Park, IL 60301

(708) 445-9700

Michael Bruce  
Zoning Director  
123 Madison Street.  
Oak Park, IL 60302

Hello Michael,

We are excited to hear about the possibility of Comedy Plex opening across the street. We believe it will be a great addition to Downtown Oak Park to attract more visitors after 7 pm. This is just what the Downtown Oak Park community needs, a fun place to catch some laughs and bring us closer together. We can't think of anyone better than Chris Bell and Marz Timms to do that as two Oak Parkers who have lived and participated in the community for many years. We encourage you to approve the zoning request and allow this opportunity to be great for all of us.

Thank you for your time and consideration.

Sincerely,  
Al Mancini



March 22, 2023

Oak Park Zoning Board of Appeals  
Village Hall  
123 Madison  
Oak Park, IL 60302

RE: Special Use Permit Request Re Comedy Plex LLC

Dear Sir or Madam:

As a major investor/owner/real estate manager in downtown Oak Park, I would like to voice by personal and company position on the special use request referenced above.

I think that this would be a major shot in the arm for the area. There are very few evening events in this area for people to enjoy themselves and for tenants to do evening business. My most recent tenant, Crepas Culichi Restaurant, has a fine evening business, as expected to date since it is new and has a unique menu. But the aged infrastructure in the area makes new enterprises wary of opening new businesses.

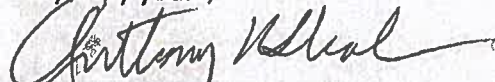
The applicant has a unique business to offer and it would attract not only comedy lovers but also new patrons to the area which would benefit the entire area. Its location abutting the Holly Court parking garage is a great safety feature. Its promised heavy investment in the site proves it has a good business plan.

I have been a resident of Oak Park and River Fores for my entire 75 years. My family has owned property in downtown Oak Park on a continual basis since 1989 and frankly I think I know very well what will work in downtown Oak Park for the benefit of the community and what won't.

This will.

I endorse it wholeheartedly.

Very truly yours,

  
Anthony R. Shaker

ARS/jn



**Susie Goldschmidt**  
Senior Vice President, Market President  
1001 Lake St, Oak Park, IL 60301

March 26, 2023

Mr. Michael Bruce  
Zoning Director  
The Village of Oak Park  
123 Madison Street.  
Oak Park, IL 60301

Dear Mr. Bruce,

Kim and I met Chris and Marz at a Chamber event recently. We have both been active in the Chamber for years as board members and officers. We were excited for them to join the Chamber and are very interested in their quest to open Comedy Plex in Downtown Oak Park.

We are true believers in the continued growth and energy of Downtown Oak Park. We now have numerous dining options and naturally to have an entertainment venue following our dinners would be a tremendous option. Everything we do as a couple is to support our local businesses. To have a Comedy Club in town would be an attraction that would only benefit our current restaurants.

I'm a life long resident of River Forest and Oak Park. I remember when Lake Street had very little foot traffic. Now it is vibrant. We are ready for Chris and Marz to enhance our great community.

Please welcome them to Downtown Oak Park. They will be an asset.

Sincerely,  
Susie & Kim Goldschmidt

**MEMORANDUM**

**TO:** VILLAGE OF OAK PARK, ZONING BOARD OF APPEALS  
**FROM:** ROBERT JOHNSON  
**SUBJECT:** RECOMMENDATION FOR COMEDY PLEX AS A NEW ADDITION TO DOWNTOWN  
OAK PARK  
**DATE:** MARCH 27, 2023

Dear Members of the Zoning Board of Appeals

I am writing to offer my enthusiastic support for Comedy Plex and its proposed addition to Downtown Oak Park. I believe that this new venue would be a fantastic addition to the area and would help to bring new patrons and energy to the downtown community.

In particular, I believe that the addition of Comedy Plex would be an excellent complement to all the new housing that has been constructed in recent years. With more people moving into the neighborhood, it is clear that there is a growing demand for entertainment options in the area, and Comedy Plex would be well-positioned to meet this need.

What's more, I believe that the addition of Comedy Plex would offer a unique and exciting opportunity for future actors and entertainers in the Oak Park area. By providing acting courses and audition opportunities, Comedy Plex could help to nurture new talent and provide a valuable resource for the local entertainment community.

Overall, I believe that Comedy Plex would be an excellent addition to Downtown Oak Park, and I strongly recommend that the Village Zoning Board of Appeals approve this project. I am confident that this new venue would be a major success and would help to enhance the vibrancy and liveliness of the community for years to come.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Johnson', with a long horizontal line extending to the right.

Robert Johnson

*(Property Owner of 1107 Lake and 1113 Lake)*



Mr. Michael Bruce, Zoning Director

The Village of Oak Park

123 Madison Street

Oak Park, IL 60302

Dear Mr. Bruce,

I am writing in support for the opening of the comedy club, "Comedy Plex," in downtown Oak Park.

As a fellow business owner in Oak Park, I believe that our community is one that thrives on supporting local businesses and fostering a vibrant downtown area. I think a comedy club will add to the vibrance of Downtown Oak Park, and its patrons are sure to support local restaurants and other businesses. It is important for any business district to have a variety of businesses to attract diverse group of patrons.

Thank you very much for your time and consideration. I look forward to the opportunity to work together to create a thriving business community in Oak Park.

Warm Regards,

Erica Cuneen, Owner

Beyond Properties Realty

**109 North Marion Street Oak Park, Illinois 60301**  
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Oak Park, IL  
04/03/2023

Robert/Dori Giljen  
1193 S Grove Ave Unit 5  
Oak Park, IL 60304

RE: Comedy Plex-Zoning hearing  
1128 Lake St  
Oak Park, IL 60301

To: Michael Bruce  
Zoning Director of Village of Oak Park

Dear Michael,

It has been brought to our attention that Comedy Plex will be meeting with you about their zoning permit for Oak Park.

We wanted to write our personal support for Comedy Plex. Dori and I have had our primary residence in Oak Park the last 5 years. As a family we not only live in Oak Park but we both work for a local financial institution in Oak Park. We strongly feel that adding a comedy venue to our Oak Park community will make a positive impact not only to its residents but also its surrounding businesses.

When we moved 5 years ago from Chicago, one of the things that attracted us to Oak Park was the fact that within the community, there were businesses that offered dining and entertainment options. By adding a comedy venue to Oak Park, it would give residents an additional form of entertainment for local residents. In looking at the demographics, we do not have a comedy venue within 5 mile radius. This should attract additional visitors and allow other businesses to thrive from the increased customer traffic.

As we understand, Comedy Plex will host weekly comedy shows featuring talented comedians from across the country, as well as offer open mic nights for local performers. As residents who live and work locally, we fully support this idea and Comedy Plex within our community. Dori and I can't wait till we have an opportunity to turn our date night evening into a dinner and comedy show at our local venues.

Should you have additional questions please contact us at 312-718-6334.

Respectfully,

Robert and Dori Giljen