

Attachment A

May 6, 2026

Village President and Board of Trustees  
Village of Oak Park  
123 Madison Street  
Oak Park, Illinois 60302

**Re: Application of Roberto Quinones and Nelida Quinones (ZEB Development LLC), for a Special Use Permit to operate a reception/banquet facility to be located at 6136 Roosevelt Road (Calendar No. 12-26-Z)**

Dear Village President and Board of Trustees:

On February 26, 2026 Roberto Quinones and Nelida Quinones (the “Applicants”) filed an application (Calendar No. 12-26-Z) pursuant to Section 8.3 (Table 8-1: Use Matrix) and Section 5.4(K) (Table 5-12: RR District Use Restrictions by Building Type) of the Village of Oak Park Zoning Ordinance (“Zoning Ordinance”) requesting the issuance of a special use permit to operate a reception/banquet facility located at 6136 Roosevelt Road (“Subject Property”).

A public hearing was held on the application by the Village of Oak Park’s (“Village”) Zoning Board of Appeals (“ZBA”) in the Council Chambers of the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on May 6, 2026 at 7:00 p.m. The notice and time and place of the public hearing was duly published on March 11, 2026, in the *Wednesday Journal*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and notices were mailed by the Applicant to owners of record within 300 feet of the Subject Property, advising them of the application and the public hearing to be held.

**FINDINGS OF FACT**

The Zoning Board of Appeals (“ZBA”) having fully heard and considered the testimony of

all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Section 14.2(C)(2), 14.2(D)(1) and 14.2(E) of the Zoning Ordinance:

1. The Applicants seek a special use permit pursuant to Section 8.3 (Table 8.1: Use Matrix) and Section 5.4(K) (Table 5-12: RR District Use Restrictions by Building Type) of the Zoning Ordinance to operate a reception/banquet facility located in the RR Roosevelt Road Form-Based Zoning at the Subject Property.

The Subject Property.

2. The Subject Property is located north of Roosevelt Road and east of the intersection of Roosevelt Road and South Lombard Avenue in the RR Roosevelt Road Form-Based District.

3. The Subject Property was most recently used for a carburetor/vehicle repair shop but the building is currently vacant.

4. The Applicants propose to operate a reception/banquet facility at the Subject Property (the "Proposal").

The Applicant.

5. The Applicants are the owners of the Subject Property.

6. The Applicants submitted evidence that the banquet/reception facility would allow for the successful development of the Subject Property.

7. The Applicants presented evidence that they are ready to move forward with the development of the Subject Property upon the Village's approval of the special use permit.

8. The ZBA considered the following documents which were submitted into evidence

at the time of the Public Hearing, and made part of the Record:

- a. Application for special use permit and Proposal;
- b. Responses to the standards for receiving a special use, as conveyed in Section 14.2(E) pursuant to the Zoning Ordinance;
- c. First Floors Plans;
- d. Electrical Plans;
- e. Exiting and Occupancy Plans;
- f. Fires Safety Plans;
- g. Plat of survey;
- h. Aerial/Site Map;
- i. Parking Analysis Documents;
- j. Petition in favor of Special Use (36 signatures); and
- k. Four letters from neighbors in opposition.

Compatibility with Surrounding Uses.

9. The character of the neighborhood within the RR Roosevelt Road Zoning District is intended to promote a more pedestrian-oriented development pattern along Roosevelt Road while also recognizing that the street is a heavily traveled thoroughfare.

10. The operating hours of the banquet/reception facility will be based on type of function, but no event will last beyond 11:00 pm and the building will be totally vacated by midnight.

Project Review Team.

11. The Village's Project Review Team ("Team") met to review the Applicant's Proposal. The Team consists of staff members from various internal Village departments.

12. The Team's primary concern relates to available parking and crowd control for the proposed use because the Subject Property has very limited onsite parking, but there is street parking along Roosevelt Road.

13. Village staff suggest that the Applicants provide a traffic/parking study to analyze the availability of parking in the area.

14. The Team recognizes that the Proposal would provide concrete benefits to the community and revitalize an older building.

The Need for Zoning Relief.

15. An Applicant cannot operate a banquet/reception facility in the RR Roosevelt Road Form-Based Zoning District without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8.1: Use Matrix) and Section 5.4(K) (Table 5-12: RR District Use Restrictions by Building Type).

The Special Use Approval Standards.

16. A special use permit may be granted only if evidence is presented to meet the following approval standards pursuant to Section 14.2 (E) of the Zoning Ordinance:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare;
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity;
3. The special use in the specific location proposed is consistent with the spirit and intent of this [the Zoning] Ordinance, adopted land use policies and the Comprehensive Plan; and
4. The special use meets the requirements for such classification in this [the Zoning] Ordinance.

17. The evidence shows that the proposed banquet/reception facility is suitable within the RR Roosevelt Road Form-Based Zoning District and is compatible with the surrounding neighborhood.

18. The evidence shows that the banquet/reception facility may add to the vibrancy of the neighborhood during evening hours.

19. The Applicant has provided reasonable assurances that its Proposal will be

completed in a timely manner and shall comply with Village building code requirements.

20. The evidence shows that the issuance of a special use permit for the Subject Property is in the best interest of the Village of Oak Park and the Applicant has met the standards set forth in Section 14.2(E) of the Zoning Ordinance for the permit.

### **RECOMMENDATION**

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Zoning Board of Appeals, hereby recommends to the President and Board of Trustees pursuant to a vote of 6 - 0, that the special use permit be granted, pursuant to Section 8.3 (Table 8.1: Use Matrix) and Section 5.4(K) (Table 5-12: RR District Use Restrictions by Building Type) of the Zoning Ordinance for a banquet/reception facility operated by the Applicants to be located at 6136 Roosevelt Road, Oak Park, Illinois subject to the following conditions:

1. There must be a written agreement for 20 parking spaces to address overflow parking on an as needed basis; and
2. The Applicants must return to the ZBA in 18 months for a status on parking/noise conditions.

This report adopted by a 6 to 0 vote of this  
Zoning Board of Appeals, this 6<sup>th</sup> day of May,  
2026.

