



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: May 6th, 2026

FROM: Project Review Team

PREPARED BY: Bob Bernhart, Zoning Administrator

P R O J E C T T I T L E

CALENDAR NUMBER: 12-26-Z

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Roberto Quinones and Nelida Quinones (ZEB Development LLC), seeking a special use permit for a reception/banquet facility, 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 Oak Park Zoning Ordinance at the property located at 6136 Roosevelt Road, Oak Park, Illinois, Property Index Number 16-17-328-034-0000 (“Subject Property”), in the RR Roosevelt Road Form-Based District.

A P P L I C A N T I N F O R M A T I O N

APPLICANT/PROPERTY OWNER: Nelida & Roberto Quinones
1117 S Humphrey Ave
Oak Park, IL 60304

P R O P E R T Y I N F O R M A T I O N

EXISTING ZONING: RR Roosevelt Road Form-Based District
EXISTING LAND USE: Vacant Commercial (previous vehicle repair)
PROPERTY SIZE: Approximately 6,250 square feet
COMPREHENSIVE PLAN/FLU: Corridor Commercial/Mixed Use

SURROUNDING ZONING AND LAND USES:

NORTH: Public Alley followed by R-4 Single-Family Residential District (Residential)
SOUTH: Town of Cicero (Slots/Video Poker Establishment)
EAST: RR Roosevelt Road Form-Based District (Vacant Commercial)
WEST: RR Roosevelt Road Form-Based District (Sign Company)

A n a l y s i s

Submittals

This report is based on the following documents which were filed with the Development Services Department:

1. Application for Special Use Permit and Proposal;
2. Operational Details/Description;
3. First Floor Plans;
4. Electrical Plans;
5. Exiting and Occupancy Plans;
6. Fire Safety Plans*;
7. Plat of Survey;
8. Parking Analysis; and
9. Responses to the Special Use Standards pursuant to Section 14.2 (E).

***Retail** and other labels in the Fire Safety Plans that do not match the other plans may be disregarded. These are from an earlier submittal prior to the proposal for an event space and would be revised accordingly at a later date.*

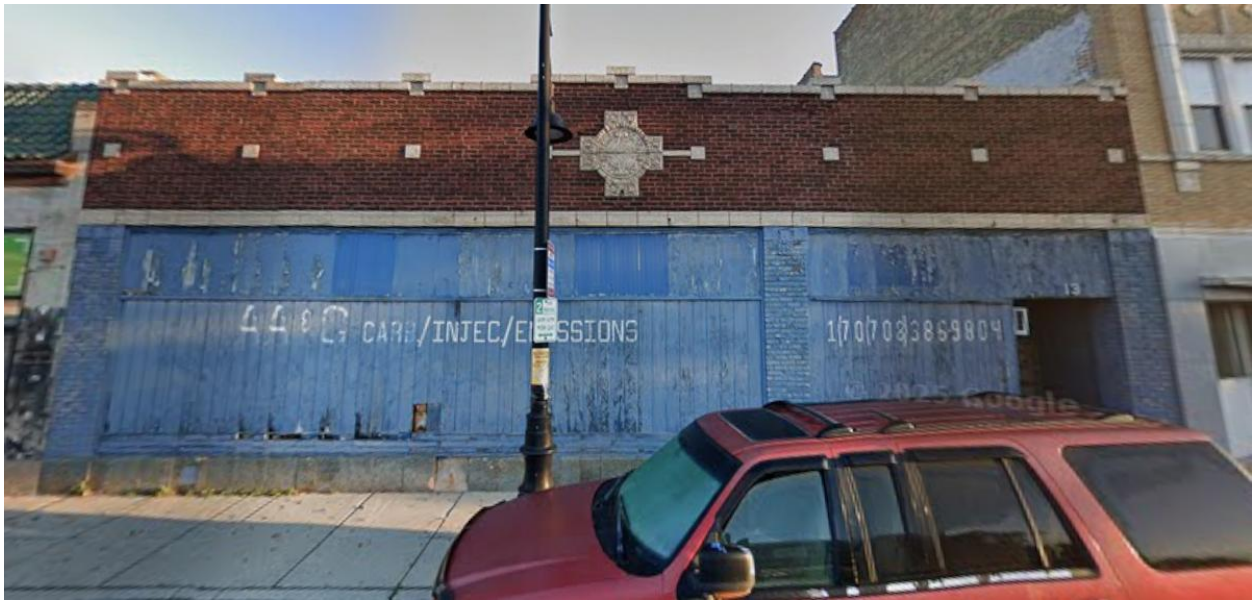
Description

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

The Applicants, who are also the property owners, seek a special use permit in order to use the building as an event space with an accessory office space in the rear for their construction business. Event spaces such as this are considered “reception/banquet facilities” in the Zoning Ordinance and require a special use permit in the Roosevelt Road Form-Based District. The event space would be located at the front of the building and events including conferences, workshops, training sessions, art displays, meetings, and private gatherings such as weddings and showers. They do not plan to exceed 200 attendees at events, and estimate an average of 100-150. They plan to allow music until 11 pm and cleanup following events would occur until midnight. No one would be permitted on the premises after midnight.

Images of Subject Property:

Pre-Façade Improvements:



Post-Façade Improvements:



Compliance with the Zoning Ordinance

The Applicant seeks 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 of the Village of Oak Park, which requires a special use permit for reception/banquet facilities in the RR Roosevelt Road Form-Based District.

After the hearing, the Zoning Board of Appeals shall transmit to the Village Board a written report of its findings as to compliance with the special use approval standards listed in Section 14.2 (E) (Approval Standards) and give its recommendation to either approve, approve with condition(s) or deny the special use.

Special Use:

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether an approval of the special use is appropriate at the particular location and manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

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 Ordinance, adopted land use policies and the Comprehensive Plan.
4. The special use meets the requirements for such classification in this Ordinance.

The Applicant has responded to the approval standards within their application.

Compatibility with the Comprehensive Plan

The following selected policy language from the adopted Comprehensive Plan (Envision Oak Park) can be consulted to better assess the alignment of the proposal with the Village's long-term goals.

Objective 4.1.1. Establish and strengthen focal points, such as schools, parks, commercial districts, and other community gathering spaces, within the village's neighborhoods.

- The proposed use would provide a space for events and gatherings of various sizes within a major commercial corridor in the Village, as well as serving adjacent communities.

Objective 4.1.4. Ensure that residential areas have adequate buffering and/or screening from incompatible adjacent land uses.

- While the event space is enclosed, and the building is buffered to the north by a public alley, a residential neighborhood is immediately north of the alley, and the proposed use could impact neighbors given the proximity.

Objective 4.3.1. Promote a mix of local commercial land uses throughout the community that support and respond to the needs of nearby residents.

- Smaller event spaces such as this appear to be relatively uncommon in Oak Park. The proposed use would add to the mix of commercial uses in the area and provide a new space for residents and visitors alike to host gatherings and events.

Objective 4.3.2. Encourage a diversified mix of business to maintain a healthy and stable local economy.

- The proposed use would likely bring additional visitors to the Roosevelt Road corridor, resulting in spillover economic activity supporting nearby businesses.

C o m p a t i b i l i t y w i t h S u r r o u n d i n g L a n d U s e s

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. In many cases, the standards for building form and design are intended to maximize pedestrian comfort and safety. In other circumstances, the intention is to balance the need for a building form that promotes pedestrian shopping and traffic with the need to accommodate high volumes of vehicle traffic and the significant demand for parking associated with certain businesses located along the Roosevelt Road corridor.

The Subject Property is located within the Roosevelt Road Transitional (RR-T) form-based zone. The RR-T Transitional District is intended to encourage pedestrian-oriented development and design along Roosevelt Road while recognizing that many of these transitional areas have been significantly altered to accommodate vehicle parking, driveways, and other auto-oriented site features. These areas are characterized by some buildings that are built out to or near the sidewalk and others that are set back. Parking in these areas is sometimes located at the rear of buildings; other times between the building and the sidewalk. The RR-T District is intended to promote a building design and a level of site planning that is pedestrian friendly and accessible while still allowing for adequate parking.

The adjacent land uses are predominantly commercial, with residential development to the north that is buffered by an alley. The proposed special use is a significant change from the previous vehicle repair use. While smaller daytime events may have limited impacts, larger events such as weddings may introduce increased traffic at peak times, with most or all guests arriving and leaving the facility at roughly the same times. The facility would provide a flexible space for community events that can be booked by private groups, individuals, and organizations. The improvements would also enhance the appearance of the building. An increase in visitors to the area may help support nearby businesses, but the impacts of larger events, particularly those that run into the late evening, may also exacerbate traffic and parking issues in the area.

G e n e r a l I n f o r m a t i o n

Project Review Team

The Project Review Team (PRT) consists of representatives from various departments and divisions within the Village government. Staff discussed the application. Most code and technical requirements would be reviewed and verified by Fire, Building, and Public Works in the permit/plan review process, but the primary concern from other staff relates to the available parking and crowd control for the proposed use. The Applicants have stated that events would be staffed to facilitate orderly operations.

The property has very limited onsite parking, with three spaces proposed at the rear of the property off of the alley and a garage within the building, though there are several additional public parking spaces along South Lombard Avenue to the west and there is street parking along Roosevelt. The Applicants plan to utilize the existing public/on-street parking in the vicinity for event attendees. Parking & Mobility Services staff have concerns regarding the potential impacts on neighbors, given the scope of proposed operations and historic challenges with customers of businesses along Roosevelt Road parking in the residential neighborhoods to the north.

The Applicant has stated that they will attempt to negotiate an offsite parking agreement for surplus spaces on a different property, but no formal agreement has yet been finalized or submitted to accompany the special use application. Staff suggested that a traffic/parking study analyzing the availability of parking in the area and suitability of the use from a traffic/parking perspective could be submitted, and the Applicant has

submitted an analysis to support their position that the Roosevelt Corridor will provide sufficient parking for event attendees. Per Section 14.2(D)(1)(a) of the Zoning Ordinance, if the Zoning Board of Appeals finds that the application does not contain sufficient information to enable proper review and consideration, it may request additional information from the Applicant and the public hearing may be continued.

Overall, the proposal would provide concrete benefits to the community, including bringing visitors and economic activity to the neighborhood and revitalizing an older building to improve its overall appearance. However, given the location of the property, many event attendees are expected to arrive in vehicles, and the nature of the proposed use will inevitably lead to additional needs for parking in the immediate area, as well as the potential for increased noise.

End of Report.

- c. Applicant
Zoning Board of Appeals members
Rasheda Jackson, Zoning Board of Appeals Attorney
Mike Bruce, Village Planner