

AGENDA

ZONING BOARD OF APPEALS

Wednesday, May 6, 2026

Village Hall – Rm. 201

7:00PM

1. Call to Order / Roll Call
2. Agenda Approval
3. Approval of the Meeting Minutes:
 - April 1, 2026
4. Non-Agenda Public Comment (15 Minutes)
5. New Business / Public Hearings, Resolutions and Findings of Facts:

- **CALENDAR NUMBER: 13-26-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Madeline Juarez, on behalf of SDOP Corporation, seeking a variance from Section 7-7-15(C)(1) of the Oak Park Sign Code, in order to allow proposed signage to cover more than 25% of a window area along the south wall of the building at 421 N Harlem Avenue, Oak Park, Illinois, Property Index Number 16-07-124-033-0000 (“Subject Property”).

- **CALENDAR NUMBER: 14-26-Z**

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicants, Eugene Grzynkowicz and Andrew Kowalyszyn, on behalf of Pete’s Market (JD Real Estate Inc.), seeking variances from the following sections of the Oak Park Sign Code in order to install two wall signs at 668 Madison Street, Oak Park, Illinois, Property Index Number 16-07-419-017-0000 (“Subject Property”).

1. 7-7-15(D)(1)(b): For a corner lot, the maximum size of a wall sign located on each building wall shall be established at one (1) square foot per linear foot of zoning lot frontage as measured along the front or corner side lot line of that building wall. The size of a wall sign on each side of the building shall be limited to the square footage calculated on that side only. In no case shall the square footage permitted for the building wall located along the front lot line and the square footage permitted for the building wall located along the corner side lot line be combined to create a larger sign on a wall other than that permitted on each individual wall. **The linear measurement of the east and west lot lines is 123 feet, but the signs would be 126 square feet in area.**
2. 7-7-15(D)(4): No wall sign affixed to a building, including sign support structure, may project beyond the ends or top of the wall to which it is attached. On existing buildings, a parapet wall must not be constructed for the sole purpose of increasing the allowable height of a wall sign. For new buildings, when a sign is to be mounted on a parapet wall, that parapet wall must be consistent with the architectural design of the building, including building materials. Wall signs may not be attached to unreinforced masonry parapets. Wall signs shall not cover windows, doors or architectural features. **The west wall sign would cover window features on the front façade of the building.**

If you require assistance to participate in any Village program or activity, contact the ADA Coordinator at 708-358-5430 or email ADACoordinator@oak-park.us at least 48 hours before the scheduled activity

3. 7-7-15(D)(5): Wall signs should be located on the sign frieze or the sign band of the building immediately above the first-floor window and below the second-floor window sills in the case of a two-story building. No wall sign shall be permitted to rise above the second story sill line. On one-story buildings, the top of the sign shall be no more than five (5) feet above the top of the main display window on the first floor. **Both signs would be mounted near the top of the building.**

- **CALENDAR NUMBER:** 12-26-Z (*continued from April 1st, 2026 ZBA meeting*)

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.

6. Other / Old Business:

8. Adjourn