



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): COMMERCIAL PARKING LOT

Address/Location of Property in Question: 6104 ROOSEVELT ROAD, OAK PARK, IL 60304

Property Identification Number(s)(PIN): 16-17-329-035-0000

Name of Property Owner(s): Yves Hughes

Address of Property Owner(s): 609 S Lombard Ave. Oak Park, IL 60304

E-Mail of Property Owner(s): info@oakparkparking.com Phone: 708-518-1111

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

Name of Applicant(s): YVES HUGHES

Applicant's Address: 609 S LOMBARD AVE, OAK PARK, IL 60304

Applicant's Phone Number: 708-518-1111 E-Mail info@oakparkparking.com

Other: _____

Project Contact: (if Different than Applicant) EMILY HOFFMANN / COOK ENGINEERING GROUP

Contact's Address: 26316 MAPLEVIEW DR, PLAINFIELD, IL 60585

Contact's Phone Number: 815-577-1707 x102 E-Mail ehoffmann@cookenggroup.com

Other: _____

Property Interest of Applicant: Owner ☒ Legal Representative ☐ Contract Purchaser ☐ Other

(If Other - Describe): _____

Existing Zoning: RR Describe Proposal: OWNER WISHES TO INSTALL 5 EV CHARGING STATIONS AND 5 PARKING STALLS, INCLUDING 1 HANDICAP STALL.

Size of Parcel (from Plat of Survey): 10,545 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-4</u>	<u>MULTI-FAMILY</u>
To the South:	<u>RR</u>	<u>ROOSEVELT ROAD</u>
To the East:	<u>RR</u>	<u>ROOSEVELT ROAD</u>
To the West:	<u>RR</u>	<u>ROOSEVELT ROAD</u>

How the property in question is currently improved?

☐ Residential ☒ Non-Residential ☐ Mixed Use ☐ OTHER: _____

Describe Improvement: PARKING LOT REPAVING AND INSTALLATION OF EV CHARGING UNITS.

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: _____

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;

We purchased the vacant lot in May of 2022 with the intention of building a public EV Charging lot, however after a significant investment, lost when our primary contractor tragically passed away, we had to reset and pause our development.

Last year, the Community Builders approached us and asked if we were keeping our options open to selling. Due to the setbacks incurred, it seemed like a reasonable offer.

We look forward to building a scaled-back version of the parking lot to meet the requirements that we agreed to when we purchased it from the Cook County Land Bank.

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.

Vos Hughes
(Printed Name) Applicant

[Signature]
(Signature) Applicant

6/25/2025
Date

Vos Hughes
(Printed Name) Owner

[Signature]
(Signature) Owner

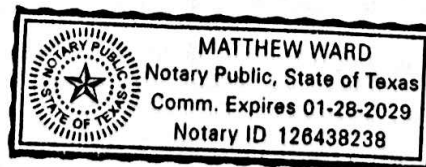
6/25/2025
Date

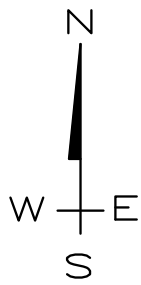
Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

25 DAY OF June, 2025

Matthew Ward
(Notary Public)



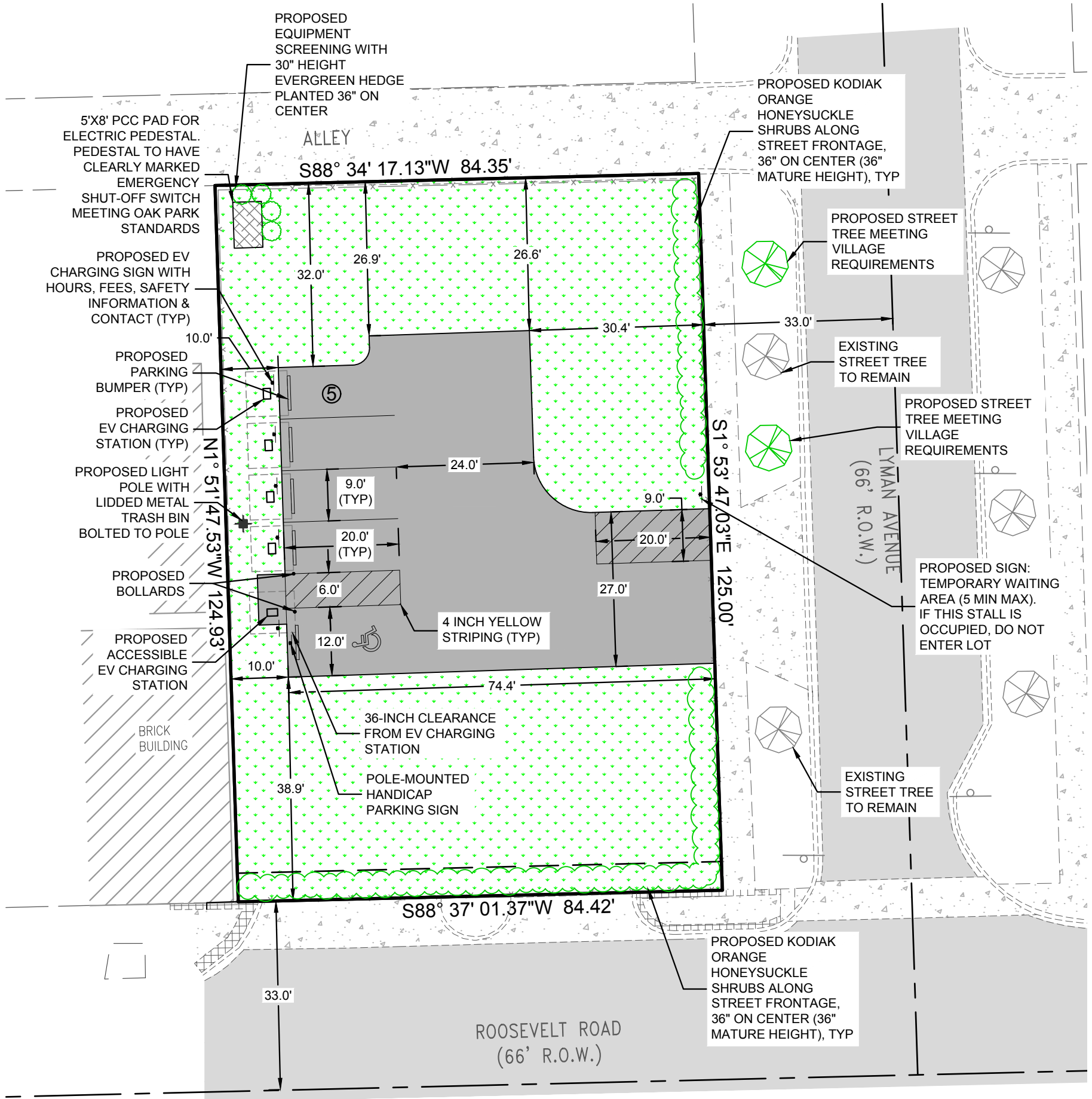


SITE PLAN EXHIBIT COMMERCIAL PARKING LOT 6104 ROOSEVELT ROAD OAK PARK, IL 60304

07/14/2025



LOCATION MAP



26316 MAPLEVIEW DRIVE
PLAINFIELD, IL 60585
815.577.1707
www.cookenggroup.com

PREPARED BY: CNW
CHECKED BY: EKH

- EXISTING HMA PAVEMENT
- EXISTING PCC PAVEMENT
- EXISTING DECORATIVE PAVERS
- PROPOSED STANDARD DUTY HMA PAVEMENT (378 SY)
- PROPOSED PCC PEDESTAL PAD (4 SY)
- PROPOSED GREENSPACE (7,104 SF)

P.I.N.

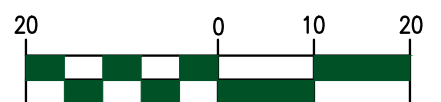
16-17-329-035

LEGAL DESCRIPTION

LOTS 19, 20, AND 21 IN BLOCK 14 IN AUSTIN PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER

MR. YVES HUGHES
609 S LOMBARD AVE
OAK PARK, IL 60302



(IN FEET)
1 inch = 20 ft.

From: [Emily Hoffmann](#)
To: [Bernhart, Robert](#); info@oakparkparking.com
Cc: [Bruce, Michael](#); [Michael Cook](#)
Subject: RE: PL202500018
Date: Wednesday, July 2, 2025 12:10:57 PM
Attachments: [image002.png](#)

Caution! This message was sent from outside your organization.

[Block sender](#) | [Report](#)

Good Morning, Bob,

Thank you for following up on this! Please see our responses below in **red**, as requested.

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. **Response: The establishment, maintenance, and operation of the proposed special use will not have an adverse impact on adjacent property, the character of the area, or the public health, safety, and general welfare. The proposed development will improve the visual appearance of the site and enhance the character of the area.**
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity. **Response: The proposed special use is consistent and compatible with the existing land uses surrounding the development property.**
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. **Response: The proposed special use is in harmony with the purpose and intent of the Ordinance, the RR – Roosevelt Road zoning district, and Oak Lawn’s Comprehensive Plan. Currently, the parcel at 6104 Roosevelt Road is sitting vacant. The proposed development will clean up the site and provide new interest, drawing potential customers to the Roosevelt Road corridor.**
4. The special use meets the requirements for such classification in this Ordinance. **Response: With the exception of the requested deviations, the proposed development complies with the standards imposed by the Ordinance.**

Thanks,
Emily

Emily K. Hoffmann, P.E., C.F.M.
Project Manager

Cook Engineering Group



Civil Engineering & Land
Development Consulting
815.577.1707 ext.102 T | 630.715.7415 C
www.cookenggroup.com

This message, including any attachment(s) hereto, is confidential and proprietary. If you are not the named recipient, you are kindly requested to notify the sender immediately and to delete this message, including any attachment(s), from your system. You are not allowed to copy, use, or maintain this message, and the contents hereof must not be disclosed to any other person.

From: Bernhart, Robert <Robert.Bernhart@oak-park.us>
Sent: Wednesday, July 2, 2025 9:46 AM
To: info@oakparkparking.com; Emily Hoffmann <ehoffmann@cookenggroup.com>
Cc: Bruce, Michael <mbruce@oak-park.us>
Subject: PL202500018

Hi Yves and Emily,

I hope you're doing well today! I just wanted to confirm receipt of your special use application for the new EV charging/parking lot at 6104 Roosevelt Road.

We plan to discuss the application internally early next week and we will let you know if any comments/feedback come up that need to be addressed. I did not see a narrative submitted that addresses the Village's special use standards, so I am pasting those below for your review/response.

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.

Thank you,

Bob Bernhart, AICP
Zoning Administrator
Village of Oak Park

Robert.Bernhart@oak-park.us

708.358.5438

