

**ZONING BOARD OF APPEALS MEETING
AUGUST 6, 2025
7:00 P.M.**

A recording of this meeting is available on the Village of Oak Park Website: <https://www.oak-park.us/your-government/citizen-commissions/commission-tv>

Introduction of New Board Member

Member Brewer gave a brief introduction and information about his background.

Call to order / Roll Call

PRESENT: Chair Masaru Takiguchi, Members Peter Weismantle, Matthew Shoener, Kimberly Zeiser, Kimberlee Smith, Glenn Brewer, and Seth Jansen

ALSO, PRESENT: Rasheda Jackson, Counsel; Robert Bernhart, Zoning Administrator

QUORUM: The meeting was called to order at 7:00 p.m. and declared that a quorum was present.

Approval of Agenda

Motion by Member Smith to approve the August 6, 2025 Agenda. Member Jansen seconded the motion. A voice vote was taken and the Agenda was approved by a seven (7) to zero (0) vote.

Approval of Meeting Minutes

Motion by Member Jansen to approve the June 4, 2025 minutes. Member Weismantle seconded the motion. A voice vote was taken and the minutes was approved by a seven (7) to zero (0) vote.

Motion by Member Weismantle to approve the July 2, 2025 minutes. Member Shoener seconded the motion. A voice vote was taken and the minutes was approved by a seven (7) to zero (0) vote.

Non-Agenda Public Comment – None

New Business / Public Hearings and Findings of Facts

Mr. Bernhart read the following Description of the Case.

CALENDAR NUMBER: 13-25-Z

The Zoning Board of Appeals (“ZBA”) will conduct a public hearing on an application filed by the Applicant, Yves Hughes, requesting a special use permit to develop an Electric Vehicle Charging Station parking lot, pursuant to Section 8.3 (Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance, at the property located at 6104 Roosevelt Road, Oak Park, Illinois, Property Index Number 16-17-329-035-0000 in the RR Roosevelt Road Form-Based District.

The Zoning Board of Appeals attorney swore in those wishing to provide testimony.

The property owner, Yves Highes, spoke about the special use request. Mr. Hughes stated that the request was specifically to build an Electric Vehicle parking lot with five spaces and addressed the special use approval standards. Mr. Hughes stated that the project would include the asphalt lot and landscaping and would improve the character of an existing dirt lot and the surrounding area.

Mr. Hughes discussed the nearby businesses and land uses and asserted that the proposal is compatible with the area, as well as consistent with the spirit and intent of the adopted Zoning Ordinance and Comprehensive Plan. They confirm that the proposed development will comply with all of the requirements except for one deviation. Mr. Bernhart clarifies that while there may have been an initial plan to request a variance, the proposed plan ended up meeting all relevant requirements without the need for relief.

Member Zeiser asked about who the lot would be serving and the ingress/egress to the site, including both the Lyman curb cut and existing curb cuts along Roosevelt. Mr. Hughes states that the entrance to the site will be the existing curb cut along Lyman, and that no permit for access/parking would be needed for the lot. Member Brewer asked about the Roosevelt Road curb cuts and willingness to close those. Mr. Hughes responds that this is more of a temporary use/development for the site, as there is a different long-term plan for it, so they would like to instead utilize the proposed landscaping to effectively close off access from Roosevelt for the time being, with permanent closure on that side being a possibility in the future.

Members Brewer and Jansen asked about details of the site operations/use. Mr. Hughes confirmed users would park, charge, and then leave, and that there would be a waiting space for instances where the lot is full. Mr. Hughes discussed the amount of time it takes to charge vehicles and their use of cameras to monitor the site. Chair Takiguchi asks about the long-term plans for the site.

Mr. Hughes explained his background with electric vehicles and initial interest in building an EV charging lot, stating that the lot was purchased from the Land Bank and then the permitting process began for the EV infrastructure. Mr. Hughes discussed delays and challenges with the process, including the loss of the original contractor, and a subsequent favorable proposal that was brought to him for a different use of the property. However, the terms of the purchase agreement with the Land Bank made the EV lot special use application process necessary. Member Smith expressed concern about compliance with the vision for pedestrian-oriented uses/experiences along Roosevelt Road and a hope that the long-term plans for the site will be different. Mr. Hughes states that the long-term plan is not for the lot to remain a parking lot.

The project engineer, Emily Hoffmann, briefly speaks about the engineering for the site, stating it will meet all requirements.

A neighboring property owner, Lloyd Natof, spoke in support of the project. They stated that their only concern is that the site stays clean and does not become a nuisance.

The public hearing was closed.

The Board deliberated. Chair Takiguchi asked Mr. Bernhart about the curb cuts and staff support for the application. Mr. Bernhart stated that Village Staff would eventually like the Roosevelt Road curb cuts to be removed, potentially upon redevelopment of the site in the future.

Motion by Member Smith to recommend approval of the request. Member Weismantle seconded the motion. The Resolution was approved by a seven (7) to zero (0) vote.

The Zoning Board of Appeals attorney stated for the record, regarding the draft findings of fact recommending approval, that a neighbor spoke in favor of the proposal, and that a letter of opposition was received by the Board as well.

Member Smith made a motion to approve the findings of fact as amended. Member Jansen seconded the motion. The findings of fact, as amended, were approved by a seven (7) to zero (0) vote.

CALENDAR NUMBER: 14-25-Z

Mr. Bernhart stated that the Applicant for this case had requested a continuance to the following meeting. The Board unanimously approved the request for continuance.

CALENDAR NUMBER: 15-25-Z

Mr. Bernhart stated that the Applicant for this case had withdrawn their application.

Other / Old Business

Chair Takiguchi stated that a discussion of the upcoming Zoning Ordinance update should be on the next meeting agenda, and that the Board appreciation night will conflict with the November ZBA meeting.

The meeting was adjourned at 7:33 PM.

Prepared by: Bob Bernhart, Zoning Administrator