






Memorandum

TO: Kevin J. Jackson, Village Manager 

FROM: Tammie Grossman, Director Development Customer Services 
Dr. Danielle Walker, Chief Diversity, Equity and Inclusion Officer 

FOR: Village President and Board of Trustees

DATE: March 24, 2023

SUBJECT: 6212 Roosevelt Road

The purpose of this memo is to provide an update to the Village Board concerning the property at 6212 Roosevelt Road.

Background

On November 7, 2022, the Village Board denied an ordinance granting a special use permit to applicant, BM Custom LLC, to operate a vehicle repair/service business at 6212 Roosevelt Rd. at the rear garage space. Mr. Jeremy Storey is the owner of BM Custom LLC. Additionally, Mr. Storey resides in the apartment unit directly above 6212 Roosevelt Rd.

Pursuant to Zoning Code Article 13, Section 13.1 E(1): "Within two (2) years of the date of denial, a subsequent application for the same or substantially the same zoning approval will not be reviewed or heard unless there is substantial new evidence available, or if a significant mistake of law or of fact affected the prior denial."

Shortly after the Board's denial of Mr. Storey's Special Use Application, he met with Village staff to discuss next steps regarding his application. Staff advised Mr. Storey about the above provision and that he would either need to wait two (2) years to submit a new application or modify his application. Only the rear garage space was subject of the special use application.

Also, because Mr. Storey is a resident of 6212 Roosevelt Rd. and the garage space is part of that lease agreement, Mr. Storey may store his personal vehicles in that space. He may not store his customer's vehicles or operate a business out of that location. Mr. Storey was also advised that if he did decide to pursue a new application that he should consider working with Chief Diversity, Equity, and Inclusion Officer, Dr. Danielle Walker, to engage in a neighborhood dialogue to improve his relationship with his neighbors.

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It is staff's understanding that Mr. Storey is considering submitting a new zoning application with modifications that would constitute a new application substantially different from the first application. Since the new application has not been submitted for review, a definitive judgment of the application's validity cannot be made at this time. However, based on a preliminary understanding of the new application, the applicant would propose a retail storefront use in addition to and in conjunction with a vehicle interior alteration business. We believe that this use may be substantially different enough to allow for a submission within the two-year period.

Any special use application would require that the neighbors receive notice of a hearing before the Zoning Board of Appeals (ZBA). The ZBA decision is subject to the Village's Board review and approval.

In February 2023, Village staff received complaints from neighbors that Mr. Storey was operating his custom interior business out of the garage space based on social media (Instagram) posts on Mr. Storey's account. On March 3, 2023, Dr. Walker and Neighborhood Services Manager Jeff Prior met with Jeremy Storey to discuss the complaints. Additionally, the purpose of the meeting was to discuss opening a dialogue with neighbors if Mr. Storey chooses to submit another special use application for the commercial space at 6212 Roosevelt Rd. and rear garage space which was the subject of the first special use application.

During that discussion, Mr. Storey was asked about recent Instagram posts that were brought to the attention of the Village, where it appeared to indicate that Mr. Storey was operating a business from that location. Mr. Storey provided a logical explanation to the posts, saying that he was not working from that location; however, it was pointed out to him that the perception to the neighbors was that he is operating a business from that location.

Once this was explained to him, Mr. Storey fully understood how this could be perceived in this manner and indicated he would discontinue the practice of posting to Instagram. Mr. Storey was informed that the Village would appreciate this step as the complaints now being received were not for noise or cars racing down the alley, but were due to him working out of that location.

Mr. Storey was advised that there still could be a zoning issue if any of the cars being stored at that location did not belong to him personally since he did not have a valid special use permit or a valid business license to operate a business. On that Friday, March 3, 2023, Zoning Administrator Michael Bruce sent a zoning violation notice to Mr. Storey requesting that if there were any vehicles that did not belong to Mr. Storey being stored on the premises, that the vehicles needed to be removed within 30 days by April 5, 2023.

Mr. Storey indicated his desire to work with Dr. Walker to try to repair his relationship with the neighbors. Dr. Walker subsequently contacted the neighbors that had made complaints about Mr. Storey to attempt to start a productive dialogue.

Village staff also contacted the property owner of 6212 Roosevelt Rd., Polar Properties. Polar Properties representatives deny making any statements to the neighbors that the Village

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asked it to not pursue an eviction action for non-payment of rent. The Village does not know the status of Mr. Storey's rent payments. Polar Properties representatives understand that the decision to evict or not evict is solely within its purview and supports the efforts being made by the Village to establish a meeting between Mr. Storey and the neighbors.

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Additionally, in November 2022, Village staff notified Mr. Brian Kamar and Polar Properties that Mr. Kamar could not store cars in the location at 6208 Roosevelt Rd. Unlike Mr. Storey, Mr. Kamar does not have a residence at this location. Village staff confirmed that Mr. Kamar removed his cars from that location.

On March 23, 2023, Village staff conducted an inspection of the location at 6208 Roosevelt Rd. and determined that cars staff believes belong to Mr. Kamar are back in the location. Polar Properties was notified and they state that they were unaware that cars had been relocated back in the space. Polar Properties has contacted their legal counsel to determine next appropriate steps. This space has no affiliation with Mr. Storey. Village staff is working with Polar Properties to determine next steps.

Conclusion

Mr. Storey is a Village of Oak Park resident and has a right to be at the premises located at 6212 Roosevelt Rd. and store his personal vehicles in the leased garage space. Additionally, as far as staff can determine, he is not behaving in a manner that is contrary to Village Board's decision on November 7, 2023. As a resident, Mr. Storey has the right to pursue any zoning relief that may be available to him.

If you have any questions please contact Development Customer Services Director Tammie Grossman.

CC: Lisa Shelley, Deputy Village Manager
Ahmad Zayyad, Deputy Village Manager
Village Clerk Christina Waters
Department Directors