



Memorandum

TO: Kevin J. Jackson, Village Manager

FROM: Tammie Grossman, Development Customer Services Director
Craig Failor, Village Planner, DCS

FOR: Village President and Board of Trustees

DATE: October 27, 2022

SUBJECT: 6212 Roosevelt Road – BM Custom, LLC (Jeremy Storey) Follow Up

This memorandum is a follow-up from the October 17, 2022 Village Board meeting.

Background

The business at the above referenced property is located on the north side of Roosevelt Road between Harvey Avenue to the west and Lombard Street to the east. The lot is improved with a mixed-use building formally known as Associated Tire and Battery. The business of BM Custom is a custom interior vehicle shop that focuses primarily on renewing and customizing interior upholstery, center consoles, and flow panels. The business owner attended the October 17, 2022 Village Board meeting seeking approval of a special use permit to operate the abovementioned business. At that meeting the Village Board tabled the item for further review of neighbor concerns and reports of excessive noise and work within the alley. The Village Board requested staff review filed police reports in order to discern who may be subject of the complaints.

At that meeting, Attorney Stephanides indicated there are two possibilities to ensure compliance. Since the proposed use is a Special Use, the approving ordinance can have conditions the applicant must follow. If they violate those conditions, the Village can revoke their special use permit. Both a Permitted Use and a Special Use require a business license prior to operation. In this case, if the applicant/business owner violates Village restrictions, a revocation hearing may be necessary and potential removal of their business license. Either of these processes would render the Special Use and/or business license invalid.

Progress Report

The Department of Development Customer Services conferred with the Police Department regarding the calls for services filed relative to the property in question. It was determined

that the information was inconclusive as to the exact business location the complaints were attributed to. However, the review of these calls for service clearly establishes the former Associated Tire building as the source of these complaints. The Police Department proposes to establish a policy which can better identify the exact location at issue. They have stated that Officers will be instructed to document all complaints associated with the former Associated Tire property on a report and issue citations when violations are observed and offenders identified. In those cases where the available information does not clearly establish who is responsible, a report will still be completed. All reports will be forwarded to Development Customer Services for permit revocation considerations. No complaints have been reported since September.

Please let us know if you have any questions.

Cc: Lisa Shelley, Deputy Village Manager
Ahmad Zayyad, Deputy Village Manager
Commander Dave Jacobson (Interim Deputy Chief of Field Services)