



Village of Oak Park

STAFF REPORT

TO: Zoning Board of Appeals

REVIEW DATE: September 7, 2022

FROM: Project Review Team

PREPARED BY: Mike Bruce, Zoning Administrator

PROJECT TITLE

CALENDAR NUMBER: 17-22-Z

The Zoning Board of Appeals ("Board") will conduct a public hearing on a special use permit application filed by the Applicant, Jeremy Storey, to operate a vehicle repair/service – minor business, BM Custom, LLC pursuant to Section 8.3 ("Table 8-1: Use Matrix) of the Oak Park Zoning Ordinance at the property located at 6212 Roosevelt Road, Oak Park, Illinois, Property Index Number 16-17-327-038-0000 in the RR Roosevelt Road Form-Based District.

APPLICANT INFORMATION

APPLICANT: Jeremy Storey
6214 Roosevelt Road
Oak Park, IL 60304

PROPERTY OWNER: Polar Properties, LLC.
38 W 685 Fairway Drive
St. Charles, IL 60175

PROPERTY INFORMATION

EXISTING ZONING: RR Roosevelt Road Form-Based District
EXISTING LAND USE: Vacant
PROPERTY SIZE: N/A
COMPREHENSIVE PLAN: Corridor Commercial/Mixed-Use

SURROUNDING ZONING AND LAND USES:

NORTH: Public Alley followed by R-4 Single-Family Zoning District (Single-Family Dwelling Building)
SOUTH: Roosevelt Road followed by RR Roosevelt Rd Form-Based District (City of Berwyn)
EAST: RR Roosevelt Road Form-Based District (Associated Tire and Battery Property)
WEST: RR Roosevelt Road Form-Based District (Associated Tire and Battery Property)

A n a l y s i s

Submittals

This report is based on the following documents which were filed with the Development Customer Services Department:

1. Application for Special Use Permit;
2. Project Summary;
3. Responses to the Approval Standards for Receiving a Special Use, as conveyed in Section 14.2 (E);
4. Signed Affidavit of Notice; and
5. Floor Plan.

Description

The Subject Property is located within the RR Roosevelt Road Form-Based District. The lot 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 Applicant seeks to operate BM Custom at the property located at 6212 Roosevelt Road. The existing tenant space would be used as a custom interior vehicle shop that focuses primarily on renewing and customizing interior upholstery, center consoles and flow panels.

C o m p l i a n c e w i t h t h e Z o n i n g O r d i n a n c e

The Applicant seeks a special use permit from Section 8.3 (Table 8-1: Use Matrix) of the Zoning Ordinance of the Village of Oak Park, which section requires a special use permit for a vehicle repair/service – minor business located in the RR Roosevelt Road Form-Based District, to operate BM Custom, at the premises commonly known as 6212 Roosevelt Rd., Oak Park, Illinois.

A vehicle repair/service – minor is defined as follows:

“Vehicle Repair – Minor. A business that provides services in minor repairs to motor vehicles, motorcycles, all-terrain vehicles (ATV) vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, replacement tires, realigning and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like”.

Section 8.4 (U) (Vehicle repair/service -Minor and Major) has additional requirements for this use as follows:

1. Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than seven days once repair is complete. Only vehicles that have been or are being serviced may be stored outdoors.
2. All repair and service operations must be performed within a fully enclosed building. All equipment and parts must be stored indoors.
3. Vehicle repair/service establishments must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of five feet and a maximum of six feet in height.
4. No partially dismantled or wrecked vehicle may be stored outdoors on the premises.
5. The sale of used or new automobiles is prohibited.
6. No motor vehicles may be stored and no repair work may be conducted in the public right-of-way.

The above use is meant to be defined to be inclusive of many uses, and is defined to be inclusive of the Applicants proposed use of custom interior work focusing on renewing and customizing interior upholstery, center consoles and flow panels. The Applicant will require a special use permit to operate in the Roosevelt Road Form-Based District. After the hearing, the Zoning Board of Appeals shall transmit to the Village Board a written report of its findings as to compliance of the special use approval standards listed in Section 14.2 (E) (Approval Standards) and give its recommendation to either approve, approve with condition(s) or deny the special use.

Special Use:

The listing of a use as a special use within a zoning district does not constitute an assurance or presumption that such special use will be approved. Rather, each special use must be evaluated on an individual basis, in relation to all applicable standards of this Ordinance. Such evaluation will determine whether an approval of the special use is appropriate at the particular location and manner proposed. The recommendation of the Zoning Board of Appeals and decision of the Village Board must make findings to support each of the following conclusions:

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.

The Applicant has responded to the approval standards within his application.

C o m p a t i b i l i t y w i t h S u r r o u n d i n g L a n d U s e s

The character of the neighborhood is concentrated retail, office and service uses. A custom interior auto shop that focuses primarily on renewing and customizing interior upholstery, center consoles and flow panels within the existing structure is compatible with other types of uses that exist in the area. The lot is physically suitable for the type, density and intensity of the proposed use as Associated Tire and Battery was also a vehicle repair/service business. For the foregoing reasons, the proposed repair/service shop could be compatible with the surrounding land uses.

G e n e r a l I n f o r m a t i o n

Project Review Team

The Project Review Team met to review the proposal. The Team consists of representatives from various departments and divisions within the Village government. Staff does not have any objections to the proposed use at this location, as long as it is limited to repairing interior upholstery, center consoles and flow panels.

End of Report.

- c. Applicant
 Zoning Board of Appeals members
 Rasheda Jackson, Zoning Board of Appeals Attorney
 Craig Failor, Village Planner