

To the Zoning Board for Oak Park, IL
re: Special use permit for 6208-6212 Roosevelt Road
Calendar 17-22-Z
Property # 16-17-327-038-0000

I have lived at 1160 s. Lombard ave for almost 20 years, my husband over 32 years.

We never had a noise issue with the prior tenant, Associated Tire and Battery.

Whoever is operating currently at this location is terrible.

Very loud engines are running and revving up after normal business hours on weekdays and weekends. The sound is amplified when the cars are revved up the cars inside the work bays.

They use the two work bays with car lifts on the Lombard Ave. side of the business to work on car engines — not car interiors
Muscle cars take up all the metered parking along side Sagretti Pharmacy.

The 6208 Roosevelt Rd entrance and the Lombard Ave. work bays are connected to each other inside. They are one and the same business.

We live in the middle of the block and can hear this noise.

We've called the Oak Park Police Non-emergency number many times over the past year — most recently on August 31, 2022, at 9 pm.

It is terrible for the homeowners living at the South end of block. Many are thinking of moving and I can't blame them. We are afraid to keep calling in the noise disturbance for fear of being targeted.

NOW they are saying they'll be good and make no noise and only operate between normal business hours?

I don't believe it. I believe this person/company is being deceptive. What they say they will do and what they have been doing are very different things.

We oppose this Special Use Permit for 6208-6212 Roosevelt Road.

Sincerely,

Bruce, Michael

From: Katherine Ingrao <katherine.ingrao@gmail.com>
Sent: Tuesday, August 23, 2022 7:54 PM
To: Zoning
Subject: Comments Re: Application for Car Business on Roosevelt

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I would like to provide commentary on the application for a car repair business at 6212 Roosevelt. I am a resident of the 1150 Block of S Lombard and have unfortunately been a witness to the noise and nuisance that the occupants of this building have been since early 2021. I and several neighbors have reported and endured months of loud revving engines and repair noises at all hours of the day with no regard to their residential neighbors. After many failed attempts to stop the noise through calls to the non emergency number, I had to contact our RBO and have him visit the property to get the noise to a reasonable level and time of day. Beyond noise, the property is now an eyesore, surrounded with random damaged and broken down vehicles that just sit for ages like in a junk yard. Visitors to the property frequently block access to the alleys and Roosevelt road. This summer, it appears that there are even more occupants of the building who also host loud parties, consistently block the alley and are a general nuisance to our residential street.

I would urge the Zoning Committee to consider the issues that already exist at this property before allowing more opportunities for disturbances and random people and vehicles to be free to congregate.

Thank you for your time,
Katie Ingrao

Bruce, Michael

From: L Demain <ldemain@sbcglobal.net>
Sent: Wednesday, August 24, 2022 3:17 PM
To: Zoning
Subject: calendar #17-22-Z

Follow Up Flag: Follow up
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Concerning property number 16-17-327-038-0000

We are concerned citizens on the 1150 block of S. Lombard Ave. in Oak Park. We've just been made aware of the upcoming hearing regarding 6208 Roosevelt. We will do our best to attend, but would like the following statement included anonymously:

The tenants in this property have been a nuisance since they arrived many months ago. Before they moved in, this block and its' alleyways were quiet and orderly. Since, we have cars speeding through daily causing several near accidents with homeowners exiting their garages. We have frequent loud music and engine noise with seeming disregard for nearby neighbors or for the lateness of the hour. We have vehicles frequently blocking passage in the alley, often causing us to back up onto Harvey which does not feel safe. We have observed people urinating behind the last few garages on the south end and have to deal with the stench left behind. Several of the homeowners adjacent to this business have said that they plan to sell their property due to this nuisance, so we are concerned that ultimately our property value will be affected if this is not adequately addressed.

We lived in peace next to the prior business for so very many years. The current tenants do not have the same regard for their neighbors.

We respectfully request that a permit be denied.

Thank you so much.

Bruce, Michael

From: Michael David Smith <mdsmds@gmail.com>
Sent: Thursday, September 1, 2022 5:39 PM
To: Zoning
Cc: Smith, Sarah
Subject: Resident opposition to special use application for 6212 Roosevelt Road

Follow Up Flag: Follow up
Flag Status: Flagged

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We are writing to oppose the Special Use Permit application dated June 16, 2022 and submitted by BM Custom for 6212 Roosevelt Road. We request that our submission be read aloud during the public hearing scheduled for September 7, 2022.

Before the Village issues a Special Use Permit to operate an automotive repair shop at 6212 Roosevelt, the property owner and the current occupant or business licensee must be held accountable for the state of the property and the excessive use of the property. Current issues with the property include:

- Using the property at all hours, especially overnight hours
- Causing excessive noise by revving engines or blaring loud music while driving to the property through the residential neighborhood
- Driving at dangerous speeds through the neighborhood streets and alleys to access the rear of the building
- Leaving car parts and trash strewn about the property
- Blocking the sidewalk on Lombard alongside the property with cars
- Blocking the alley that runs east/west behind the property with cars, blocking access to the north/south alley and preventing residents on Lombard and Harvey from accessing their garages on the alley
- Releasing water or other fluid from inside the building directly onto the alley, which freezes and causes significant ice formation in winter

As to the BM Custom Special Use Permit, there is a substantial lack of information and misinformation.

First, the permit states: "This is a commercial zoned area with limited residential area." This assertion by BM Custom is not true. The property location sits next to a residential neighborhood. This property is alongside a dedicated residential neighborhood. The current occupants of the property routinely utilize the streets and alleys of the residential neighborhood.

Second, the permit states: "All work is done during normal business hours in the interior of the shop." This statement has two errors. Currently, the property is routinely used at all hours of the day and night. The current occupants often work outside, blocking the alley and sidewalk.

This Special Use Permit does not have sufficient assurances that this applicant will conduct its business any differently from the current property owner or occupant. This Special Use Permit should be denied until the property owner and current occupant or licensee are held accountable for the nuisance they have caused.

Best,

Bruce, Michael

From: Angela Walker <chefang4u@comcast.net>
Sent: Friday, September 2, 2022 3:56 PM
To: Zoning
Subject: BM Customs - 6212 West Roosevelt - Oak Park

Importance: High

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Hello:

My name is Angela Walker. I live 7 houses north of the above address. This email shall serve as my response to the upcoming September 7th hearing regarding the request for business at this location.

Today is Friday, September 2nd. Since about 2:00 p.m., there has been a constant booming coming from this building. So loud, that is making things in my kitchen vibrate. To say I am annoyed is an understatement. This, along with fast driving down the street of Lombard, just to turn west on Fillmore, and south on Harvey and come back to the rear of the building is getting tiresome. Sometimes they fast drive through the alley. Would hate for someone to back out of their garage and get hit. The cars are beautiful, but the owners are not caring at all for the people that live on this alley or 2 streets.

I believe it was the beginning of 2022, that I asked the village what kind of business was at this location. I was there was no business license issued to this address. During I August, I listened to a hearing on the business that wishes to remain and be in service. I heard the Judge tell the owner, Mr. Story that until the Village approves or not approve, there should be NO business operations. Obviously that did not work.

In a recent letter some of the neighbors on Lombard received noting that their will be a hearing on September 7th, and that we should submit photos or written documentation to address this issue, I am sending this email. Photos not a good ideal, since you don't want them to see you taking a photo or video. They already watch to see who comes out of their yard/garage.

The bottom line, these are not good neighbors. Unlike when Associated Tires was there, we did not call or report them for any nuance issues.

Therefore I do not believe they should do business there.

Angela Walker

Bruce, Michael

From: phyllh37@yahoo.com
Sent: Saturday, September 3, 2022 3:32 PM
To: Zoning
Subject: Special use permit

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

I as a resident of the 1150 S Lombard home owners, I am requesting that the zoning board reject the special use permit for the current tenant in the back of Associated Tire and Battery, 6208-6212 w Roosevelt. Since the business opened, we've experienced late night loud engine racing, and other disruptive noises, cars speeding down the alley, blocking of the alleyway along with other nuisances and urination near our properties.

Please deny this Special use application. Calendar 17-22-Z property#16-17-327-038-0000.

Thank you for your consideration.

[Sent from Yahoo Mail on Android](#)

Bruce, Michael

From: Beth LaBarge <labarge.beth@gmail.com>
Sent: Sunday, September 4, 2022 1:44 PM
To: Zoning
Subject: Calendar 17-22-Z Property #16-17-327-038-0000

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Greetings,

I am writing to ask you to deny the "special use permit" for the tenant in the back of the Associated Tire and Battery at 6208-6212 W. Roosevelt. My property backs up to the alley, and there have been many late night disruptions and other nuisances due to this tenant.

Thank you for your consideration.
Elizabeth LaBarge, 1184 S Harvey Ave.

Bruce, Michael

From: Tenchis <hvd60804@aol.com>
Sent: Monday, September 5, 2022 9:15 PM
To: Zoning
Subject: Application to operate a vehicle repair/service - minor business on Roosevelt Road Form -Based District

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Re: Calendar 17-22-Z
Property #16-17-327-038-0000

I ask that the Zoning Board deny this special use application. Since the business opened we have experienced late night engine and other disruptive noise, speeding of cars all around the block, blocking of the alleyway with vehicles and a parade of people walking on the alleyway.

Sincerely, Hortencia

Bruce, Michael

From: Tracy Zurawski <tracy.zurawski@gmail.com>
Sent: Monday, September 5, 2022 11:06 PM
To: Zoning
Subject: Property #16-17-327-038-0000

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Calendar 17-22-Z

Property #16-17-327-038-0000

BM Custom should not be granted a special use permit. Since spring 2022 they have been operating after normal business hours and disturbing the neighborhood with noise and speeding cars. The alley between Lombard and Harvey is being used as a thru street. Speeding cars use the alley to enter and exit the garage which is directly at the south end of the alley. BM Custom also parks cars in the alley blocking the entrance/exit to the alley. Noise from BM Custom is disturbing. Loud vibrating noises come from the garage even when the garage door is closed. BM Custom is operating after normal business hours. Many occasions I have returned home after 10:00 p.m. to hear and see them working.

I am happy to discuss further if needed.

Tracy Zurawski

1153 S. Lombard

Bruce, Michael

From: Keith Jones <k.b.jones@att.net>
Sent: Tuesday, September 6, 2022 10:06 PM
To: Bruce, Michael
Cc: Kristin Jones; kbjones@studio-integra.com
Subject: 6212 Roosevelt Road Special Use Application - Vehicle Repair Shop
Attachments: 6212 Roosevelt-807pm-09-06-22.jpg; 6212 Roosevelt-cars at alley2-09-06-22.jpg; 6212 Roosevelt-cars at alley-09-06-22.jpg; 6212 Roosevelt-cars parked outside-09-06-22.jpg; 6212 Roosevelt-metal work examples-09-06-22.jpg

Follow Up Flag: Follow up
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WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

Dear Michael,

I am writing this email in regards to the special use application for the vehicle repair shop located at 6212 Roosevelt Road that will be heard by the Village of Oak Park on September 7, 2022. We live on the block north of the property and share our alley with it. We request that the Village deny this request based on the following reasons. Please also see attached photos taken on 09-06-22.

- 1) Special Use permits are granted for operations that benefit the community. However, it is unclear whether this business offers anything positive to its immediate residential neighbors or Oak Park as a whole.
- 2) Since moving in, the shop has made the alley feel like a junk yard. There are cars sitting at the back of the building at all times. Often there are numerous car parts (fenders, bumpers etc...) lying around outside the building, and people and cars in the alleys, either partially or completely blocking access to the residential alley.
- 3) Not only 6212 but all the buildings previously occupied by Associated Tire and Battery (6216-6200) are an eyesore and have been for a long time. It seems imprudent to consider this application without requiring improvements to the Roosevelt Road facades and streetscape. Blown out second-story windows and permanently boarded up (black painted) storefronts are not consistent with Oak Park's maintenance requirements or the Roosevelt Road Pedestrian Oriented form-based standards.
- 4) We take exception to some of the statements made in the application.
 - a. The application states that they will not perform any metal work. There is evidence on the premises viewable from the alley that the business is currently performing this type of work. Please see attached photos.
 - b. The application states that the business will operate during normal business hours. Please see attached photo of the business open and under operation after 8pm on 09-06-22.
 - c. The application states that the cars will be stored inside the shop. Please see attached photos taken showing that there are at a minimum of 8 vehicles stored outside the shop at the rear of the property on 09-06-22. This is typical since they moved into the space and sometimes there are more vehicles. The vehicles regularly encroach the width of the alley making it difficult to get into or out of the residential portion of the alley. The dumpster has been moved into the alley to make way for all their parked cars also making it difficult to access the residential portion of the alley.
 - d. There have been numerous instances of cars being worked on outside the building at the alley.

This business owner has already shown a general disregard for the neighborhood in which it resides. This is before they have been granted the special use. If this is how the business operates while requesting special consideration to

operate in the Village of Oak Park, the behavior is unlikely to improve afterwards. While we would love for the block to get occupied and contribute positively to our local community, this particular business does not appear to be doing so, which is why we think the special use request should be denied.

Thank you for your time and consideration to this matter.

Keith Jones
1172 South Harvey Avenue











Bruce, Michael

From: Keri Meacham <kmeacham@daprileproperties.com>
Sent: Wednesday, September 7, 2022 8:59 AM
To: Zoning
Subject: Calendar 17-22-Z Property # 16-17-327-038-0000

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To Whom it may concern,

I ask that this special use permit be denied.

Even though the man running this shop is nice and respectful, his clientele is not. Since they started at the beginning of the summer there has multiple times that I called the police for loud noises. The music was so loud it rattled the windows in my bedroom at midnight. I have children.

I live at 1186 S Harvey Ave so the shop is directly behind my garage. Not only is there loud music there have been many times that I could not back out of my garage because there were so many cars lined up in the alley. They also pull into the alley from both sides and completely block it so no one can get through.

They throw trash in my cans and all over the alley. I've seen some urinating in the alley, etc. They are also smoking marijuana. I think that this could potentially bring down property values and that is my main concern. I own my home and pay a lot in taxes to live in Oak Park. I think that I shouldn't have to deal with this disruption.

I can be reached at 773-956-0250

Keri Meacham
1186 S Harvey Ave.
Oak Park, IL 60304

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To the Oak Park Zoning Board of Appeals,

Re: Calendar # 17-22-Z; 6212 Roosevelt Rd, Oak Park; Property Index #16-17-327-038-0000

First, let it be known that I welcome legitimate business to the Roosevelt side of the neighborhood. If this or any applicant can operate within the Village's laws and ordinances, I see no reason not to approve a new business.

Having said that, I wonder, was this application only requested because of the numerous neighborhood complaints about late business hours, noise violations, and alley congestion. Has this disregard for the neighborhood and its ordinances been an indication of what we can expect with regards to this business and its operations? My understanding is no operations were to occur on the premises until this hearing/approval and yet during the week of 8/28 I and several neighbors have witnessed activity on the premises.

Furthermore, I'd like the Board to address a series of questions that stem from the operations that have been ongoing at the property address all summer long:

- Will the main business be confined to the Roosevelt side of the building? I have witnessed the follow since operations began:
 - Current business is conducted out of the back of the building, in an already tight alleyway with multiple cars parked in the alley, along Harvey, and within parking lot # 102 all day, overnight and over weekends
 - There are often four to eight total cars parked within the alley garage door area including overnight stays
 - I would expect that excess cars would be kept within the premises
 - Multiple patrons and workers loiter within the alley as cars are worked on
 - Multiple neighbors have stopped using the south side of the alley simply because they don't feel that they have the room to maneuver through the alley to their own garages
- Will excess cars and work congesting the alley be brought inside of the building?
- What are the business' normal operating hours?
 - Current hours exceed 6pm most days and can last until 10-11pm at night capped off by loud car engines and speeding down the alley as well as loud music being played late into the evening
 - I understand noise throughout the course of a normal day but the noise, music, and engine revving into the evening is not what I would consider normal operations for a business
- How will this business ensure that it's employees and patrons follow local ordinances?
 - We should not accept answers to the above questions that merely state that the business itself has no control over what happens outside of the building
 - All the above is a direct result of the current business being conducted on this premises

Again, given the way this operation handled themselves without Village approval this summer, I would like them to address their plan to be good neighbors to the community going forward. If all business is conducted on the Roosevelt side of the building, I'd expect the noise complaints to subside.

Thank you for your consideration,

Andrew Janiszewski

PIN # 16173270280000

Bruce, Michael

From: ken.cheatham@hotmail.com
Sent: Wednesday, September 7, 2022 3:52 PM
To: Zoning
Subject: Special Use Application _ 6208-6212 W. Roosevelt Road

WARNING- EXTERNAL EMAIL: If unknown sender, do not click links/attachments. Never give out your user ID or password.

I urge you to deny the special use permit application Calendar 17-22-Z; Property #16-17-327-038-0000. I have endured loud engine revving and backfiring well after 6:00PM. Also, a car speed into their lot the alley nearly collided with me in the alley. These disturbances diminish the quality of life I enjoyed before the current occupants arrived at 6208-6212 W. Roosevelt Road. I oppose any special consideration for the occupants since they have demonstrated total disregard for maintaining the peace and quiet of the neighborhood.

Respectfully,
Kenneth Cheatham Jr