

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

VN Service, LLC – 1016 N. Ridge Avenue

June 21, 2021

Title

PC 21-13

Petitioner

Victor Neunteufel
1016 N. Ridge Avenue
Lombard, IL 60148

Property Owner

Julie Mazzone
860 Kings Point Drive W.
Addison, IL 60101

Property Location

1016 N. Ridge Avenue

Zoning

I – Limited Industrial District

Existing Land Use

Industrial building

Comprehensive Plan

Light Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(21) of the Village Code, to allow for a motor vehicle repair business to operate on the subject property located within the I Limited Industrial District.

Prepared By

Anna Papke, AICP
Senior Planner



LOCATION MAP

PROJECT DESCRIPTION

The petitioner, Victor Neunteufel, owns and operates VN Service, LLC, a motor vehicle repair business that repairs tractor/trailers, dump trucks, and other similar vehicles. In addition to repairs, the business also does routine maintenance and inspections for vehicles that need to remain compliant with IDOT regulations.

The subject property is developed with an office/warehouse building and a gravel parking lot. All repairs of motor vehicles will be conducted inside the building, as required by Village Code. The business owner anticipates having up to six vehicles or truck tractors parked in the parking lot behind the building at any one time.

The petitioner has previously operated the business in Glendale Heights, and plans to relocate to the subject property. Motor vehicle repair businesses are conditional uses in the I District.

APPROVAL(S) REQUIRED

The petitioner requests a conditional use pursuant to Section 155.420(C)(21) of the Lombard Village Code to allow for a motor vehicle repair business to operate on the subject property located within the I Limited Industrial District.

PROJECT STATS

Lot & Bulk

Parcel Size: 0.55 acres

Submittals

1. Petition for a public hearing, dated April 17, 2021;
2. Project narrative and response to Standards for a Conditional Use, prepared by the petitioner; and
3. Plat of survey, prepared by Johnson – Western Surveying, L.L.C., dated January 22, 2014.

EXISTING CONDITIONS

The subject property is developed with an office/warehouse building and a gravel parking lot.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has the following comment regarding the petition. Additional comments may be forthcoming during permit review.

1. A triple basin/oil separator is required with either a floor drain or trench drain in the bay where the engine oil is to be changed and brake fluid is to be worked with. This is required per the 2014 Illinois Plumbing Code (890.520- requires all commercial repair garages to have this).

Fire Department:

The Fire Department has the following comment regarding the petition. Additional comments may be forthcoming during permit review.

1. If the truck repairs are limited to welding, brake replacement, oil replacement, and all used motor oil is stored outside in an approved tank/container, a fire alarm can will be acceptable with a heat detector for activation. If the trucks are to be stored inside, fuels system repairs to take place, or used oil placed inside the building (in control room), a sprinkler system will be required.

Private Engineering Services:

Private Engineering Services (PES) has the following comments regarding the petition. Additional comments may be forthcoming during permit review.

1. The existing parking lot is a compacted gravel lot. The Village highly recommends paving the lot due to the potential for contamination and future fines from IEPA for the cleanup of the site. The Village may require the lot to be paved if the parking lot is improved or expanded in the future.

Public Works:

The Department of Public Works has no comments regarding the petition. Additional comments may be forthcoming during permit review.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Parking lot
South	I	Warehouse/industrial building
East	I	Warehouse/industrial building
West	I	Warehouse/industrial building

The subject property is located in the North Avenue industrial area, an established industrial park that contains a mixture of contractor yards, warehouses, manufacturing uses, and other vehicle repair businesses. The proposed vehicle repair business is compatible with surrounding uses.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends light industrial uses in this area. The proposed use is consistent with this designation.

3. Zoning Compatibility

Per Section 155.420(C)(21) of the Village Code, motor vehicle repair businesses are conditional uses in the I District.

Section 155.802 of Village Code defines motor vehicle repair as follows:

Motor vehicle repair is the repair of motor vehicles including rebuilding, reconditioning, replacement, or dismantling of major components such as body, frame, or fender repair or painting. Motor vehicle repair generally consists of work that is more intense and less routine than motor vehicle service and sometimes includes overnight storage of vehicles.

Staff has reviewed the petitioner’s request and finds the motor vehicle repair business will not create any undue impacts on neighboring properties. All repair and maintenance work will be conducted inside the building, in accordance with Village Code. The occasional temporary parking of motor vehicles on the property overnight is an ancillary function to the business and thus subject to the regulations in Village Code Section 155.210 pertaining to accessory uses. The subject property is located in the North Avenue industrial area, where motor vehicle repair and other similar businesses are typical uses. Staff finds the proposed motor vehicle repair business meets the standards for conditional uses.

SITE HISTORY

This property has not previously appeared before the Plan Commission or the Zoning Board of Appeals.

FINDINGS & RECOMMENDATIONS

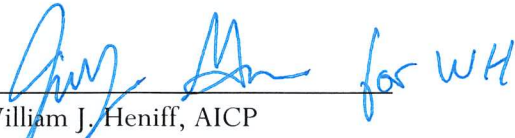
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a motor vehicle repair business in the I District and finds that the proposed use **complies** with the standards established by the Village of Lombard Zoning Ordinance, subject to conditions of approval based on the above considerations. As such, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion for **approval** of PC 21-13:

Based on the submitted petition and the testimony presented, the proposed conditional use does comply with the standards required by the Village of Lombard Zoning Ordinance and that granting the conditional use permit is in the public interest and, therefore, I move that the Plan Commission accept the findings of the Inter-Departmental Review Committee Report as the findings of the Plan Commission, and recommend to the Village Board **approval** of PC 21-13, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report, including but not limited to:
 - a. Compliance with the Building Division's comment regarding the triple basin/oil separator;
 - b. Compliance with the Fire Department's comment regarding the need for a fire alarm and possible need for a fire sprinkler system; and
2. All motor vehicle repair activities shall be done within the enclosed building;
3. All parts and components of the service activities shall be stored within the enclosed building;
4. All parking on-site of vehicles being repaired shall be accommodated in designated parking spaces and will remain fully assembled while parked outside; and
5. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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1. The repairs I do on the trucks is basic maintenance & will not endanger the public health, safety, morals, comfort or general welfare of the
2. I make sure my workplace is clean & safe at all times. I discard waste in the proper manner. There will be no issue with my business diminish property value
3. I repair & maintain trucks this should not be a problem with any normal & orderly development or improvement.
4. All needs have been taken to make entering & enter our facility in a safe manner.
5. My customers are by appointment there will be no traffic congestion.

6&7 I will advise and get all permission if I plan to change any conditions or object to the property

4/09/2021

VN Service LLC
174 E Schubert Ave
Glendale Heights, IL 60139
630-774-9549
EST: 1/22/18

My name is Victor Neunteufel, the owner/operator of VN Service and currently have 1 employee. I have been in business for 2.5 yrs in Glendale Heights, IL, due to the owner selling the property I am looking, to relocate my repair/restorations shop to the village of Lombard, IL. I have found the perfect location to set up my shop in Lombard, IL. I am hoping that the Village of Lombard, IL will allow me to relocate my shop and make VN Service new home Lombard, IL.

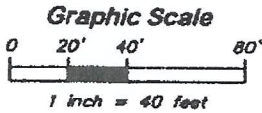
I take older dump trucks, tractors, and trailers that do not meet road safety requirements and do the repairs that are needed and restore them to be road worthy under the Illinois department of Transportation (I-DOT) standards.

I also do maintenance and yearly inspections for said vehicle to keep them at the standards they need to be at for the I-DOT regulations. At any given time, I will have up to 6 tractors parked on the property while servicing them. I have also included a copy of The Plat of survey making where I plan on parking the tractors on the property

Thank you,

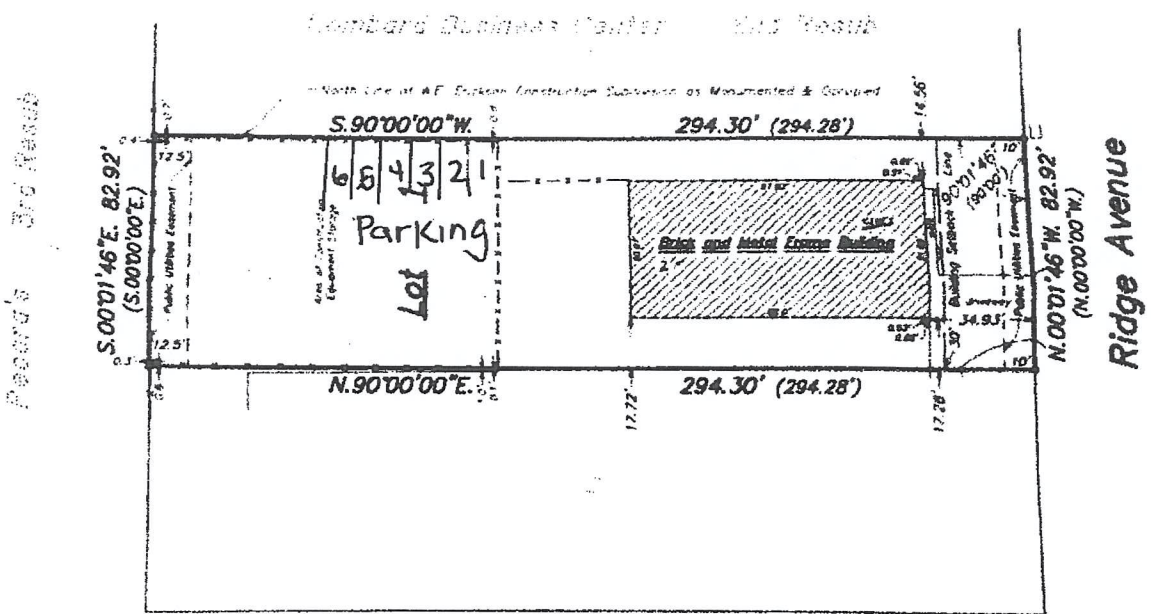
Victor Neunteufel

Plat of Survey of Lot 1 W. E. Erickson Construction Subdivision DuPage County Illinois



- Indicates iron stake
- Meas. Indicates measured data
- (60') Indicates record data
- - - - - Indicates center line of fence
- Indicates asphalt surface
- Indicates gravel surface
- Indicates concrete surface

Note:
Easements and Servitudes shown herein are based upon Record Document R78-29602 and Title Commitment issued by Chicago Title Insurance Company, identified as Number 1410 020133680 UA with an effective date of November 7, 2013.
Reservation for Railroad Tracks over property distinguished per Case 88MR-739.



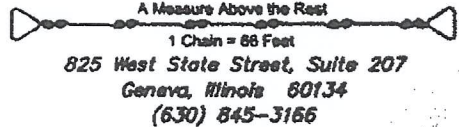
State of Illinois) ss This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of
County of Kane) Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518), have surveyed and located the improvements on Lot 1 in W. E. Erickson Construction Subdivision of part of the South East 1/4 of Section 31, Township 40 North, Range 11 East of the Third Principal Meridian, according to the plat thereof Recorded April 11, 1978 as Document R78-29602, in DuPage County, Illinois as shown by the plat hereon drawn which is a correct representation of said survey and conforms to the current Illinois Minimum Standards for Boundary Surveys. All distances are given in feet and decimal parts thereof.

Dated at Geneva, Illinois, January 22, 2014.

Carol Sweet-Johnson
Illinois Professional Land Surveyor No. 3342
License Expiration Date: November 30, 2014



Prepared by:
Johnson - Western Surveying, L.L.C.



Ordered by & Prepared for:
J. Wittenstrom
Attorney at Law

825 West State Street, Suite 207
Geneva, Illinois 60134
(630) 845-3166

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Field No./Page No. 10/10-37	File No. 1014-0011
Drawn: CAD/AMC	Checked: JWS