

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### NAVIGATION TRUCK AND TRAILER, INC. – 951 N. MAIN STREET

April 21, 2014

#### Title

PC 13-09

#### Petitioner

Navigation Truck and Trailer  
Repair

c/o Dimitre Ognianov  
951 N. Main Street, Unit A  
Lombard, IL 60148

#### Property Owner

CRP-2 Chicago Infill  
24079 Network Place  
Chicago, IL 60673

#### Property Location

951 N. Main Street, Unit A  
(03-32-302-014)

#### Zoning

I Limited Industrial

#### Existing Land Use

Multi-tenant industrial building

#### Comprehensive Plan

Light Industrial

#### Approval Sought

Conditional use to allow for  
Motor Vehicle Service within  
the I Limited Industrial Zoning  
District.

#### Prepared By

Tami Urish  
Planner I



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner leased a portion of 951 N. Main Street for the safety inspections of trucks and trailers. However, it was later determined that the safety checks lead to the servicing of some of the vehicles including the installation of minor components such as lubricants, batteries, tires, etc. The petitioner indicated that the inspections and servicing of the vehicles are to be conducted within the building only. The petitioner is not proposing any substantial alterations or site improvements as part of this request. The multi-tenant building at this time has one other tenant, a moving company with warehouse and storage use.

#### APPROVAL(S) REQUIRED

The petitioner is requesting approval of a conditional use for a motor vehicle service establishment in the Limited I Industrial District.

#### EXISTING CONDITIONS

The subject property is currently improved with a steel multi-tenant building and a parking lot with associated landscaping. The site abuts industrial buildings and parking lots to the north, east, south and west. Access to the site is available via Main Street.

The petitioner, Navigation Truck and Trailer Repair, occupies a portion of the subject property, Unit A, consisting of 3,431 square

**PROJECT STATS**

**Lot & Bulk**

Parcel Size:	2.6 acres 113,256 sq. ft.
Building Area:	47,436 sq. ft.
Year Built:	1990
Lot Coverage:	Approx. 90%

**Setbacks**

Front	25 feet
Corner Side	NA
Interior Side	North: 75 feet (parking lot) South: 15 feet
Rear	136 feet

**Parking Spaces**

Supply: General Parking Lot, 45 standard and 3 accessible; Truck Court, 9 standard and 14 oversized for trailers.

Demand: 49

**Submittals**

1. Letter of Authorization from Property Owner, dated March 24, 2014 and submitted March 24, 2014;
2. Petition for Public Hearing;
3. Response to Standards for a Conditional Use; and
4. Site Plan, prepared by Colliers International, dated and submitted on March 19, 2014.

feet of office space and 13,300 square feet of warehouse space and associated truck dock with a total of 16,731 square feet or approximately 35% of the total building space. A truck court with over 14 spaces specifically designed for trailer parking/storage is directly adjacent to Unit A to the east. Navigation Truck and Trailer Repair has six (6) spaces, per the property manager. There is additional parking in the front of the building for employee parking.

**INTER-DEPARTMENTAL REVIEW**

**Building Division:**

The Building Division has no issues or concerns regarding the project.

**Fire Department:**

The Fire Department has no issues or concerns regarding the project.

**Private Engineering Services:**

Private Engineering Services (PES) has no issues or concerns regarding the project.

**Public Works:**

The Department of Public Works has no issues or concerns regarding the project.

**Planning Services Division:**

*1. Comprehensive Plan Compatibility*

The Comprehensive Plan recommends Limited Industrial, defined as an area generally intended for both the warehousing and distribution of wholesale goods and supplies and the light assembly and light manufacturing of goods, products and supplies. The subject property is consistent with the Comprehensive Plan's recommendation of light industrial uses for the site.

**2. Surrounding Zoning & Land Use Compatibility**

	Zoning Districts	Land Use
<b>North</b>	I	<u>Multi-Tenant Building</u> : Manufacture, Office, Warehouse and Storage of Coil Equipment; Warehouse and Storage for a heating and air conditioning company; Service Office for a plumbing company.
<b>South</b>	I	Cartage and Express Facility
<b>East</b>	I	Printing Establishment
<b>West</b>	I	Warehouse/Storage of Records

The land uses described in the table and the shared tenant space represent similar levels of intensity concerning performance standards and traffic generated as motor vehicle service use. Therefore, the proposed use is compatible with the surrounding industrial uses. All service work will occur within the enclosed building and therefore have no negative impact on the surrounding uses.

**3. Zoning and Sign Ordinance Compatibility**

Motor vehicle service establishments are listed as a conditional use within the I Limited Industrial District. The petitioner is seeking a conditional use for a truck and trailer service establishment, under Section 153.802 of the Zoning Ordinance is defined as:

***MOTOR VEHICLE SERVICE***

*Is the service or maintenance of motor vehicles including the installation of minor components such as lubricants, batteries, tires, and mufflers and the performance of maintenance services such as tune-ups, tire-balancing, and car washes. Motor vehicle service generally does not include activities which require overnight storage of vehicles and specifically does not include body work, painting, or repair of major components.*

The proposed business, Navigation Truck and Trailer, Inc., specializes in the inspection of trucks and trailers. The proposed business activity involves work with fluids, lubricants and minor parts, and therefore staff has determined that the proposed business would be considered a motor vehicle service establishment. Staff finds that the proposed business meets all of the Standards for Conditional Uses as demonstrated in Appendix A.

A conditional use for outside storage of motor vehicles is not necessary because it is not the primary use of the property. The occasional temporary parking of motor vehicles overnight is an ancillary function to the business and thus subject to the regulations in Section 155.210 pertaining to accessory uses.

The subject property is completely surrounded by industrial uses and thus does not require screening for truck parking. However, the proposed area designated for the vehicle parking/staging to the west of the building is sufficiently screened. The building itself provides screening along the east side of the parking area. Shrubs and trees along the western and southern property lines provide additional screening. A parking lot abuts the northern property line with associated parking lot landscaping islands. Navigation has six (6) designated spaces in the truck court.



**SITE HISTORY**

Plans for the current building located at 951 N. Main Street were submitted in 1990 with final inspections concluding the project in August 1992. Various tenant build outs occurred in 1993. There have not been any major alterations to the building since 1993.

**FINDINGS & RECOMMENDATIONS**

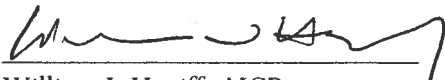
As the petitioner has indicated their intention to operate the business as a motor vehicle inspection and service facility and that the site is designed for such use, staff finds that allowing for the service of motor vehicles is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and Zoning Ordinance, and is in the best interest of the Village.

The Inter-Department Review Committee has reviewed the standards for the requested conditional use permit for motor vehicle service 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 13-09:

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 13-09, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That this relief is limited to the operation of motor vehicle service at 951 N. Main Street, Unit A. Any expansion or additional operations of motor vehicle service would require a separate petition to the Plan Commission;
3. All motor vehicle service activities shall be done within the enclosed building;
4. All parts and components of the service activities shall be stored within the enclosed building; and
5. All parking on-site of vehicles being serviced shall be accommodated in designated parking spaces and limited to a maximum number of six (6) vehicles that will remain fully assembled while parked outside.

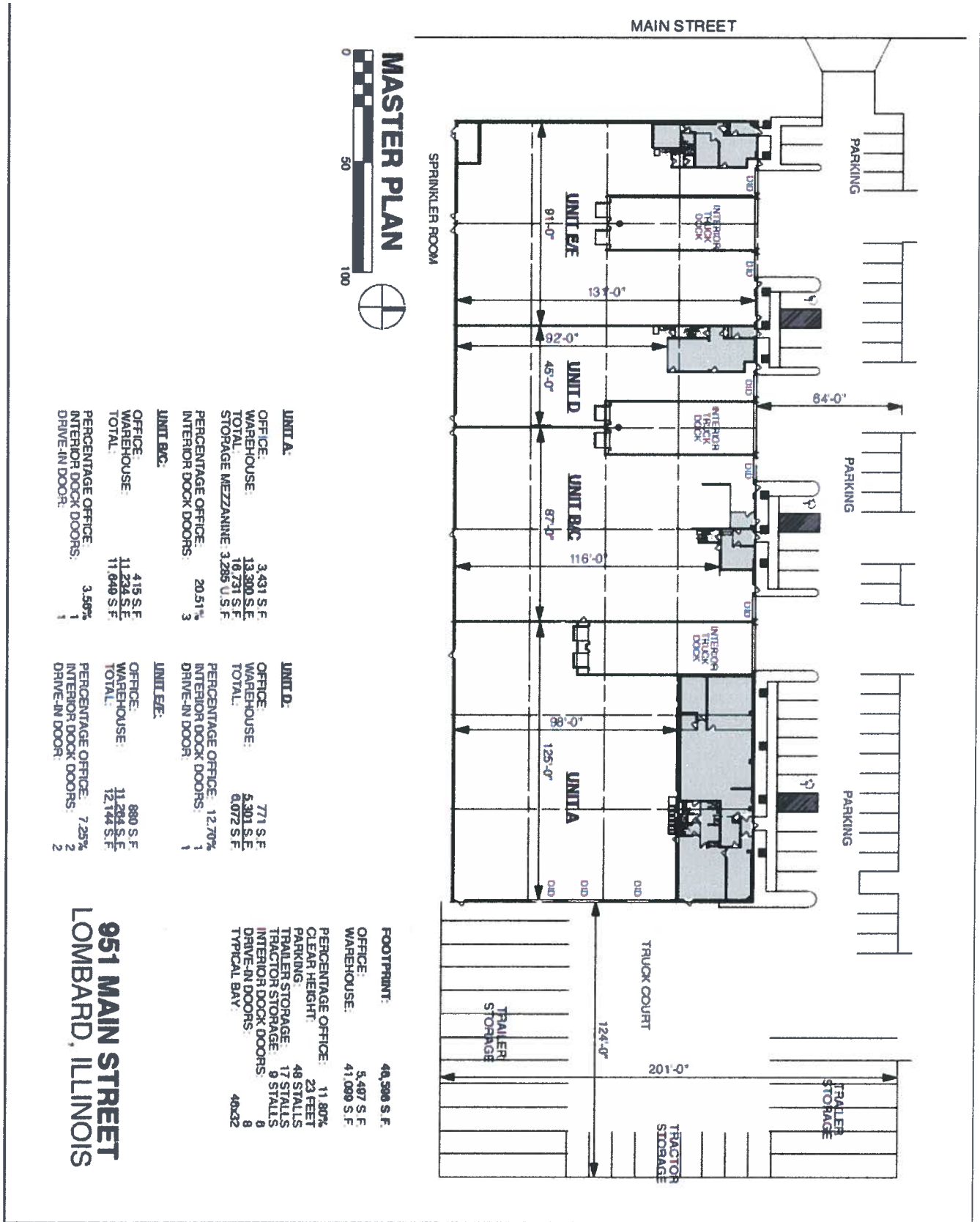
Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner

# EXHIBIT A: SITE PLAN, 951 N. MAIN ST.



1815 South Meyers Road  
Suite 550  
Oakbrook Terrace, IL 60181

MAIN 630 424 0437  
FAX 630 424 0441



March 24, 2014

Village of Lombard  
Attn: Jennifer Gasner  
255 E Wilson Avenue  
Lombard, IL 60148

RE: Navigation, Inc. / 951 N Main Street, Lombard, IL. / Conditional Use Permit

Dear Jennifer –

We are the managing agent to owner (CRP-2 Chicago Infill II, LLC.), for 951 N Main Street in Lombard, IL.

Please use this letter as notice that we are aware of the Conditional Use Permit Application, completed by Navigation, Inc., our tenant located at 951 N Main in Unit A.

Should you have any questions, please do not hesitate to contact our office at (630) 424-0437.

Sincerely,

COLLIERS INTERNATIONAL ASSET AND PROPERTY MANAGEMENT  
SERVICES, LLC.

A handwritten signature in black ink that reads "Shannon Cassata".

Shannon Cassata  
Assistant Property Manager

CC: Lease File



# NAVIGATION INC.

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Date: 03/21/2014

ATT: SHANNON CASSATA

COLLIERS INTERNATIONAL  
1815 S. MEYERS RD STE#550  
OAKBROOK TERRACE, IL 60181

## Letter of intent

This letter is to inform you ,that we are going to applied for conditional use permit  
For our truck and trailer repair on side .  
The conditional use permit will be use in warehouse space.

Sincerely,  
D. OGNIANOV



# **NAVIGATION TRUCK AND TRAILER INC.**

**951 N MAIN STR LOMBARD,IL.60148 PH:630.202 8863**

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**February 12, 2014**

## **CONDITIONAL USE PERMIT**

**1.This establishment and operation will not be endanger in any way and the use is not detrimental to the public health , safety or welfare .The facility is very well protected and isolated for any noise or else. There will be no dust or other type of air pollution. All maintenance will be perform inside ,no truck to be back up ,and it will not be any disturbing job out side. We will demand proper disposal of waste and controlling the disposal of any hazardous materials. Any environmental concerns and/or condition will be address and resolve immediately.**

**2.Our business will not be injurious for our neighborhood or to the property and area them self .We will not diminish and impair property values within the neighborhood in which it is to be located. Protecting the quality of the underlying zone like traffic, lighting, noise, esthetics, landscaping, This location will be use only for authorize equipment and by appointment only .Inside will be perform only preventive maintenance or repair work for no more than 5 trucks in side of the facility. The hours of operation will be restricted and/or supervised. Employer and employee will be involve in policy making on safety and health issues. Everyone will take an active part in Safety Activities.**

**3. This establishment will not impede the normal development or and orderly improvement of the surrounding property for uses permitted in the district .There will not be any alteration enlargement or expansion of this business. The structures associated with the use are compatible with surrounding structures in terms of use.**

**4.The adequate public utilities ,access roads ,drainage are provided and not be change . There will not be any repair out side of the specific area .The location and design on off street parking as well as compliance with off -street parking Standards .**



**5.To minimize traffic congestion in the public streets we will taken adequate measures. Preventative measures will be to keep all area and the air clean and safe Traffic conditions are not adversely effected by the proposed use including the existence or need for turn lanes, pedestrian access and capacity of the existing streets .Road ingress and egress are sufficient to allow safe travel for vehicle and pedestrians surrounding the conditional use.**

**6.The propose conditional use will not be in contrary to the objectives of the current Comprehensive Plan for the Village of Lombard. The use is consistent with the City General Plan. Surrounding area is a industrial business area and will be preferable for this kind of business. A condition of a permit for conditional use will include a financial responsibility to address any accidental condition that may create.**

**7. The conditional use shell be use with respect and conform to the applicable regulation of the district in which it is located ,except as such regulations may ,in each instance ,be modified pursuant to the recommendations of the Plan Commission.**

NAVIGATION TRUCK and TRAILER INC.