



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development

MEETING DATE: July 15, 2021

SUBJECT: **PC 21-13, VN Service, LLC, 1016 N. Ridge Avenue – Conditional Use for a Motor Vehicle Repair Business**

Please find the following items for Village Board consideration as part of the July 15, 2021, Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-13; and
3. An Ordinance granting approval of a conditional use for a property located at 1016 N. Ridge Avenue.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the July 15, 2021, Board of Trustees agenda with a waiver of first reading.



VILLAGE OF LOMBARD

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Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
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July 15, 2021

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Niehaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Mr. Keith T. Giagnorio,
Village President, and
Board of Trustees
Village of Lombard

Subject: PC 21-13, VN Service, LLC, 1016 N. Ridge Avenue

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, Victor Neunteufel, 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.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on June 21, 2021. Sworn in to present the petition was Anna Papke, Senior Planner, and Victor Neunteufel and John Mazzone representing the petitioner.

Vice-Chair Flint read the Plan Commission procedures and asked if anyone other than the petitioner intended to cross examine and, hearing none, he proceeded with the petition.

Mr. Neunteufel presented the petition. He said he owns a small business doing repairs to trucks and tractor trailers. He intends to relocate the business to 1016 N. Ridge, and needs a conditional use to occupy the space.

Vice-Chair Flint asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, he asked for the staff report.

Ms. Papke presented the staff report, which was submitted to the public record in its entirety. The petitioner requests a conditional use for motor vehicle repair in the Industrial District. The petitioner operates VH Service, LLC, a business that repairs tractor trailers and other commercial vehicles. The business also does routine maintenance and inspections for some fleet vehicles. 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. Staff notes that this business is similar to other businesses currently operating in the North Avenue industrial area. Staff recommends approval of the request subject to the conditions in the staff report.

Vice-Chair Flint asked if there were any questions or comments on the staff report. Hearing none, he opened the meeting for comments among the Commissioners.

On a motion by Commissioner Sweetser, and a second by Commissioner Johnston, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-13 subject to the five (5) conditions in the staff report:

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).

Respectfully,

VILLAGE OF LOMBARD

Steve Flint, Vice Chairperson
Lombard Plan Commission

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:

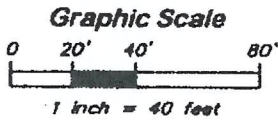
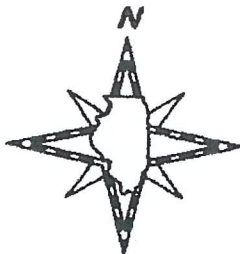
William J. Heniff, AICP
Director of Community Development

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

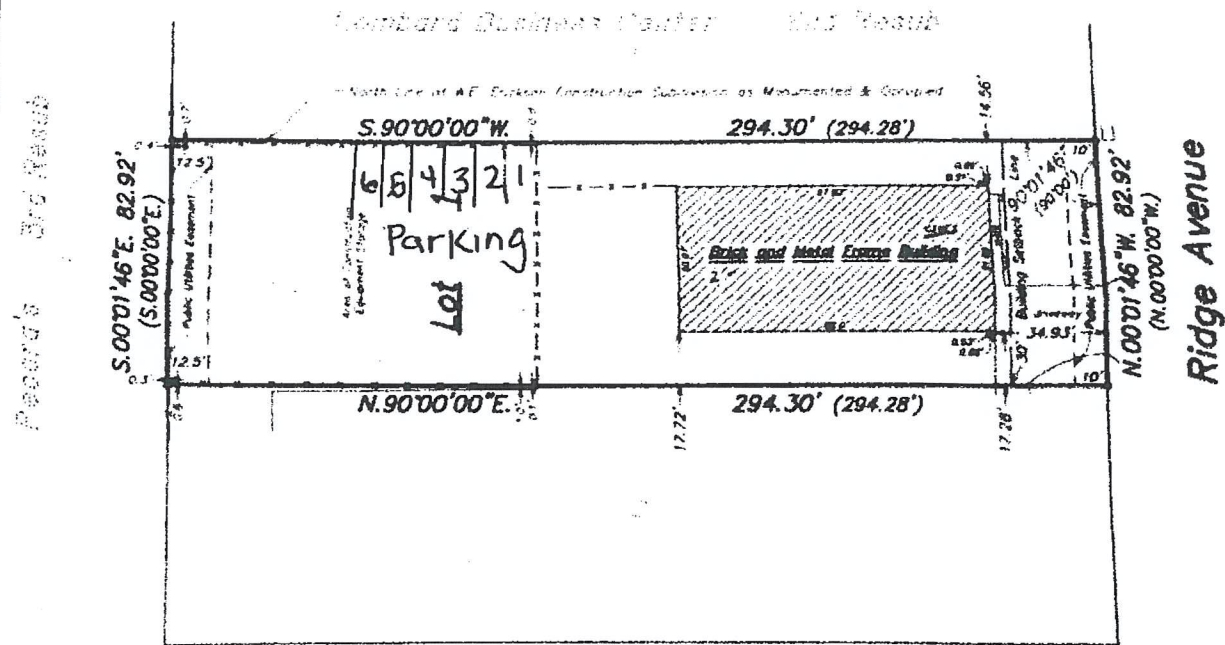
Plat of Survey of Lot 1 W. E. Erickson Construction Subdivision DuPage County Illinois



- 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 hereon 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 extinguished per Case 88MR-739.



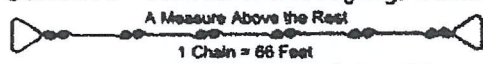
State of Illinois))ss This is to certify that I, Carol Sweet-Johnson, an Illinois Professional Land Surveyor of
County of Kane) Johnson-Western Surveying, L.L.C. (Illinois Professional Design Firm No. 184-005518), have surveyed and located the improvements on Lot 1 in W. E. Erickson Construction Subdivision 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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Plot No./Page No. 10/32-37	S-P-R-31
File Name: 2014.01.21	Drawn by:
Plotting: GOLF/2014.01	Check by:

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
MOTOR VEHICLE REPAIR BUSINESS PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.420(C)(21) OF THE LOMBARD
ZONING ORDINANCE**

PC 21-13; 1016 N. Ridge Avenue

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property as defined below is zoned I Limited Industrial District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.420(C)(21) of the Lombard Zoning Ordinance to allow a motor vehicle repair business; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on June 21, 2021, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has recommended the granting of the conditional use, subject to certain terms and conditions; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have determined that it is in the best interest of the Village of Lombard to approve the requested zoning actions herein by reference as if they were fully set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following conditional use for a motor vehicle repair business is hereby granted for the Subject Property legally described in Section 2 and subject to the conditions set forth in Section 3.

Ordinance No. _____

Re: PC 21-13

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SECTION 2: That this Ordinance is limited and restricted to the property located at 1016 N. Ridge Avenue , Lombard, Illinois and legally described as follows:

LOT 1 IN W.E. ERICKSON CONSTRUCTION SUBDIVISION OF PART OF THE SOUTH EAST ¼ 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.

Parcel Number: 03-31-401-042; (the “Subject Property”).

SECTION 3: This ordinance shall be granted subject to compliance with 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).

SECTION 4: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed on first reading this _____ day of _____, 2021.

Ordinance No. _____
Re: PC 21-13
Page 3

First reading waived by action of the Board of Trustees this ____ day of _____,
2021.

Passed on second reading this ____ day of _____, 2021.

Ayes: _____

Nays: _____

Absent: _____

Approved this ____ day of _____, 2021.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this ____ day of _____, 2021.

Elizabeth Brezinski, Village Clerk