

PLAN COMMISSION

INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

US Group LLC/IMG Trucking Inc – 1051 N. Garfield Street

December 20, 2021

Title

PC 21-27

Petitioner and Property Owner

US Group LLC
1707 N 40th Ave
Stone Park, IL 60165

Property Location

1051 N. Garfield Street
03-32-301-030
Trustee District 4

Zoning

I – Industrial District

Existing Land Use

Single-tenant Warehouse

Comprehensive Plan

Light Industrial

Approval Sought

Conditional use, pursuant to Section 155.420(C)(5) of the Village Code, to allow for a cartage facility in the Industrial District.

Prepared By

Tami Urish
Planner I



LOCATION MAP

PROJECT DESCRIPTION

The petitioner requests a zoning conditional use to allow for a cartage facility to operate on the subject property within the Industrial District.

The subject property is a single-tenant warehouse. The petitioner, US Group LLC and IMG Trucking Inc, are proposing to use the space for a warehouse and cartage facility. The petitioner proposes to stage approximately five trucks and eight trailers on the property occasionally that are not accessing the warehouse operations. The petitioner operates an existing truck terminal in West Chicago.

APPROVAL(S) REQUIRED

The petitioner requests a zoning conditional use pursuant to Section 155.420(C)(5) of the Lombard Village Code to allow for a cartage facility to operate on the subject property located within the Industrial District.

EXISTING CONDITIONS

The subject property is currently developed with a single-tenant warehouse.

PROJECT STATS

Lot & Bulk

Parcel Size: ~87,118 sq ft
(or 2 acres)

Building Area: ~11,400 sq ft.

Parking Spaces

Supply: 19, 1 Accessible

Demand: 12, 1 Accessible

Loading Spaces

Supply: 8 Long Berth

Demand: 2 Long Berths

Submittals

1. Petition for a public hearing, dated September 21, 2020;
2. Response to Standards for a Conditional Use, prepared by the petitioner;
3. Plat of survey, prepared by ALTA/NSPS Land Title Survey, dated December 4, 2021.
4. Site Plan, prepared by petitioner and updated with proposed driveway only by staff.

INTER-DEPARTMENTAL REVIEW

Building Division:

The Building Division has no comments regarding the petition.

Fire Department:

The Fire Department requests that the property owner ensures that the Fire Department has access around the building and is not hampered by additional truck and trailer storage otherwise has no other comments regarding the petition.

Public Works

Public Works notes that up to three driveways are permitted on the property per Village Code 150.299(F) otherwise has no other comments regarding the petition.

Private Engineering Services:

Private Engineering Services (PES) has no comments regarding the petition.

Planning Services Division:

The Planning Services Division (PSD) notes the following:

1. Surrounding Zoning & Land Use Compatibility

	Zoning Districts	Land Use
North	I	Light industrial/office
South	I	Light industrial/office
East	Unincorp. DuPage Co.	I-1 Light industrial
West	I	Light industrial/office

Located within the I Limited Industrial Zoning District, the proposed use is consistent with the Zoning Map and existing land use of the surrounding properties. Staff notes the property is (via Progress Road and Main Street) a few blocks from a major commercial corridor, North Avenue.

2. Comprehensive Plan Compatibility

The Comprehensive Plan recommends light industrial uses, defined as manufacturing, assembly, production, storage, and distribution and warehousing, for the subject site. As a warehouse is its primary function with cartage as a cofunction of the site, the proposed use is consistent with the Comprehensive Plan.

3. Zoning Compatibility

The existing structure and proposed alterations meet all lot, bulk, and setback standards for the I Limited Industrial District. The Zoning Ordinance provides for cartage and express facilities as conditional uses in the Industrial District. Staff has reviewed the petition for a conditional use and finds it complies with the standards for conditional uses established in the Zoning Ordinance. The proposed use will not create any negative impacts to neighboring properties or the overall area. Staff supports the request for approval of the conditional use.

4. Site Plan: Access & Circulation

Staff finds that the overall impact on the Village's transportation network will not have a negative impact based on the following considerations: a.) the petitioner's representation that a maximum of five trucks and/or eight trailers will utilize the property; and b.) Garfield Street is a non-through street where traffic is generally limited only to vehicles having a direct interest in an adjacent business.

HISTORY

The building was constructed in 1994 (permit 49871/50013) for A&T Trucking Inc. and identified land use as a Distribution Center per the Certificate of Occupancy obtained in 1995. At the time, a Distribution Center was listed as a permitted use in the Industrial Districts. Currently, a Distribution Center is listed as a conditional use in Industrial Districts.

The subject property has appeared before the Plan Commission in the past:

PC 03-04: 1051 N. Garfield (Cobra Express Inc.)

The petitioner requested approval of a conditional use for a cartage and express facility located in an I Limited Industrial District. Ordinance 5271 was approved on April 3, 2003 with the following conditions:

1. That the petitioner shall develop the site in accordance with the site plans dated January 28, 2003 and submitted as part of this request. *(The proposed addition was not pursued.)*
2. That the petitioner shall provide the requisite stormwater improvements for any additional impervious areas on the property, consistent with the IDRC comments. *(Additional lot coverage was not pursued.)*
3. That the petitioner's building improvements shall be designed and constructed consistent with Village Code and shall also address the comments included within the IDRC report. *(No building permit was found for any building improvements.)*
4. That the proposed garage doors facing Garfield Street shall not remain open during night-time hours (11:00 p.m. to 7:00 a.m.). *(No building permit was found for any building improvements including the garage door noted in the staff report. However, the current property owner obtained a permit, CB21-00347, for a new garage door facing Garfield Street.)*

PC 08-09, 08-18: 1050 & 1051 N. Garfield Street (SGS Logistic Services)

The petitioner, SGS Logistic Services, requested that the Village approve the following actions for the subject properties located within the I Limited Industrial District:

1. For the property located at 1051 N. Garfield Ave., grant a conditional use, pursuant to Section 155.420(C)(35) of the Zoning Ordinance to allow outside storage of motor vehicles.
2. For the property located at 1050 N. Garfield Ave., grant a conditional use, pursuant to Section 155.420(C)(22) of the Zoning Ordinance to allow off-site parking.

The petitioner sought approval for the outdoor storage of motor vehicles to be stored in an enclosed area on the subject property within the I Limited Industrial District. The petitioner also sought approval to store

freight containers across the street from the subject property, which is considered to be off-site parking. As the outdoor storage of motor vehicles and off-site parking are both listed in the Zoning Ordinance as a conditional use within the I – Limited Industrial District, Village Board approval is required. Ordinance 6227 was approved on September 4, 2008 with the condition of substantial compliance with the submitted site plan for the automobile storage site(s).

FINDINGS & RECOMMENDATIONS

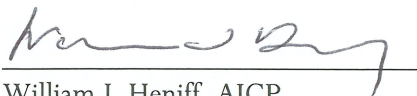
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

The Inter-Departmental Review Committee has reviewed the standards for the requested conditional use for a cartage facility 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 21-27:

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 21-27, subject to the following conditions:

1. The conditional use shall be valid only for a cartage facility and shall not be interpreted as permitting the operation of a truck terminal;
2. The petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
3. 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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VII. STANDARDS FOR CONDITIONAL USES

The following is an excerpt from the Lombard Zoning Ordinance. A **detailed response** to all of these standards should be provided for all conditional uses of the Lombard Zoning Ordinance.

SECTION 155.103 (F)(8) OF THE LOMBARD ZONING ORDINANCE:

No conditional use shall be recommended by the Plan Commission unless it finds:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare; IMG Trucking Inc will not detriment, endanger the public health, safety, morals, comfort, or general welfare by establishing, maintaining or operating the establishment.
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located; IMG Trucking Inc's use of the establishment will be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; IMG Trucking Inc's use of the establishment will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided; IMG Trucking Inc will provide adequate public utilities, access roads, drainage and/or necessary facilities.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; IMG Trucking Inc is taking adequate measures to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard; and,

IMG Trucking Inc will not take any actions in contrary to the objectives of the current Comprehensive Plan for the Village of Lombard.
7. That the conditional use shall, in all other respects, conform to the applicable regulations 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. IMG Trucking Inc shall use of the standards of conditional use in all other respects, conform to the

applicable regulations 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.

ALTANSPPS LAND TITLE SURVEY

VICINITY MAP

LOT 1 IN NORTH CAFE/FIELD LIMITED PARTNERSHIP RE-SUBDIVISION OF LOTS 1 AND 2 IN LOUISBURG BUSINESS PARK OF PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1994, AS DOCUMENT #73-1-40216 IN DUPAGE COUNTY, ILLINOIS.

**JLH LAND
SURVEYING INC.**
Illinois Professional Design Firm No. 184 007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

Easting Paving Space Table	
Type of Space	Total Easting
McGowan	19
ADA	0
Total	19

ACCESS WITHOUT THE BENEFIT OF A KNOWN EASEMENT

ANALYSIS: The bill is an amendment to Michigan's public safety statute that would require the Michigan State Police to provide a written report to the Michigan State Police on the results of the investigation of a crime. The bill would also require the Michigan State Police to provide a written report to the Michigan State Police on the results of the investigation of a crime. The bill would also require the Michigan State Police to provide a written report to the Michigan State Police on the results of the investigation of a crime.

07.117.7B SF1 ON 2.00 ACRES

[illegible][illegible]

THESE RESULTS HAVE BEEN OBTAINED FROM THE SURVEY ON WHICH IT IS BASED. WHERE USABLE, ACCORDANCE WITH THE FOLLOWING STANDARDS HAS BEEN OBTAINED: REQUISITES FOR ALL PASSES AND TITLE SURVEYS, COUNTY ESTABLISHED BY ACTS OF 1816, 1817 AND 1820, AND INCLUDING TOWNS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824

Submitted by petitioner and updated by staff to include information from permit CB21-000252 for a new driveway to a new door issued 11/8/2021.

