

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)


TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : December 28, 2021

(BOT) Date: January 6, 2022

SUBJECT: PC 21-27; 1051 N. Garfield Street – US Group LLC

SUBMITTED BY: William J. Heniff, AICP, Director of Community Development 

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, US Group LLC for tenant IMG Trucking Inc., requests a conditional use pursuant to Section 155.420(C)(5) of the Lombard Village Code to allow for a cartage and express facility to operate on the subject property located within a Limited Industrial Zoning District.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the January 6, 2022 Board of Trustees consent agenda with a waiver of first reading as requested by the petitioner.

Fiscal Impact/Funding Source:

Review (as necessary):

Finance Director _____ Date _____
Village Manager _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: January 6, 2022

SUBJECT: **PC 21-27; 1051 N. Garfield Street; US Group LLC/IMG Trucking Inc. – cartage facility**

Please find the following items for Village Board consideration as part of the January 6, 2022 Board meeting:

1. Plan Commission referral letter;
2. IDRC report for PC 21-27; and
3. An Ordinance granting approval of the text amendments of the Lombard Zoning Ordinance.

The Plan Commission recommended approval of this petition by a vote of 6-0. Please place this petition on the January 6, 2022, Board of Trustees agenda with a waiver of first reading as requested by the petitioner.



VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

January 6, 2022

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 21-27; 1051 N. Garfield Street – US Group LLC

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition.

The petitioner, US Group LLC for tenant IMG Trucking Inc., requests a conditional use pursuant to Section 155.420(C)(5) of the Lombard Village Code to allow for a cartage and express facility to operate on the subject property located within a Limited Industrial Zoning District.

After due notice and as required by law, the Plan Commission conducted a public hearing for this petition on December 20, 2021. Sworn in to present the petition was Jennifer Ganser, Assistant Director and Irena Georgieva.

Ms. Georgieva said IMG Trucking is a family owned business that has been operating for 13 years. She said they moved to Lombard and would like to store trucks overnight.

Acting Chairperson Sweetser asked if any person would like to speak in favor or against this petition, or for public comment. Hearing none, she asked for the staff report.

Ms. Ganser presented the staff report, which was submitted to the public record in its entirety. The petitioner proposes to use the property for a warehouse and cartage facility. The warehouse operations are a permitted use in the Industrial District however the cartage component is a conditional use. The petitioner proposes to stage trucks and trailers from other sites without necessarily accessing the warehouse.

The subject property was originally developed as a distribution center for a trucking company. Distribution centers and cartage facilities are characterized by the use and/or presence of third-party logistics companies who are neither the manufacturer of the goods to be distributed nor the end user of the goods, but are the independent distributor of the goods. The presence of five (5) additional trailer trucks with a designated parking area will not negatively impact the area surrounded by other businesses with their own trucks and trailers. Staff supports the conditional use for a cartage facility.

Acting Chairperson Sweetser asked if there were any questions or comments on the staff report. Hearing none, she opened the meeting for comments among the Commissioners.

On a motion by Commissioner Johnston, and a second by Commissioner Invergo, the Plan Commission voted 6-0 to recommend that the Village Board approve the petition associated with PC 21-27.

Respectfully,

VILLAGE OF LOMBARD

Ruth Sweetser, Acting Chairperson
Lombard Plan Commission

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

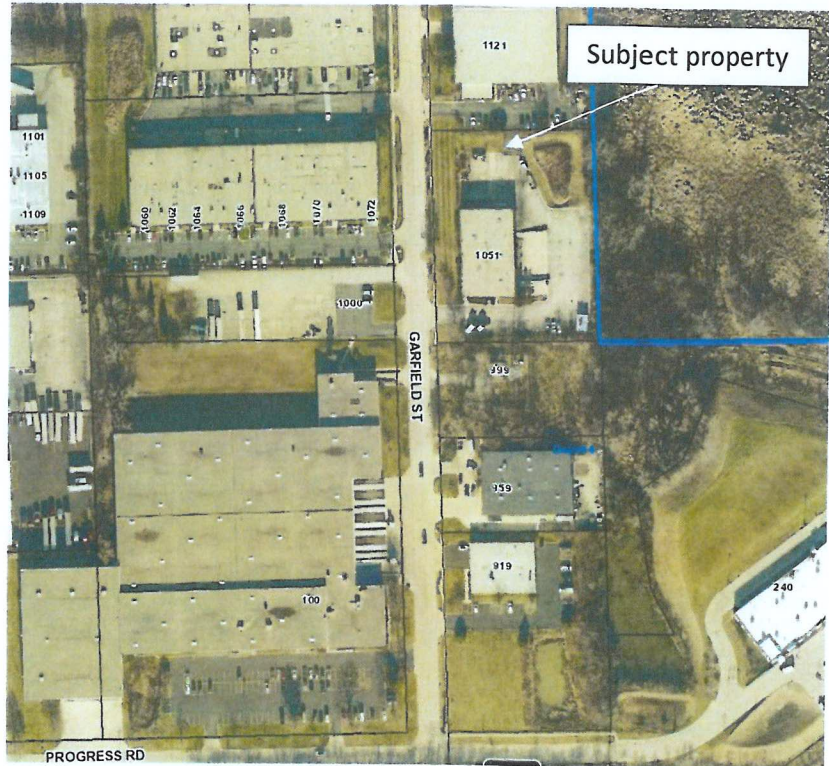
Light Industrial

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

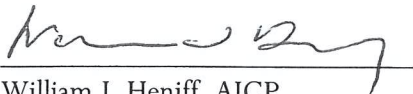
Staff finds that the proposed use is consistent with its surrounding context, the Village of Lombard Comprehensive Plan, and Zoning Ordinance.

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.

ALTANSPS LAND TITLE SURVEY

VICINITY MAP

C.
120
0404

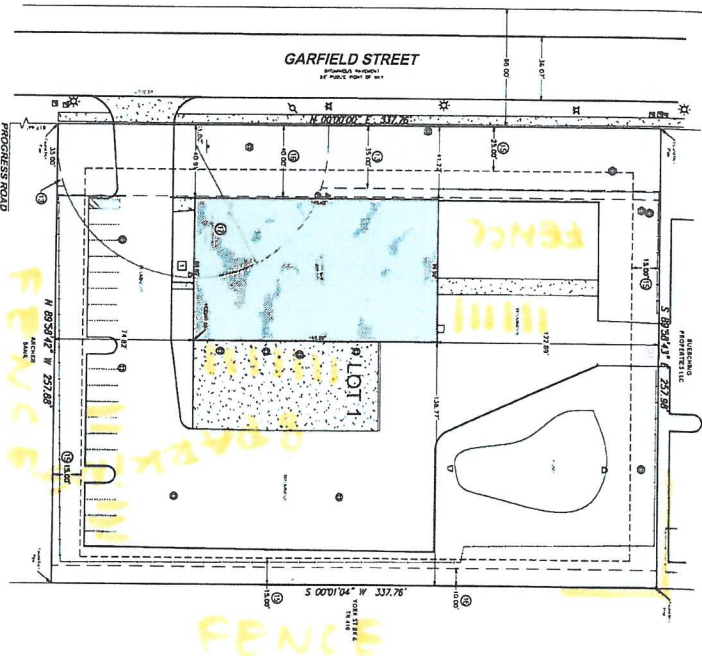
RANGE 11 EAST OF THE THIRD BRANCH OF THE RIVER, 200 YARDS N. OF THE
2 IN OGDARD BUSSTOP AS PART OF SECTION 32, TOWNSHIP 40 NORTH,
RANGE 11 EAST OF THE THIRD BRANCH OF THE RIVER, 200 YARDS N. OF THE

EXISTING PLANNING SPACE TABLE	
TYPE OF SPACE	TOTAL (SQUARE FEET)
RETAIL	18
ADA	8
TOTAL	26

ACCESS WITHOUT THE BENEFIT OF A KNOWN EASEMENT.

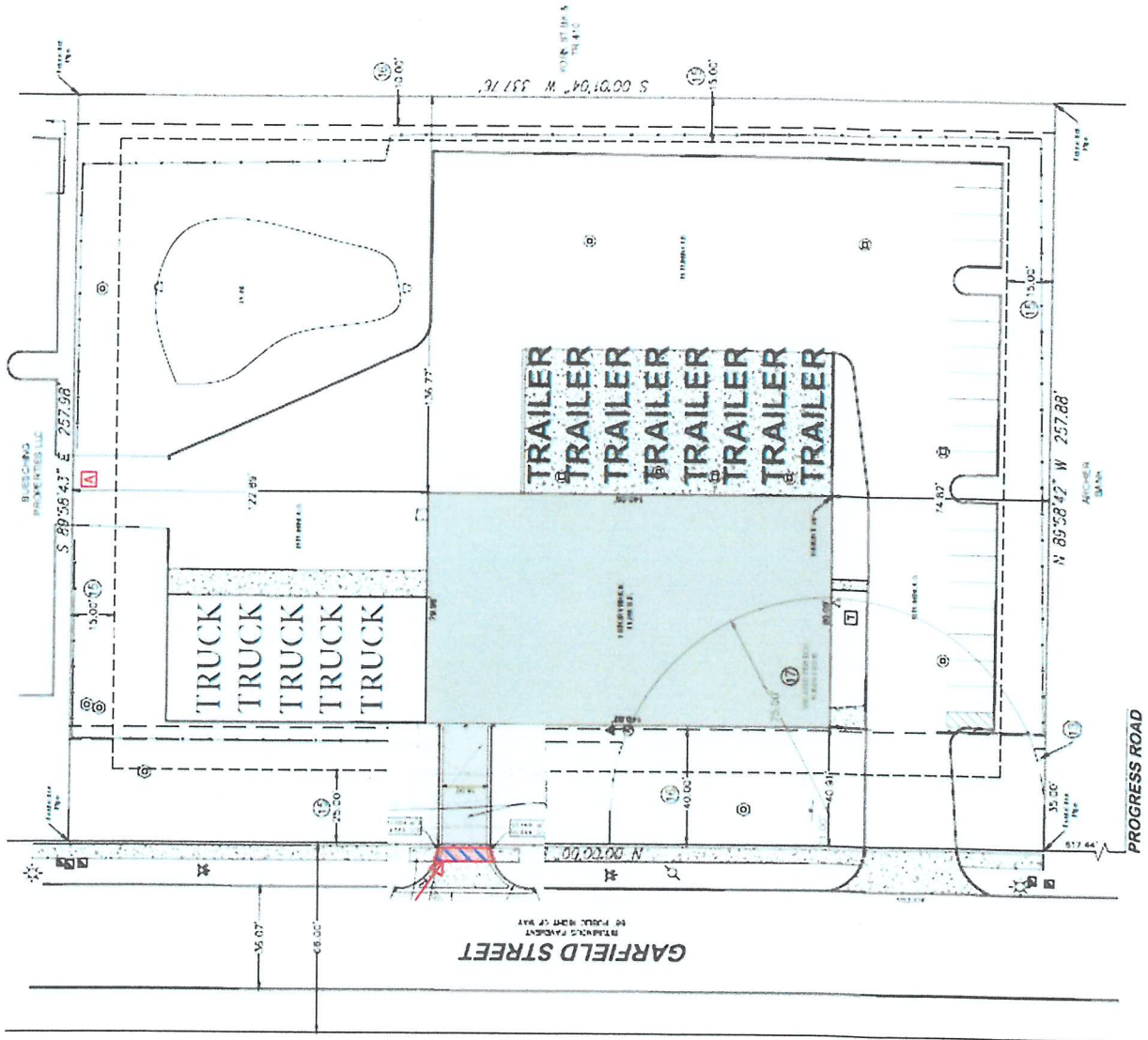
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07.117.78 SF ± OR 2.00 ACRES ±

[illegible][illegible]

SITE PLAN

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.



ORDINANCE NO. _____

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR A
CARTAGE AND EXPRESS FACILITY PURSUANT TO TITLE
15, CHAPTER 155, SECTION 155.420(C)(5) OF THE LOMBARD
ZONING ORDINANCE**

PC 21-27; 1051 N. Garfield Street

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 Industrial District; and,

WHEREAS, an application has been filed requesting approval for a conditional use pursuant to Section 155.420(C)(5) of the Lombard Zoning Ordinance to allow a cartage and express facility; and,

WHEREAS, a public hearing on the forgoing application was conducted by the Village of Lombard Plan Commission on December 20, 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 cartage and express facility 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 21-27
Page 2

SECTION 2: That this Ordinance is limited and restricted to the property located at 1051 N Garfield Street, Lombard, Illinois and legally described as follows:

LOT 1 IN NORTH GARFIELD LIMITED PARTNERSHIP RESUBDIVISION OF LOTS 1 AND 2 IN LOMBARD 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 R1994-140398, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-32-301-030; (the "Subject Property").

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

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 _____, 2022.

First reading waived by action of the Board of Trustees this ____ day of _____, 2022.

Passed on second reading this ____ day of _____, 2022.

Ayes: _____

Nays: _____

Absent: _____

Ordinance No. _____
Re: PC 21-27
Page 3

Approved this _____ day of _____, 2022.

Keith Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2022.

Elizabeth Brezinski, Village Clerk