

# PLAN COMMISSION

## INTER-DEPARTMENTAL REVIEW COMMITTEE REPORT

### ABC Truck and Body Repairs, Inc. – 948 N. RIDGE AVENUE

May 20, 2019

#### Title

PC 19-10

#### Petitioner

ABC Truck & Body Repairs,  
Inc.

1463 Lunt Avenue

Elk Grove Village, IL 60007

#### Property Owner

Bear Metal Welding &  
Fabrication

948 N Ridge Avenue

Lombard, IL 60148

#### Property Location

948 N. Ridge Avenue

03-31-401-047

Trustee District 1

#### Zoning

I Limited Industrial

#### Existing Land Use

Industrial building

#### Comprehensive Plan

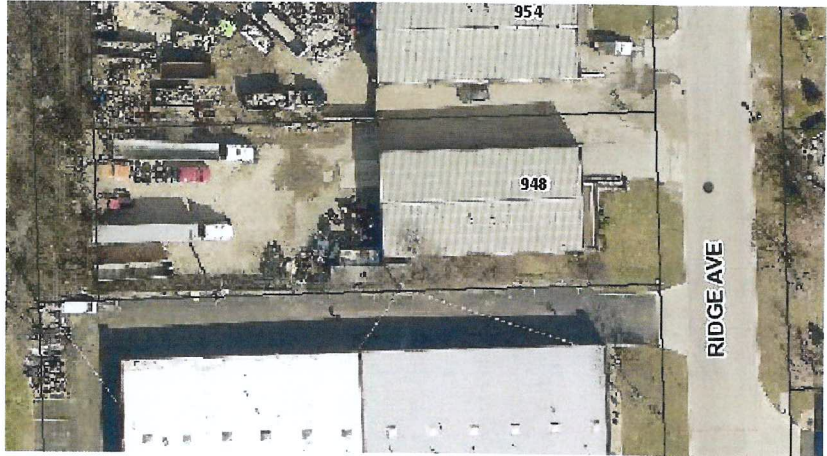
Light Industrial

#### Approval Sought

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

#### Prepared By

Jennifer Ganser, AICP  
Assistant Director



LOCATION MAP

#### PROJECT DESCRIPTION

The petitioner, referred to as ABC Truck and Body Repairs, Inc. is proposing to operate a truck maintenance facility in a single tenant building. The facility would repair over the road trucks. The petitioner would purchase the building.

#### APPROVAL(S) REQUIRED

The petitioner requests that the Village grant approval of a zoning conditional use, pursuant to Section 155.420(C)(23) of the Village Code, to allow for a Motor Vehicle Service establishment within the I Limited Industrial Zoning District.

#### EXISTING CONDITIONS

The subject property is currently improved with a single-tenant building and a parking lot with associated landscaping. The site abuts industrial buildings to the north, east, south and west. Access to the site is available via Ridge Avenue.

#### INTER-DEPARTMENTAL REVIEW

##### **Building Division:**

The Building Division has no issues or concerns regarding the project. Should the petition be approved, additional comments may be forthcoming during permit review.

##### **Fire Department:**

The Fire Department noted the petitioner should make sure it has a working Fire Alarm system. Should the petition be approved, additional comments may be forthcoming during permit review.  
*The petitioner checked the fire alarm system and it is working and up to date.*



**PROJECT STATS**

**Lot & Bulk**

Parcel Size: 0.54 acres  
Building Area: 4,940 approx. sq. ft.  
Year Built: 1980

**Existing Setbacks**

Front 34 feet  
Corner Side NA  
Interior Side North: 16 feet  
South: 15 feet  
Rear 140 feet

**Submittals**

- 1. Petition for Public Hearing;
- 2. Response to Standards for a Conditional Use;
- 3. Site Plan, prepared by the petitioner; and
- 4. Plat of Survey, prepared by Gentile and Associates, Inc., dated April 22, 2019.

**Private Engineering Services:**

Private Engineering Services (PES) has no issues or concerns regarding the project. Should the petition be approved, additional comments may be forthcoming during permit review.

**Public Works:**

The Department of Public Works informed the petitioner that Ridge Avenue is prone to occasional flooding in front of this property due to being low in the floodplain. As such, vehicles should be parked for long periods on higher portions of the property rather than the front driveway. Should the petition be approved, additional comments may be forthcoming during permit review.

**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. There are other auto related uses in the North Avenue industrial area.

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

	Zoning Districts	Land Use
North	I	Industrial uses
South	I	Industrial uses
East	I	Industrial uses
West	I	Industrial uses

Surrounding this property are similar uses with similar performance standards and traffic that would be generated by a motor vehicle service use. Therefore, the proposed use is compatible with the surrounding industrial uses. All service work will occur within the enclosed building.

**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 repair, 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 specializes in the repair of over the road trucks. 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. Trucks will be repaired inside the building. There is space behind the building for truck parking when the trucks are awaiting pickup. Staff finds that the proposed business meets all of the Standards for Conditional Uses.

### **SITE HISTORY**

This property has not appeared before the Plan Commission.

### **FINDINGS & RECOMMENDATIONS**

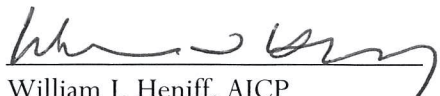
As the petitioner has indicated their intention to operate the business as a motor vehicle service facility and that the site is designed for such use, staff finds that allowing for the service of motor vehicles is consistent with the surrounding context, the Village of Lombard Comprehensive Plan and 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 19-10:

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 19-10, subject to the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. All motor vehicle service activities shall be done within the enclosed building;
3. All parts and components of the service activities shall be stored within the enclosed building; and
4. All parking on-site of vehicles being serviced shall be accommodated in designated parking spaces and will remain fully assembled while parked outside;

Inter-Departmental Review Committee Report approved by:



William J. Heniff, AICP  
Director of Community Development

c. Petitioner



### **Standards for Conditional Uses**

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.
2. That the conditional use will not be injurious to the use and enjoyment of the other property in the immediate vicinity for the purpose 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 the use permitted in the district;
4. That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided.
5. That adequate measure have been or will be taken 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,
7. That the conditional use shall, in all other respects, conform to the applicable regulation of the district in which it is located, except as such regulation may, in each instance, be modified pursuant to the recommendation of the Plan Commission.

ABC Truck & Body Repairs, Inc has established in their current location and will be establish at 948 N Ridge Ave procedures for their safety, their employees and the general public. For example, they installed exhaust fans to pull exhaust emission though the roof and not letting it fill the building. They will install a triple catch basin, which was removed by the current owner, that clean water will be put into the sewers. They catch and recycle all used oil and fuel they Excel Environmental, Inc. As well as an oil and fuel in kept in closed metal containers.

ABC Truck & Body Repairs, Inc will be operating a business locally which will be closer for surrounding business to use ABC Truck & Body Repairs, Inc. for their services.

ABC Truck & Body Repairs, Inc can benefit from the improvement of the surrounding area.

ABC Truck & Body Repairs, Inc will be parking any trucks and vehicles in the parking lot behind the building. The front and side of the building would be from drop off or pick up, but best left without any vehicles for easy access to parking lot in behind building. Any access to utilities can be easily provide by moving a few trucks.

ABC Truck & Body Repairs, Inc has no plan to park or leave truck in front of building or on the street in front of building as well.

ABC Truck & Body Repairs, Inc is dedicated to The Village of Lombard by relocating the business to Lombard and well as purchasing the building that they will occupy. They want to part of Lombard's future in there Industrial district.