

TYPE: Public Hearing

SUBMITTED BY: Maia Ninan

DEPARTMENT: Community Development Commission

DATE: 07/07/2026

DESCRIPTION: CDC Case #2026-17: 1220 Mark Street, Special Use Permit, Truck Repair

COMMITTEE ACTION:

DATE:

BACKGROUND:

The Applicant is requesting a Special Use Permit to allow truck repair within the I-2 General Industrial District, which is permitted only by Special Use. The business is a trucking company that will provide repair and maintenance services for its own fleet vehicles, as well as vehicles owned by other trucking companies and independent operators. VSP Logistics currently operates a fleet of nine trucks. The Applicant intends to service semi-truck tractors, box trucks, and semi-trailers on the premises. Proposed repair activities include vehicle maintenance, diagnostics, tire service, engine and transmission repair, oil changes, and other related commercial vehicle repair services.

KEY ISSUES:

ALTERNATIVES:

BUDGET IMPACT:

ACTION REQUIRED:

Staff recommends Approval of Findings of Fact consistent with all standards being met, and therefore recommends the approval of the Special Use Permit, contingent upon the Applicant providing an Autoturn exhibit demonstrating that semi-trailer truck turning movements can be safely accommodated on the site, and subject to the following conditions:

- a. Repair services shall be limited to vehicle maintenance, diagnostics, tire service, engine and transmission repair, and oil and fluid changes.
- b. All repair activities must occur inside an enclosed building.
- c. All existing or proposed floor drains must be connected to a triple basin.
- d. All vehicles brought to the site for repair shall be operable and capable of being driven onto the premises.
- e. Outdoor storage of vehicles is prohibited in the front yard.
- f. The facility shall not store the same trucks outdoors for more than fourteen (14) days.
- g. No vehicles associated with this business shall be parked on the public streets.
- h. Vehicles may only use forward motion to enter and depart the property.
- i. Shipping containers shall remain on the trailer chassis.
- j. Business operations shall be restricted to the provided hours of operation (8:00AM – 6:00PM).
- k. The parking facilities shall be striped in accordance with the parking plan and Village Code.
- l. The following shall be prohibited on the premises:
 - i. Parking or storing junk and/or inoperable vehicles
 - ii. Body work, spray painting, frame repair

- iii. Operation of a motor vehicle emission test facility
- iv. Stacking shipping containers

ATTACHMENTS:

[2026-17 Binder.pdf](#)