MINUTES OF THE VILLAGE OF BROADVIEW
PLANNING AND ZONING COMMISSION HEARINGS
OCTOBER 6, 2026
2350 S. 25th Avenue, Broadview, IL 60155

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chairman McHugh. Roll call was taken. Chairman McHugh, Commissioner Hill, Commissioner Bryant, Commissioner Taylor, Commissioner Gordon, and Commissioner Tucker were present. Commissioner Cintron was absent. A quorum was present.

Also present: Zoning Administrator Caleb Neal, Village Planner Pete Iosue of Teska Associates, Village Attorney Matthew Moustis, and Applicant representative Dusan Vukovic of CTC Repair, LLC.

NEW BUSINESS

1.) A request by the Village of Broadview for text amendments to Sections 10-2-2, 10-4-4, and 10-4-6 of the Broadview Zoning Ordinance relating to use restrictions and conditions for truck repair facilities.

There was a motion and a second to begin the public hearing. Roll call.

- All in favor: Chairman McHugh, Commissioner Hill, Commissioner Bryant, Commissioner Taylor, Commissioner Gordon, and Commissioner Tucker
- Any opposed: None

Motion passed unanimously.

Village Attorney Matthew Moustis presented the application on behalf of the Village. Attorney Moustis stated that the proposed text amendment does three things: (1) it defines truck repair, which is currently addressed only under the definition of automobile repair; (2) it makes truck repair a special use within the M Manufacturing District; and (3) it establishes specific conditions for truck repair uses, as set forth in the proposed text amendment.

Village Planner Pete Iosue of Teska Associates stated that the Zoning Code does not currently distinguish truck repair from automotive repair, and that the Village has received a number of requests for trucking-related and truck repair uses over the last few years. Ms. Iosue noted that a similar amendment was contemplated approximately two years ago in connection with a proposed trucking use on 9th Avenue, but was not pursued when that project did not proceed. Mr. Iosue explained that truck repair is a more intensive use than automobile repair and that, as a special use, any truck repair use would be required to come before the Planning and Zoning Commission for a public hearing and individual review, rather than being allowed as a permitted use without special approval.

Zoning Administrator Caleb Neal stated that the purpose of the text amendment is to address trucking businesses that operate within the Village but are not addressed in the Zoning Code. Mr. Neal stated that classifying truck repair as a special use rather than a permitted use would allow the Village to recognize it as an allowable use while still requiring each business to go through the proper review process, maintaining Village oversight.

A Commissioner asked whether the amendment would have any impact on residents. Mr. Iosue responded that because truck repair is an intensive use, it was made a special use so that the Planning and Zoning Commission, and ultimately the Village Board of Trustees, can review each request on a case-by-case basis. He explained that the manufacturing district is the appropriate location for truck repair, but that some sites within the district are more appropriate than others. For example, the property to be considered later in the meeting is surrounded by industrial uses, whereas the 9th Avenue site considered previously was directly across the street from single-family homes. The special use process allows the Commission to evaluate each location and recommend screening or other conditions as needed.

The Commissioner also raised a concern regarding truck traffic in industrial areas. Village representatives stated that specific concerns, such as traffic, would be evaluated as individual applications come before the Commission. Village representatives further clarified that the amendment only adds truck repair to the use list as a special use. Because truck repair is not currently on the use list, it is technically not allowed anywhere in the Village; the amendment would allow a petitioner to request approval and receive a hearing before the Commission.

The Commission noted for the record that a Certificate of Publication giving notice of this hearing was provided.

Chairman McHugh asked if any members of the public would like to comment on this matter. A question was raised by Dusan Vukovic seeking clarification as to whether trucking businesses currently operating in the Village do so under a regular business license without a special use, and whether the amendment would implement the special use process going forward. Village representatives confirmed that the special use process would allow the Village to determine which areas are appropriate for such uses. There was no further public comment.

There was a motion and a second to close the public hearing. Roll call.

- All in favor: Chairman McHugh, Commissioner Hill, Commissioner Bryant, Commissioner Taylor, Commissioner Gordon, and Commissioner Tucker
- Any opposed: None

Motion passed unanimously.

Commissioner Hill moved to adopt the Findings of Fact as presented and recommend that the President and Board of Trustees amend Sections 10-2-2, 10-4-4, and 10-4-6 of the Zoning Code as set forth in the proposed text amendment included with the application. Seconded by Commissioner Taylor. Roll call.

- Chairman McHugh: Aye

- Commissioner Hill: Aye
- Commissioner Bryant: Aye
- Commissioner Taylor: Aye
- Commissioner Gordon: Aye
- Commissioner Tucker: Aye

Motion passed unanimously.

2.) A request by CTC Repair, LLC for a special use permit pursuant to Section 10-7-4 of the Broadview Zoning Ordinance to allow the operation of a truck repair facility for the property located at 2600 S. 25th Avenue, Unit K, Broadview, Illinois 60155; PIN: 15-21-405-021-0000, within the M Manufacturing District.

There was a motion and a second to open the public hearing. Roll call.

- All in favor: Chairman McHugh, Commissioner Hill, Commissioner Bryant, Commissioner Taylor, Commissioner Gordon, and Commissioner Tucker
- Any opposed: None

Motion passed unanimously.

Dusan Vukovic, Director of Operations for CTC Repair, LLC, presented the application on behalf of the Applicant. Ms. Vukovic stated that the Applicant proposes a commercial truck maintenance and service operation that will not be open to the public and will operate by appointment only. The facility will service the Applicant's own truck fleet and the fleets of a limited number of affiliated businesses. Ms. Vukovic stated that Unit K can accommodate approximately eight to ten trucks inside, that all work will be performed within the enclosed building, and that no work will be performed outdoors.

Ms. Vukovic stated that the property includes 18 commercial truck parking spaces in front of the unit, which will be reserved for the Applicant under its agreement with the landlord. Trucks will be parked outside only during drop-off and pick-up or while awaiting parts. The facility will operate Monday through Saturday on an appointment-based workflow, and the Applicant manages intake so that new trucks are scheduled only as completed trucks are picked up. The Applicant does not service trailers, so trailers will not be kept on site. Ms. Vukovic stated that the property is the former GM facility, that there are no other truck repair shops in the area, and that the unit includes office space. The business will have three to five employees. Ms. Vukovic stated that the Applicant will comply with any rules or regulations the Village requires.

Commissioners asked a number of questions of the Applicant. In response to a question regarding parking, Ms. Vukovic confirmed that all 18 truck parking spaces would be reserved for the Applicant, that the landlord owns the entire building, and that most of the spaces are expected to be empty at any given time.

In response to a question regarding repair times, Ms. Vukovic stated that most trucks are serviced within three to five days. Larger projects, such as engine repairs and accident-related body work and painting, take longer but are infrequent; most work consists of routine maintenance, such as

oil changes. The size of the garage allows trucks requiring longer repairs to be kept inside while quicker jobs are completed.

A Commissioner asked about the location of Unit K in relation to the rest of the building. Ms. Vukovic stated that Unit K is near 25th Avenue and that the remainder of the building is located behind the unit. The Commissioner noted that, based on a review of the other businesses located in the building, the Commissioner did not anticipate that the proposed use would impact them.

In response to a question regarding the disposal of parts, Ms. Vukovic stated that used parts and scrap are picked up by outside companies, used oil is kept in designated containers and collected, and regular trash containers are kept outside. Ms. Vukovic confirmed that there will be no outdoor storage of parts or inoperable vehicles, and that any vehicle awaiting longer-term repair will be stored inside the facility.

In response to further questions, Ms. Vukovic stated that "CTC" has no specific meaning and that the owners also operate CTC towing and trucking companies. She stated that there is strong demand for the Applicant's services through its relationships within the Chicago-area trucking community, including one affiliated company with approximately 50 trucks. The Applicant's other businesses are located in Lansing, and Ms. Vukovic stated that there are no plans to relocate them to Broadview because the towing business is coordinated remotely and the box trucks in the Applicant's fleet are kept by their owners.

A Commissioner asked whether there would be employment opportunities for Broadview residents. Ms. Vukovic stated that the business plans to have three to five employees, consisting of three mechanics, an office manager, and a parts manager, and that one or two additional employees may be added depending on demand.

The Commission noted for the record that a Certificate of Publication giving notice of this hearing was provided.

Chairman McHugh asked if any members of the public would like to comment on this matter. There was no public comment.

There was a motion and a second to close the public hearing. Roll call.

- All in favor: Chairman McHugh, Commissioner Hill, Commissioner Bryant, Commissioner Taylor, Commissioner Gordon, and Commissioner Tucker
- Any opposed: None

Motion passed unanimously.

Commissioner Gordan moved to adopt the Findings of Fact as presented and recommend that the President and Board of Trustees approve a special use permit for CTC Repair, LLC to operate a truck repair facility for the property located at 2600 S. 25th Avenue, Unit K, Broadview, Illinois 60155; PIN: 15-21-405-021-0000, within the M Manufacturing District. Seconded by Commissioner Taylor. Roll call.

- Chairman McHugh: Aye
- Commissioner Hill: Aye
- Commissioner Bryant: Aye
- Commissioner Taylor: Aye
- Commissioner Gordon: Aye
- Commissioner Tucker: Aye

Motion passed unanimously.

Chairman McHugh adjourned the public hearing.

PUBLIC COMMENT

None.

ADJOURN

There was a motion and a second to adjourn. Roll call.

- All in favor: Chairman McHugh, Commissioner Hill, Commissioner Bryant, Commissioner Taylor, Commissioner Gordon, and Commissioner Tucker
- Any opposed: None

Motion passed unanimously.