



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
07/07/2010 - 7:00 PM**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes of the June, 16, 2010 Plan Commission Meeting.

C. Old Business

D. Public Hearings

1. PC Case # 10-1-065 TST Distributors
Petitioner: TST Distributors of Illinois, Inc
Location: 1661 Quincy Avenue, Unit 171

Request: Conduct the public hearing to approve a conditional use for a motor vehicle service garage in the I (Industrial) District at 1661 Quincy Avenue, Suite 171.

Official Notice: Published in the Naperville Sun on June 16, 2010

E. Reports and Recommendations

F. Correspondence

G. New Business

H. Adjournment

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Accessibility Coordinator at least 48 hours in advance of the scheduled meeting. The Accessibility Coordinator can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-

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6725 or 630-305-5205 (TDD) or via e-mail at manningm@naperville.il.us. Every effort will be made to allow for meeting participation.



**NAPERVILLE PLAN COMMISSION
DRAFT MINUTES JUNE 16, 2010**

Call to Order

7:00 p.m.

A. Roll Call

Present: Trowbridge, Messer, Herzog, Meyer, Meschino, Acting Chair Edmonds
Absent: Sterlin, Gustin, Brown
Student Members: Stancey
Staff Present: Planning Team – Thorsen, Liu

B. Minutes Approve the minutes of June 2, 2010

Motion by: Trowbridge Approved
Second by: Herzog (6 to 0)

C. Old Business None

D. Public Hearings

D1. PC Case Conduct the public hearing for the annexation of 2892 W. Diehl Road, rezoning
10-1-050 to I (Industrial District), approval of a preliminary/final plat of subdivision, and
Bishop's Storehouse associated landscape variances.

Ying Liu, Planning Services Team, gave an overview of the request

Harold Pan, architect on behalf of the petitioner

- Presented the proposed building elevations and described the use
- Discussed tree planting and removal on the subject property

Public Testimony:
No members of the public provided testimony

Plan Commission inquired about

- Perimeter tree requirements of the landscape ordinance, tree removal on the site and the requested landscape variances
- Compliance of proposed signage with the city's sign ordinance

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of PC 10-1-050, a request for annexation, rezoning to I, a preliminary/final plat of subdivision and landscape variances for 2892 W. Diehl Road in accordance with staff memorandum and subject to compliance with the landscape ordinance on the western property line and sign ordinance.

Motion by: Herzog
Seconded by: Trowbridge

Approved
(6 to 0)

E. Reports and Recommendations

None

F. Correspondence

None

G. New Business

Substance Abuse Treatment Centers

Request: Initiate an amendment to Title 6 (Zoning Regulations) of the Naperville Municipal Code pertaining to Substance Abuse Treatment Centers.

Plan Commission inquired about

- The need for the proposed amendment
- How substance abuse treatment centers are distinct from medical offices

Plan Commission moved to initiate an amendment to Title 6 as it relates to substance abuse treatment centers.

Motion by: Herzog
Seconded by: Messer

Approved
(5 to 1)

Nays: Meyer

H. Adjournment

7:23 p.m.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-065 **AGENDA DATE:** 7/7/2010
SUBJECT: TST Distributors of Illinois, Inc.
 Petitioner: TST Distributors of Illinois, Inc., 23344 Winston Avenue,
 Plainfield, IL 60586

LOCATION: 1661 Quincy Avenue, Unit 171

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests a conditional use for a motor vehicle service garage in the I (Industrial) District at 1661 Quincy Avenue, Suite 171.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Ying Liu, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:

The subject property, commonly known as 1661 Quincy Avenue, Suite 171, is generally located at the northeast corner of Quincy Avenue and Brookshire Court. The property consists of approximately 2.17 acres and is zoned I (Industrial District). Currently, the property is improved with a 31,670 square foot building containing 10 units and a 107-space parking lot. Other tenants include warehouse/distribution and auto repair uses.

CONTROLLING AGREEMENTS AND ORDINANCES:

Ordinance 83-103 amended the zoning ordinance by zoning property to the I District.
 Ordinance 92-217 granted a conditional use for recreational facilities, eating and drinking establishments in the I district.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The 1996 Northwest Sector Revision to the Comprehensive Master Plan designates the future land use for this property as manufacturing/transportation. The proposed use is consistent with that designation.

NATURAL FEATURES:

The site is improved with an industrial building and a parking lot.

PLANNING SERVICES TEAM REVIEW:

The petitioner, TST Distributors of Illinois, Inc., requests a conditional use to occupy a 3,000 square foot tenant space in a multi-unit industrial building for the purposes of servicing motor vehicles. No changes to the site or the building are proposed. The proposed garage will not allow walk-in customers, but will work directly with local automotive dealerships to install add-on components. All vehicles being serviced will be kept within the enclosed garage. TST Distributors will have two employees.

Conditional Use

Staff finds the proposed vehicle repair use is compatible and appropriate in the context of the industrial park, which includes a mixture of manufacturing, warehousing, and auto service uses. The function of the site will be of a similar intensity and traffic generation pattern as the existing uses in the industrial park and would not adversely impact the neighboring properties. The petitioner has provided a response to Section 6-3-8:2 (Standards for Granting a Conditional Use), which is included as Attachment 1. Staff concurs with the petitioner's findings.

Off-Street Parking

The proposed 3,000 square foot garage requires a total of nine off-street parking spaces. Staff has examined the tenant roster for all uses on the property and determined that a total of 88 off-street parking spaces are required. Currently, 107 off-street parking spaces are provided; therefore, adequate parking exists to serve the proposed use (Attachment 2: Naperville Parking Requirements).

ATTACHMENTS:

1. TST Distributors – Petitioner's Response to Conditional Use Standards – PC 10-1-065
2. TST Distributors – Naperville Parking Requirements – PC 10-1-065
3. TST Distributors – Development Petition – PC 10-1-065
4. TST Distributors – Legal Description – PC 10-1-065
5. TST Distributors – Location Map – PC 10-1-065
6. TST Distributors – Location Map Aerial – PC 10-1-065

TST Distributors of Illinois, Inc.

Standards for Granting or Amending a Conditional Use
Section 6-3-8:2

Standards For Conditional Uses: The commission shall not recommend nor the city council grant a conditional use in a particular zoning district or districts unless it shall make findings based upon the evidence presented to it in each specific case that:

1. **The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;**

Several units in the same building as the Subject Premises are currently, or in the past, have been used as for vehicular purposes. The current petition is for the very similar use of automobile up fitting. Therefore, the establishment of the conditional use is a continuation of the already existing conditional use, which has not been, nor is a detrimental to, or endangers the public health, safety and general welfare; and,

2. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**

The surrounding neighborhood is built out and well established. The existing conditional use has not substantially diminished or impaired property values within the neighborhood; and

3. **The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. (Ord. 80-5, 1-21-1980)**

The current petition is for a conditional use similar to existing uses which have not negatively impacted the use of the adjacent property. Therefore, the petitioned for conditional use would not impede the normal and orderly development and improvement of the adjacent property.

Naperville Parking Requirements TST Distributors of Illinois, Inc. 1661 Quincy Avenue				
Unit	Tenant	Use	SF	Required Stalls
103	Paint Boss	Auto services	1,835	8
115/123	Harry Alter	Warehouse/Distribution	5,835	6
135	Aramark	Warehouse/Distribution	3,000	3
143	Vacant ⁱ	Auto services	4,000	18
151	Mustang Construction	Warehouse/Distribution	3,000	3
163	Naperville Mattress	Warehouse/Distribution	4,000	4
171	TST Distributors	Auto services	3,000	14
179/187	Naperville Auto	Auto services	7,000	32
Total Parking Required				88
Total Parking Provided				107
Surplus				19

ⁱ For the purposes of calculating requirement parking for the vacant unit, it was assumed in the future that vacant space would be occupied by another auto service use.

**CITY OF NAPERVILLE
T.E.D. BUSINESS GROUP
PETITION FOR DEVELOPMENT APPROVAL**

Development Name (should be consistent with plat): TST Distributors of Illinois, Inc.

Development Address: 1661 Quincy Ave., Unit #171

Date of Submission: May 11, 2010

I APPLICANT:

TST Distributors of Illinois, Inc.
Name Corporation

23344 Winston Ave.
Street

Plainfield Illinois 60586
City State Zip Code

Len Monson Attorney 630.420.8228 x6
Primary Contact Person Relationship to Applicant Telephone Number

630.420.9137 len@kuhnheap.com
Fax Number E-Mail Address

II OWNER OF THE PROPERTY:

Mustang Construction
Name

1805 High Grove Ln., Suite 137, Naperville, IL 60540
Address

III APPLICANT'S/PETITIONER'S STAFF:

Attorney: Kuhn, Heap & Monson Telephone Number: 630.420.8228 x6

Email Address: len@kuhnheap.com Fax Number: 630.420.9137

Address: 552 S. Washington, Suite #100, Naperville, IL 60540

Engineer: N/A Telephone Number: _____

IV. ACTION REQUESTED (Check applicable boxes and complete corresponding Exhibits):

- | | |
|---|---|
| <input type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from _____ To _____
(Complete Exhibit 1) | <input type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <input type="checkbox"/> Major Change to a Planned Unit Development
(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development
(Complete Exhibit 2) |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> Final Plat of Subdivision |
| <input checked="" type="checkbox"/> Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Major Change to a Conditional Use
(Complete Exhibit 3) |
| <input type="checkbox"/> Minor Change to a Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Landscape Variance
(Complete Exhibit 6) |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Plat of Easement / Vacation / Dedication
(circle all that apply) |
| <input type="checkbox"/> Sign Variance
(Complete Exhibit 5) | |

V. ANNEXATION

Is this development within the City limits?

- Yes.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.
- No, *requesting annexation*
- Are there electors living on the property:
 Yes No
- If yes, did they sign the Petition for Annexation? Yes No

VI. SITE DATA

1. General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.)
The entire site is 94,525 square feet (2.17 acres) with one industrial type building containing 10 units and 76 parking spaces.
2. Existing Utility Services (water, sewer, electricity): All utilities and services are currently existing and operating.
3. Existing zoning on the site: "I"
4. Existing Land Use: Industrial building, Subject Premises .
5. Acreage & Square Footage of the site: 94,525 square foot / 2.17 acre
6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):
83-103; Ordinance amending zoning to I.
92-217; Ordinance granting a conditional use for a recreational facilities, eating and drinking establishments in the "I" district.

VII. PROPOSED DEVELOPMENT:

1. Type of Development (check all that apply):
 Residential Commercial Office
 Industrial Other: _____
2. Proposed Zoning: "I" with a conditional use for a garage for motor vehicle servicing.

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see Page 2, Section IV for Exhibit information)– attach additional pages if necessary):

Petition to allow a garage for motor vehicle servicing. The Petitioner is an automobile "after market installer". The Petitioner installs add-on components to vehicles for local dealerships. Add-ons include such items as specialty electronics and other accessories. This is *not* a retail establishment open to the public. It will not generate, invite, or allow walk-in customers. The operation will have two employees that will use the building's parking lot. Vehicles to be serviced shall always be stored inside. Work hours will be M-F 8am to 5pm, and half days on Saturday.

3. Description of Building (Including number of buildings, square footage of each building and use, maximum height, façade materials):

The existing building is made up of 10 units with 107 parking spaces. The subject building is approximately 31,670 square feet. The subject premises of the petition consists of one unit, approximately 3,000square feet.

4. Describe all requested Variances / Deviations from the underlying zoning regulations (i.e. parking, setbacks, density, height/bulk etc.) **NOTE:** Complete this section as well as **Exhibit 5** – attach additional pages if necessary:

None

5. Describe all requested waivers from the Subdivision Regulations: (i.e. R.O.W., widths, easements, etc.) **NOTE:** Complete this section as well as **Exhibit 4** – attach additional pages if necessary:

None

6. Deviations from the Landscaping Regulations **NOTE:** Complete this section as well as **Exhibit 6** – attach additional pages if necessary:

None

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres				2.17						
% of Total				100%						

*Please explain:

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size
Single-Family						NA		
Townhome						NA		
Duplex						NA		
Apartment						NA		
Comrcl.			NA	NA	NA			
Office			NA	NA	NA			
Industrial	1 bldg	2.17	NA	NA	NA		2.17	2.17

- Gross Acres = land designated for land use type including right-of-way
- Gross Density = number of units divided by gross acres
- Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school/park dedications and open space areas.
- Modified Gross Density = number of units divided by modified gross acres.

VIII. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached):

1. Required School Donation of N/A acres will be met by a _____

2. Required Park Donation of N/A acres will be met by a _____

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

N/A

Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ Other (_____)

2. Outlots and/or detention/retention facilities include (size, number and location)

N/A (already provided for)

Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ Other (_____)

3. Detention, retention, open space/recreation and school uses within the development:

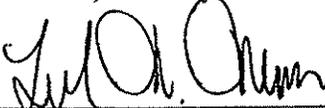
	Private -- Homeowners Association (acres)*	Public --To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*				
a. Park Site				
b. Common Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total				

*Please Explain:

Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)

Respectfully Submitted,

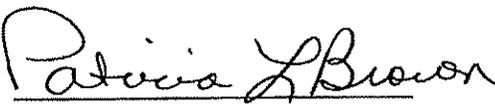
Leonard M. Monson, Attorney for Petitioner

By: 
 Leonard M. Monson
 Attorney for Petitioner

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 CITY OF NAPERVILLE)

The foregoing petition was acknowledged before me by Leonard M. Monson on the 11th day of May, 2010 A.D.



By: 
 Patricia L. Brown
 Notary Public

TST Distributors of Illinois, Inc.
Petition for Conditional Use

Legal Description:

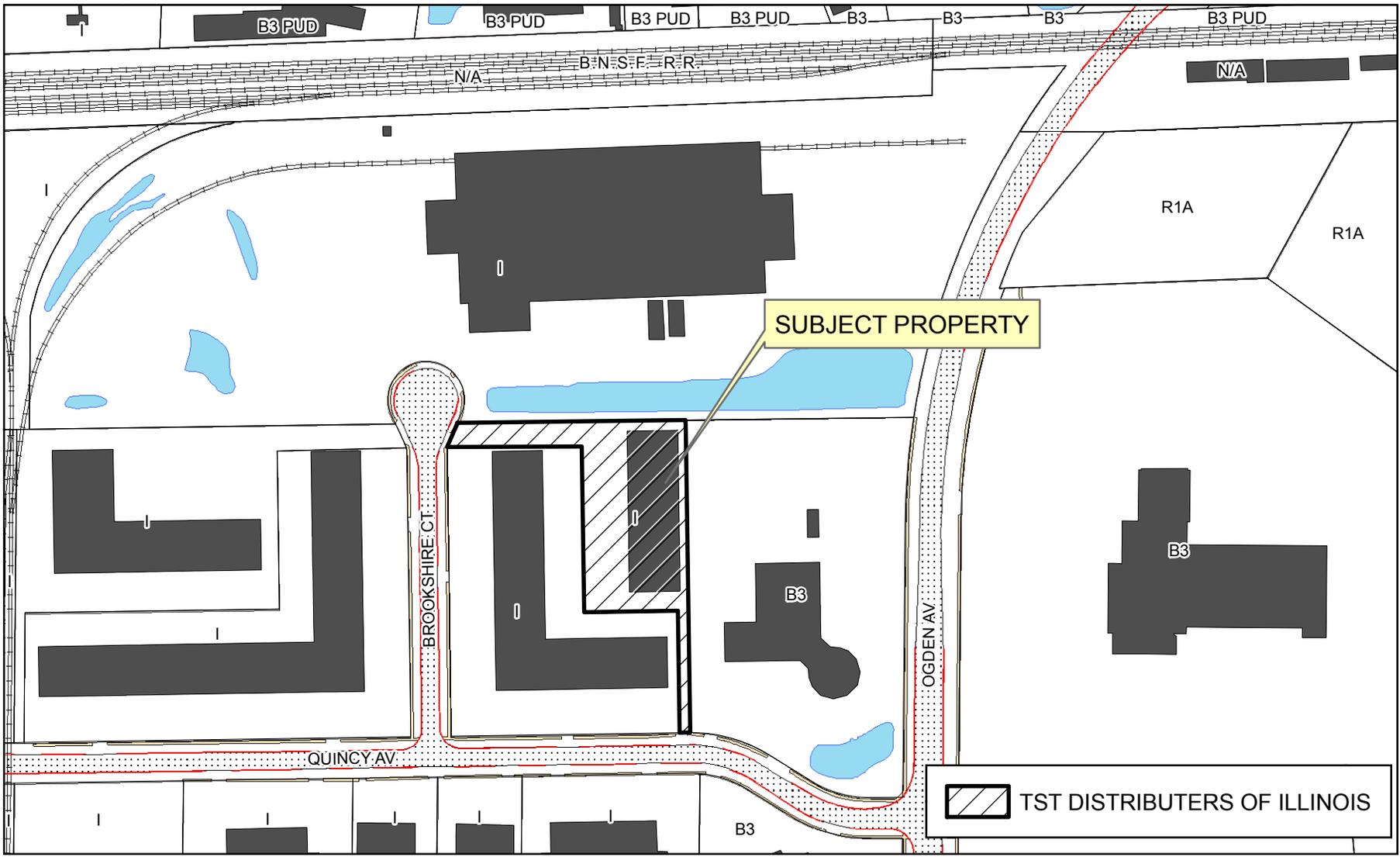
Lot 2 in Brookshire Commercial Subdivision, Being a Resubdivision of Lot 2 in Quincy/Ogden Small Business Center in the Southeast $\frac{1}{4}$ of Section 15, Township 38 North, Range 9, East of the Third Principal Meridian, according to the Plat of said Brookshire Commercial Subdivision recorded October 24, 1991 as Document R91-140927 in DuPage County, Illinois

PIN: 07-15-402-005

Common Address:

1661 Quincy Ave., Naperville

City of Naperville TST DISTRIBUTORS OF ILLINOIS - 1661 QUINCY AV. #171

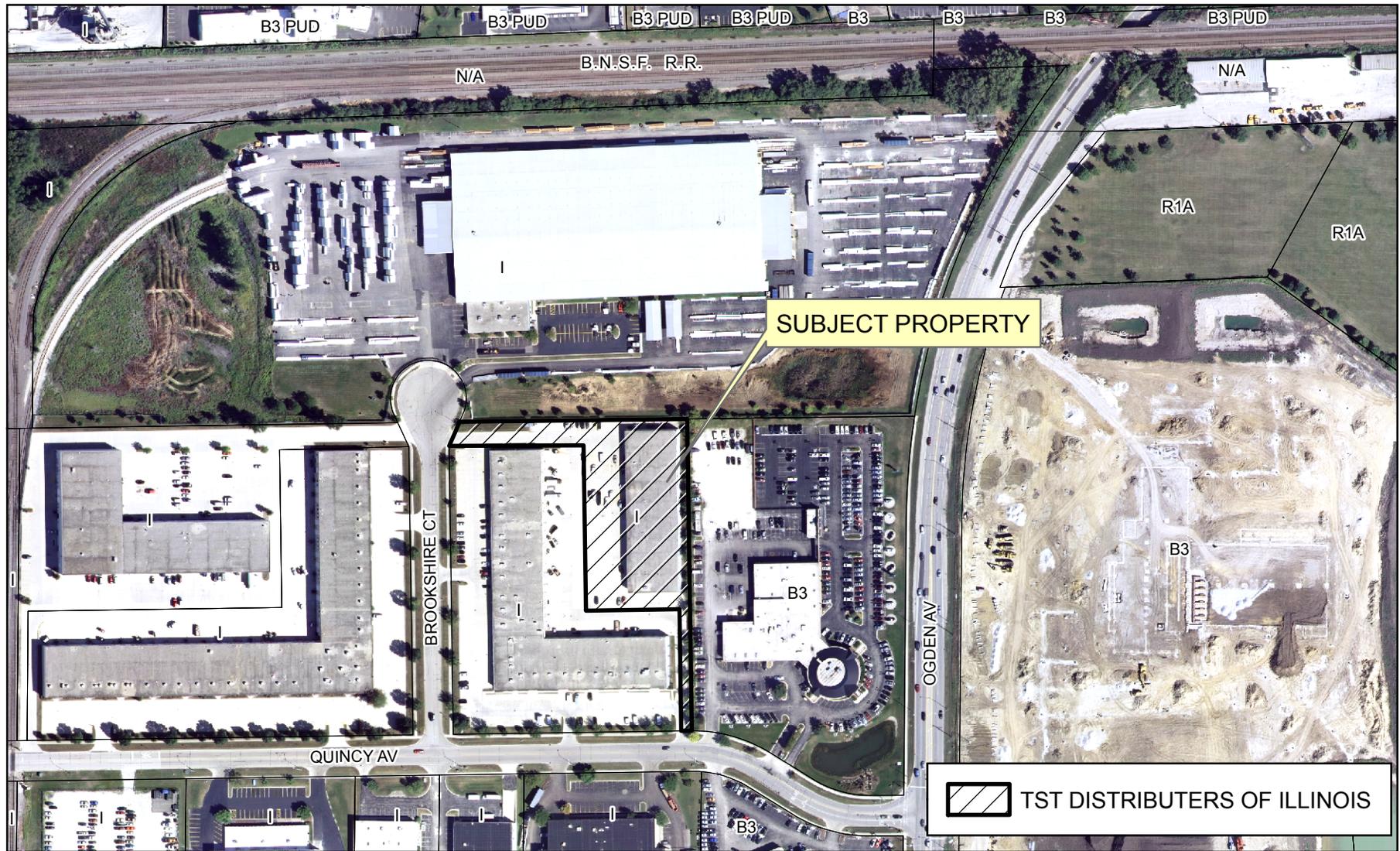


Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6694
www.naperville.il.us
June 2010

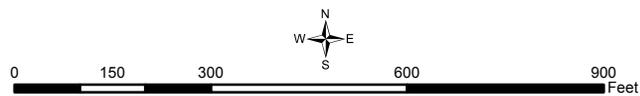


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City of Naperville
TST DISTRIBUTORS OF ILLINOIS - 1661 QUINCY AV. #171



Transportation, Engineering and
 Development Business Group
 Questions Contact (630) 420-6694
 www.naperville.il.us
 June 2010



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