



**NAPERVILLE PLAN COMMISSION  
MINUTES OF JULY 7, 2010\***

**Call to Order**

**7:00 p.m.**

**A. Roll Call**

Present: Trowbridge, Messer, Herzog, Meyer, Meschino, Sterlin, Gustin, Acting Chair  
Edmonds

Absent:

Staff Present: Planning Team – Thorsen, Liu

**B. Minutes**

Approve the minutes of June 16, 2010

Motion by: Herzog  
Second by: Trowbridge

Approved  
(8 to 0)

**C. Old Business**

None

**D. Public Hearings**

**D1. TST**

**Distributors**

**PC Case # 10-1-065**

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.

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

Len Monson, attorney on behalf of the petitioner, gave an overview of the use.

- TST Distributors requests a conditional use for a motor vehicle garage in the I (Industrial) District.
- The property is located in an industrial area and the proposed use is consistent with the two auto service uses within the existing building.
- The use will support local car dealerships and will not accommodate walk-in/retail customer traffic.
- Existing parking is ample to support the proposed use.

Plan Commission discussed:

- Excess parking spaces available on the subject property and the low employee and customer parking demand of the proposed use.

Plan Commission closed the public hearing.

Plan Commission moved to recommend approval of PC 10-1-065, TST Distributors, to approve a conditional use for a motor vehicle service garage in the I (Industrial) District at 1661 Quincy Avenue, Suite 171 all in accordance with the staff memorandum of July 7 and the petitioner's presentation.

Motion by: Trowbridge  
Seconded by: Gustin

Approved  
(8 to 0)

Ayes: Trowbridge, Messer, Herzog, Meyer, Meschino,  
Sterlin, Gustin, Acting Chair Edmonds  
None

**E. Reports and  
Recommendations**

**F. Correspondence**      None

**G. New Business**      The Plan Commission meeting scheduled for July 21, 2010 is cancelled.

**H. Adjournment**      7:11 p.m.