



Legislation Text

File #: 20-072B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting a major change to amend Lot 11 of the Cantore Place PUD, a conditional use for an automobile repair facility, and a Final PUD plat on the subject property located at 2643 Forgue Drive (Firestone-Naperville)- PZC 19-1-111

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Scott Williams, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on January 15, 2020 and voted to recommend approval of the request (Approved, 9-0). Staff concurs.

BACKGROUND:

The property is located on Lot 11 of the Cantore Place Lot 1 Resubdivision, part of the Cantore Place Planned Unit Development (PUD), which is located on the hard corner southeast of the intersection of Leverenz Road and Forgue Drive, and is zoned B2 (Community Shopping Center District) PUD. The property is approximately 1.25 acres and is currently vacant. It is located west of the Arbor Terrace senior housing assisted living facility, north of the retail buildings, and south of townhomes in the Windridge Unit 1 Subdivision across Leverenz Road.

In 2003, Ordinance #03-165 rezoned the 26 acre Cantore Place property from OCI to B2, and Ordinance #03-166 approved the Preliminary PUD for Cantore Place. The Cantore Place PUD listed land uses as: B2, ORI (Office Research and Light Industry) and R3 (Medium Density Multiple-family Residence). Since 2003, 9 of the 11 buildable lots have been developed with several office buildings, several retail buildings, a veterinary clinic, a bank, a car wash, a senior assisted living facility, and, most recently, a self-storage facility. The 2 remaining lots, including the subject property, have been vacant since the Preliminary PUD for Cantore Place was approved in 2003. A proposed 2 -story bank on the subject lot was approved by Ordinance #08-194 but never constructed.

DISCUSSION:

The petitioner, GBT Realty Corporation, requests approval of a major change to the Cantore Place PUD to approve a final PUD and a Conditional Use, to construct an automobile repair facility on Lot 11- Cantore Place Lot 1 Resubdivision.

Conditional Use & Major Change to PUD

The petitioner is requesting a conditional use to permit an automotive repair facility in the B2 District per [Section 6-7B-3 \(B2 District: Conditional Uses\)](#)

[https://library.municode.com/il/naperville/codes/code_of_ordinances?](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI)

[nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI)> to construct a 6,425 square-foot automotive

repair facility with an FAR of 0.118, in compliance with the maximum permitted FAR of 0.325 in the B2 district. The facility would process typical car repairs and does not include heavy engine work, body work, painting, and towing. The facility has 8 overhead service doors which face south. Access to the property is provided via a full access point on Forgue Drive and via a cross access point to the retail property located to the south. Per code, 29 parking spaces are required and 29 parking spaces are provided. The parking lot and building access is located south of the building. Landscaping is provided around the entire building and parking areas. A mix of extensive evergreen trees and shrubs, and several shade trees, will be planted along the north and east property lines to provide a buffer and screening. Trees, shrubs and other plants will be located around the 3 sides of the building to beautify the site and soften the appearance of the building. The addition of right-of-way plantings on 3 sides of the site is consistent with and will complete the Cantore Place subdivision landscaping.

Per [Section 6-4-6:1 \(Changes to Final Planned Unit Development: Major Change\)](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeid=TIT6ZORE_CH4PLUNDE_6-4-6CHFIPLUNDE)

https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeid=TIT6ZORE_CH4PLUNDE_6-4-6CHFIPLUNDE, the conditional use request requires approval of a major change to the PUD. The preliminary PUD plat for Cantore Place designated Lot 11 for B2, ORI, & R3 uses. The proposed automotive repair facility is a conditional use in the B2 Zoning district. Staff finds the proposed use is appropriate for the commercial and service character of the lots abutting Route 59. Staff also finds the proposed facility is compatible with the blend of existing commercial uses within the PUD including automotive-oriented service and retail uses. Furthermore, customers can dine and shop at the retail buildings located to the south of the subject lot while waiting for their cars to be serviced.

The development of the lot will also lead to the completion of the sidewalks and fill in the gaps for Cantore Place's internal and external pedestrian accessibility. The subject property will be appropriately buffered from the residential areas by the following:

- The adjacent Leverenz Roadway width.
- Increased building setbacks well beyond the minimum required.
- Landscaping as previously detailed.
- Stepped-down height with a maximum of 27' at the tower down to a height of 22'4" at the upper cornice
- Site designed to accommodate unloading/loading outside of the required setbacks and screened by landscaping.

The development complies with all existing and proposed B2/PUD district regulations including FAR, height, and location. The petitioner's responses to the standards for amending a PUD and the standards for granting a conditional use are attached. Upon review, staff is in agreement with the petitioner's findings and recommends their adoption by City Council.

Building Elevations

The proposed building is primarily brick and stone. Color, massing, and texture variations provide visual interest to the exterior. The proposed Firestone building is consistent with the existing design theme for Cantore Place with respect to the following:

- The proposed facade primarily consists of brick with a CMU knee wall that wraps the building and smooth-face banding under the cornices.
- The building colors match the colors featured in the existing buildings in the Cantore Place

PUD.

- The building incorporates four-sided architecture and features elements such as ornamental brick, and change in the facade depth.
- A decorative tower-like feature with a standing seam metal roof faces Route 59 matching the other retail and service buildings in the development.

Performance Standards

The petitioner is required to meet the performance standards set forth in [Title 6, Section 14 \(Performance Standards\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH14PEST) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH14PEST> of the Municipal Code regarding both exterior lighting and noise.

The petitioner has submitted a photometric plan which demonstrates compliance with the City's exterior lighting standards contained in Section 6-14-4:3 (Performance Standards: Exterior Lighting). The petitioner has indicated the proposed store will maintain a decibel level of less than 40db outside of the service bay area which is below the commercial maximum of 62dB permitted by Section 6-14-4:1 (Performance Standards: Noise) as measured at the property line. The site was designed in such a manner as to orient the service doors to face south and away from the residential areas and streets. It is important to note that the hours of the proposed store are Monday through Friday from 7am to 7pm, 7am to 6pm Saturday, and 9am to 5pm on Sunday.

Recommended Conditions of Approval

Staff recommends approval of the requested conditional use subject to the following conditions (to be included in the ordinance):

- At no time shall Firestone-Naperville, or any subsequent automobile repair facility located on the Subject Property, exceed the noise limitations established in Section 6-14-4 (Performance Standards: Noise) of the Naperville Municipal Code, as amended from time to time.
- At no time shall Firestone-Naperville, or any subsequent automobile repair facility located on the Subject Property, generate noise in excess of 40dB as measured at a distance of five feet (5') from the service bay doors.
- At no time shall Firestone-Naperville, or any subsequent automobile repair facility located on the Subject Property, perform any of the following services: heavy engine repair; major transmission work; body work or painting; or towing. Notwithstanding the foregoing, nothing herein prohibits a tow truck operated by another business from bringing a car to the Subject Property for repair.
- At no time shall Firestone-Naperville, or any subsequent automobile repair facility located on the Subject Property, utilize external speaker systems or amplifiers.
- At no time shall Firestone-Naperville, or any subsequent automobile repair facility located on the Subject Property, store service vehicles, equipment, or parts outside of the building, except as follows:
 - Used tires may be temporarily stored within the dumpster enclosure located on the Subject Property until such time that they can be removed from the Subject Property and properly disposed of/recycled at an off-site location. At no time shall said used tires be stacked in a manner that they exceed the height of the dumpster enclosure or be stored outside of the limits of the dumpster enclosure.
- At no time shall underground storage tanks be installed and/or utilized at the Subject Property.

Planning and Zoning Commission Action

The Planning and Zoning Commission opened the public hearing to consider PZC 19-1-111 on January 15, 2020. Craig Cole with GBT Realty spoke on behalf of the petitioner. One member of the

public, the owner of the adjacent Arbor Terrace, provided comments in opposition to the project and expressed concerns regarding the impact of the noise and traffic. The Planning and Zoning Commission questioned staff on potential ways to mitigate the noise impact drawing upon prior cases, and staff discussed codified noise performance standards. The petitioner also went into greater detail regarding the noise level associated with the specific use and where it blends in with ambient traffic noise 40' away. After additional questioning on potentially limiting hours of operation and providing a barrier over the overhead doors, the Planning and Zoning Commission concluded monitoring and enforcement was the best method of addressing the raised concerns.

The Planning and Zoning Commission discussed the original design and purpose of the Naperville Crossings Planned Unit Development and the fit of the proposed use. The Planning and Zoning Commission closed the public hearing and voted to recommend approval of PZC 19-1-111 (Approved, 9-0). Staff concurs with the Planning and Zoning Commission's recommendation.

Key Takeaways

- The petitioner is requesting a major change to amend the Cantore Place Planned Unit Development to grant a conditional use to permit an automotive repair facility.
- Staff finds the proposed automotive repair facility use is complimentary to the existing PUD, and is appropriate for the commercial and service character of the Route 59 corridor.

Staff is in support of PZC 19-1-111, subject to the conditions noted above.

FISCAL IMPACT:

N/A