

RESPONSE TO STANDARDS

The Petitioner seeks approval for a PUD and a PUD Plat pursuant to Section 6-7B-3 of the Municipal Code.

Per Section 6-4-7:1: Standards for Granting or Amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The proposed design of the planned unit development is such that it maximizes not only the site's functionality for the business operations, but also the site's open space area for beautification of the property and use as a buffer to the adjacent properties. The development provides an excellent transition between the Route 59 corridor and the adjacent residential properties. All aspects regarding operations, access, accessibility requirements, screening, security, utilities, and detention have been accounted for within the proposed design.

2. The planned unit development meets the requirements and standards of the planned unit development regulations.

The proposed car wash development shall generally meet all the requirements and standards of the City's municipal code for PUD's. Any additional requests/requirements as requested by the City's planning and development department shall be incorporated in the overall design of the development.

3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.

The site layout has been designed so that patrons of the facility can safely enter, exit, and maneuver within the property via the proposed turn lane on Route 59, onsite directional signage, 42 stacking spaces, automated pay booths, and site lighting. The site also provides 39 free vacuum stalls, a vending area, and consolidated open space with enhanced landscaping and public amenities.

4. Open space, outdoor common area, and recreational facilities are provided.

The site layout and landscaping have been coordinated to maximize and enhance the open space and common areas with landscaping and public amenities in accordance with the planned unit development requirements.

5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.

No modifications to the design standards are being requested, except to allow a car wash (absent and automobile service station) be an allowable use in the proposed PUD.

6. The planned unit development is compatible with the adjacent properties and nearby land uses.

The proposed development will complement the existing commercial businesses located along the Route 59 corridor with attractive architecture, sound business operations and environmentally safe products. The planned unit development will also provide an appropriate transition between Illinois Route 59 which is a strategic regional arterial highway (SRA) to the west, 83rd Street which is a major

collector roadway to the south, and the adjacent residential neighbors to the east with desirable onsite landscaping, screening, and open space.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

Per the comprehensive plan's future land use exhibit, the development of a car wash at this location is noted as an appropriate use within the city corridor designation. The development will also meet the plans objectives by strengthening the economy, by expanding the available services provided for the residents and transients, and by enhancing the aesthetics of the Route 59 corridor.

The Petitioner seeks approval of a deviation to allow a car wash (absent an automobile service station) in a PUD in the B2 zoning district:

Per Section 6-4 3:12.2: Use Deviations

1. Unique and unusual circumstances are present; and

The property is currently part of the Aero Estates Subdivision that was recorded in 1957 and is adjacent to the Route 59 corridor. Over time, Illinois Route 59 which is a strategic regional arterial highway (SRA) has expanded to a 6-lane highway with significant traffic volumes leading to an increase in commercial development. Due to the changing times, this property is no longer desirable as a residential property as currently zoned in unincorporated DuPage County and per the City's Comprehensive Plan has been designated for commercial use which is consistent with the petitioner's request. Per the Village's ordinance, the B3 zoning district allows the development of a car wash under a conditional use permit. However, there are no other parcels zoned B3 in the general vicinity of this property and the City anticipates that non-residential land fronting Illinois Route 59 will be zoned B2 which does not accommodate car wash facilities. Therefore, due to these circumstances, the petitioner is requesting the use deviation to the B2 zoning district.

2. The requested use deviation will not have an adverse impact on the current uses in the PUD; and

The proposed development with the PUD consists of only one lot for the proposed car wash facility and therefore, the use deviation request will not have an adverse impact on the current uses in the PUD.

3. The requested use deviation will be incidental to the principal use of the PUD as defined in Section 6-1-6 of this Title; and

The use deviation will be incidental to the intent of the planned unit development and will not request relief from the requirements of a planned unit development per the City's municipal code.

4. One or more of the following criteria are present:

- a. The requested use deviation would achieve a land use goal identified adopted pursuant to Title 1 (Administrative), Chapter 2 (Comprehensive Plan) of this Code.*

The approval of the requested use deviation would allow the development of the existing parcel currently zoned as residential in unincorporated DuPage County to be developed in the B2 zoning district. As noted in Chapter 4: Future Land Use of the Comprehensive Plan, the property has been identified for a future land use as commercial, specifically City Corridor. The City Corridor identifies auto-orientated uses such as a car wash as an acceptable use for this area.

- b. *The requested use deviation would satisfy an unmet market need as evidenced by a market study or other similar report.*

The proposed use deviation would satisfy an unmet market need as shown in the attached Market Analysis.

- c. *The requested use deviation is likely to benefit existing uses in which the PUD is located.*

The proposed use deviation will complement the existing businesses and enhance the commercial services that are available to the residents and transients along the Route 59 corridor.

- d. *The requested use deviation is appropriate due to other circumstances or conditions specific to the PUD, including but not limited to, extended and/or high rate of vacancies or changing market conditions.*

The requested use deviation is required due to the required B2 zoning as noted in Item #1, unique and unusual circumstances.

- e. *The requested use deviation will not have an adverse impact on adjacent properties that would be significantly different than the permitted or conditional uses allowed in the underlying zoning district.*

The requested use deviation will provide a use as noted in the comprehensive plan and would be no different in development whether it be a permitted or conditional use allowed in the B2 zoning district. Therefore, if approved, it would not have an adverse impact on adjacent properties that would be significantly different that if approved on the zoning district.

5. The requested deviations will not be a detriment to the provision of municipal services and infrastructure.

The proposed use will not cause adverse usage to the existing municipal services and infrastructure that are currently provided to this area of the city. If anything, once the property is developed, it will be a benefit to the city by reducing public security issues that arise from vacant property. The development will also install an underground stormwater detention facility which will reduce the runoff discharges from the property to the local storm sewers. And lastly, being a commercial development, the car wash will not increase the usage of public facilities such as public schools and libraries.

6. The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit, or would enhance the community vitality through the inclusion of attainable or barrier free housing.

With approval of the requested use deviation, the proposed PUD for the property will provide the community attractive architecture, consolidated open space areas with public amenities, and extensive plantings and landscape buffers for the adjacent properties.

The Petitioner seeks approval for the rezoning of the subject property from R-residential to B2-Community Shopping Center District

Per Section 6-3-7:1: Standards for Granting a Map Amendment (Rezoning)

- 1. The amendment promotes the public health, safety, comfort, convenience, and general welfare and complies with the policies and official land use plan and other official plans of the City.**

The Petitioner is requesting a zoning classification for the property upon annexation to the City of Naperville. The requested zoning is consistent with both the proposed use of the Property and the existing zoning of the commercial properties in the immediate vicinity along the Route 59 corridor. In addition, Naperville's comprehensive plan notes the future land use for the property as City Corridor with the requested zoning classification.

- 2. The trend of development in the area of the subject property is consistent with the requested amendment.**

The subject property is located along a major arterial highway with high traffic volumes which provides economic benefits that attract business and therefore create new amenities and services for city residents. The trend for this area, in concurrence with the future land use as noted in the comprehensive plan, is to promote new local commercial developments in key areas of the city.

- 3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.**

The existing zoning classification of the Property is residential in unincorporated DuPage County. The Petitioner is requesting annexation to the City of Naperville and upon annexation, Petitioner requests the Property be zoned B2-PUD, which is consistent with existing incorporated properties along the Route 59 corridor.

- 4. The subject property has not been utilized under the existing zoning classification for a substantial period of time.**

The property has never been utilized under a City of Naperville zoning designation as the property is zoned R in unincorporated DuPage County. Upon annexation to the City, the Code requires Petitioner to request a zoning designation for the Property.

- 5. 5. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.**

As mentioned above, zoning the property to B2 is consistent with the existing commercial uses within the Route 59 corridor. This development provides a cohesive transition from a major arterial highway to the adjacent properties that remain in unincorporated DuPage County and are zoned for residential use. Therefore, the granting of the B2 zoning for this property will not alter the character of the area or be detrimental to the adjacent properties.