



Legislation Details (With Text)

**File #:** 24-0285      **Version:** 1

**Type:** Report      **Status:** Agenda Ready

**File created:** 3/6/2024      **In control:** City Council

**On agenda:** 3/19/2024      **Final action:**

**Title:** Receive the staff report for 1440 S Route 59 (Tommy’s Express Car Wash) - PZC 23-1-061 (Item 1 of 3)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Petition, 2. Final Engineering Plans, 3. Final Landscape Plans

| Date      | Ver. | Action By    | Action   | Result |
|-----------|------|--------------|----------|--------|
| 3/19/2024 | 1    | City Council | approved | Pass   |

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Receive the staff report for 1440 S Route 59 (Tommy’s Express Car Wash) - PZC 23-1-061 (Item 1 of 3)

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Adam Beaver, AICP Candidate, Community Planner

**BOARD/COMMISSION REVIEW:**

The City Council approved PZC 23-1-061 on December 5, 2023, including approvals of a preliminary plat of subdivision and a preliminary planned unit development plat.

**BACKGROUND:**

The subject property is located at the southeast corner of S IL Route 59 and Beebe Drive and is zoned B2 PUD (Community Shopping Center Planned Unit Development District). The approximately 1.5 acre property is currently improved as a surface parking lot. The petitioner, Wash Holdings 23, LLC, is proposing the construction of a Tommy’s Express Car Wash on the subject property.

The petitioner requests approval of a Final Plat of Subdivision as well as a Final Planned Unit Development Plat.

**DISCUSSION:**

**Final Subdivision Plat**

The petitioner is proposing to subdivide the original Lot 8 of the Brach/Brodie Property in order to construct and operate a 5,243 square foot car wash facility. The petitioner is proposing to subdivide 1.46 acres from the original Lot 8, resulting in a newly created Lot 2 (1.46 acres) which will be utilized by Tommy’s Car Wash and Lot 1 (12.44 acres) which will be utilized by Lowe’s. A preliminary

subdivision plat was approved at the December 5, 2023 City Council meeting; the proposed final plat is consistent with the approved preliminary.

### **Final PUD Plat**

Pursuant to Section 6-4-6 of the Naperville Municipal Code, the petitioner requests approval of a Final PUD Plat for the underlying Lot 8 of the Brach/Brodie Property. A major change for the requested use deviation, as well as deviations to required parking, landscaping and signage were approved at the December 5, 2023 City Council meeting; the proposed final plat is consistent with the approved preliminary plans.

### *Findings of Fact*

Upon review, staff finds the plats to be in substantial conformance with the approved preliminary plats and recommends approval by the City Council.

### **Key Takeaways**

- The petitioner requests approval of a Final Plat of Subdivision.
- The petitioner requests approval of a final Planned Unit Development plat.

### **Related Files**

1. Pass the ordinance approving a Final Plat of Subdivision for the Resubdivision of Lot 8 of the Brach Brodie Property Unit -1 (Tommy's Express Car Wash) - PZC 23-1-061 (Item 2 of 3)
2. Pass the ordinance approving a Final Planned Unit Development Plat for the property located at 1440 S Route 59 (Tommy's Express Car Wash) - PZC 23-1-061 (Item 3 of 3)

### **FISCAL IMPACT:**

N/A