



Legislation Details (With Text)

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Type: Ordinance **Status:** Passed

File created: 3/22/2018 **In control:** City Council

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Title: Pass the ordinance approving a minor change to an existing conditional use to allow expansion of an adult daycare at the Iroquois Center located at 1163 E. Ogden Avenue, PZC 18-1-011

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance.pdf, 2. Exhibit A- Legal Description.pdf, 3. Exhibit B-Plat of Survey.pdf, 4. Exhibit C- Standards.pdf, 5. Application.pdf, 6. Stacking Requirements.pdf, 7. Location Map.pdf

Date	Ver.	Action By	Action	Result
4/3/2018	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a minor change to an existing conditional use to allow expansion of an adult daycare at the Iroquois Center located at 1163 E. Ogden Avenue, PZC 18-1-011

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Assistant Planner

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

The subject property is within the Iroquois Center which is located at the southwest corner of Iroquois Avenue and Ogden Avenue, and is zoned B3 PUD. The property is approximately 12 acres and is currently improved with a shopping center. A major change to the PUD for Iroquois Center was granted in 2003 (Ordinance #03-98) approving a conditional use for an adult daycare facility within suite 300-A of the shopping center; staff has received no complaints about the Xilin facility since it opened.

DISCUSSION:

The petitioner, Xilin Association, requests approval of a minor change to the existing conditional use in order to expand the adult daycare center on the subject property. The adult daycare currently occupies 13,750 square feet and the petitioner is proposing to expand the facility to 21,824 square feet within the shopping center. Per Naperville Municipal Code Section 6-3-8:5.2.1 (Conditional Uses: Minor Change), a minor change to an existing conditional use is required to permit an increase of gross floor area greater than 20% above the approved conditional use. Per Section 6-3-8:5.2 (Conditional Uses: Minor Change), minor changes may be approved by the City Council without the

review and recommendation of the Planning and Zoning Commission.

The proposed adult daycare will be in Suite 610, which is generally located within the northern portion of the plaza as depicted on the site plan. Access to the proposed daycare facility will be through the existing drive aisle adjacent to the shopping center. Xilin Association provides a drop-off service daily through the use of their 4 mini buses, each 23'6" long and 3 passenger vans, each 19'6" long. Naperville Municipal Code Section 6-9-3:6 requires daycare centers that are greater than 5,000 square feet to provide 10 stacking spaces on site. The petitioner has provided a site plan showing that the minimum stacking requirement can be met and the stacking space is large enough to accommodate Xilin's vehicles.

The Iroquois Shopping Center has approximately 123,931 square feet of gross floor area. Per Section 6-9-3:4, a shopping center less than 250,000 square feet requires 4.5 parking spaces per 1,000 square feet of gross floor area be provided. Per Section 6-9-3:6, a daycare facility is required to have 4 parking spaces per 1,000 square feet of gross floor area. Given that 4.5 parking spaces per 1,000 square feet of gross floor area have already been accommodated for within the site, staff has no initial concerns with Code required parking spaces for the daycare.

The petitioner states the proposed adult daycare already exists within the neighborhood and while the square footage is expanding, the usage of the parking lot, the number of vehicles, and the traffic flow generated by Xilin's operation will remain the same. No changes are proposed to the layout of the site, therefore, the proposal is consistent with the Final Iroquois Center PUD. The petitioner's responses to the Standards for Granting a Conditional Use are included in the Development Petition.

Staff is in general agreement with the petitioner's Findings and recommends adoption by the City Council. In an effort to accommodate future expansions (if requested by the petitioner) without the need for additional City Council approval, staff recommends that the minor change be approved to permit up to a maximum of 25,000 square feet for the adult daycare use within the Iroquois Center.

Key Takeaways

- The petitioner requests a minor change to the existing conditional use to expand the adult daycare center from 13,750 square feet to 21,824 square feet at 1163 E. Ogden Avenue.
- Staff recommends 25,000 square feet be allotted for the adult daycare center use to provide a practical degree of flexibility to allow for future expansion without necessitating additional City Council review and approval.
- Staff supports the proposed expansion of the adult daycare center as it is consistent with the Final Iroquois Center PUD, complies with all parking and stacking requirements, and has not generated any concerns to date.

FISCAL IMPACT:

N/A