



Legislation Text

File #: 24-0505, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a final plat of subdivision and OAA for 1492 W Ogden Avenue - PZC 24-1-019

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property consists of approximately 4.42 acres located on the east side of W Ogden Avenue and south of Quincy Avenue. On December 19, 2023, the City Council approved a request by the petitioner for: a preliminary plat of subdivision for 1492 W Ogden Avenue (Ordinance 23-174); a conditional use for a car wash in the B3 zoning district (Ordinance 23-173); and, a variance from Section 6-9-6:2.2 (Supplemental Standards for Drive-Through Stacking Lanes) of the Naperville Municipal Code (Ordinance 23-173). The Flow Car Wash development will include an approximately 5,550 square foot car wash.

DISCUSSION:

Final Plat of Subdivision

The petitioner is seeking approval of a final plat of subdivision for 1492 W Ogden Avenue. The proposed Final Plat of Subdivision substantially conforms to the Preliminary Plat of Subdivision approved by Ordinance 23-174. The subject property will be subdivided into two lots. Lot 1 will consist of approximately 2.00 acres and is planned for the development of The Flow Car Wash. Lot 2 will total approximately 2.42 acres and does not have plans for development yet.

Owner's Acknowledgement and Acceptance Agreement

An Owner's Acknowledgement and Acceptance (OAA) agreement is included as a part of the Ordinance Approving the Final Plat of Subdivision for the 1492 W. Ogden Avenue Subdivision. The OAA includes provisions stating the following:

- The Petitioner is responsible for extending the sanitary sewer line approximately 159' from the existing stub in order to provide sanitary sewer service for the Subject Property. An IEPA permit is required for the sanitary sewer.
- The Petitioner is required to install sidewalk along the southside of the access road on Lot 1 from Ogden Avenue approximately 300' east to the eastern property line of the Subject Property.
- Surety, in a form and source approved by the City attorney, shall be provided in order to

guarantee completion of all public improvements.

Related Files

- N/A

FISCAL IMPACT:

N/A