



## Legislation Text

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File #: 17-520, Version: 2

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### CITY COUNCIL AGENDA ITEM

#### **ACTION REQUESTED:**

Pass the Ordinance approving a major change to the Springbrook Square PUD to grant a conditional use in the B2 district to allow a daycare center on property located at 1932 Springbrook Square Drive, PZC 17-1-015.

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Kasey Evans, AICP

#### **BOARD/COMMISSION REVIEW:**

The Planning and Zoning Commission considered this matter on June 21, 2017 and voted to recommend approval of the request (approved 6-0). Staff concurs.

#### **BACKGROUND:**

The property is located on Lot 9 of the Springbrook Square Subdivision which is located at the southeast corner of 83<sup>rd</sup> Street and Route 59, and is zoned B2 PUD. The property is approximately 1.39 acres and is currently vacant. The Preliminary/Final Springbrook Square PUD (Ordinance #06-132) approved a 1-story 12,843 square foot office building on Lot 9.

#### **DISCUSSION:**

The petitioner, LMLC Naperville LLC, requests approval of a major change to the Springbrook Square PUD in order to grant a conditional use in the B2 district to allow a daycare center on the subject property. An 11,500 square foot daycare building and an outdoor play area are proposed on the north half of the lot, with the parking lot located to the south. The proposed site plan complies with all applicable B2 district setback and bulk regulations, and the Code required 46 parking spaces for the daycare are provided on site. Access to the proposed daycare facility will be through the existing drive aisle on the east side of Springbrook Square Drive.

The proposed building will be constructed of brick and stone and will be compatible with the architectural style and building colors of the other buildings in the Springbrook Square shopping center. The outdoor play area will be enclosed with a 6' tall sand-colored, solid vinyl fence. Landscaping depicted on the proposed landscape plan will be provided throughout the site in accordance with the City's landscape regulations and consistent with the intent of the approved Springbrook Square PUD landscape plan.

*Major Change to the PUD to Grant a Conditional Use for a Daycare Center*

Per [Municipal Code Section 6-7B-3 \(B2: Conditional Uses\)](#)

[https://library.municode.com/il/naperville/codes/code\\_of\\_ordinances?](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEI_6-7B-3COUS)

[nodeId=TIT6ZORE\\_CH7BUDI\\_ARTBB2COSHCEI\\_6-7B-3COUS](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEI_6-7B-3COUS), daycare centers are permitted

in the B2 district with approval of a conditional use. The petitioner states the proposed daycare is complimentary to the other uses within the Springbrook Square shopping center and surrounding neighborhoods. The layout of the site is consistent with the Preliminary/Final Springbrook Square PUD and the proposed development complies with all applicable zoning regulations. 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.

**Key Takeaways**

- The petitioner requests a major change to the Springbrook Square PUD to grant a conditional use for a daycare center at 1932 Springbrook Square Drive.
- Staff supports the proposed development as it is substantially consistent with the Springbrook Square PUD, and is compatible with the surrounding neighborhood.

*Planning & Zoning Commission Action*

The Planning and Zoning Commission considered this matter at their meeting on June 21, 2017. One member of the public stated the petitioner accommodated the requests of adjacent neighbors to change several shade trees to smaller ornamental trees, due to the proximity to the Aero Estates runway. There was a brief discussion about the landing and take-off movements of planes at Aero Estates. The Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-015 (approved 6-0). Staff concurs with the Planning and Zoning Commission's recommendation.