



Legislation Text

File #: 22-0646, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a minor change to the River Run Centre Lot 1 PUD for Dunkin Donuts - PZC 22-1-044

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Allison Laff, AICP, Deputy Director

BOARD/COMMISSION REVIEW:

Not required. The Petitioner provided required notice (mailed written notice; sign posted on the property) in accordance with Section 6-3-5 (Procedures for Processing Petitions) of the Naperville Municipal Code.

BACKGROUND:

The subject property, 1004 104th Street, is comprised of approximately 1.07 acres and is zoned B1 PUD (Neighborhood Convenience Shopping Center District Planned Unit Development). The petitioner, Dipa Patel, SAI Bolingbrook, LLC, with permission from the property owner, Old Second National Bank, has petitioned the City for a minor change to the River Run Centre Lot 1 PUD in order to permit retail uses at the subject property.

DISCUSSION:

The final PUD for River Run Centre, which includes Lot 1, was approved in 2006. Per this PUD, Lot 1 was designated for use as a bank. In 2007, a change was approved to the River Run Centre Lot 1 PUD in order to allow the previously designated bank use to be amended to permit a mixed-use bank and medical office building.

At this time, the petitioners are seeking an additional change to the River Run Centre Lot 1 PUD to permit retail uses. As requested, the petitioners seek to locate a Dunkin Donuts drive-through facility in the approximately 3,600 square foot tenant space located in the north half of the building located on Lot 1; the remaining tenant space within this building will be occupied with an office use. The proposed Dunkin Donuts use is permitted within the property's underlying B1 zoning district, all required parking can be provided on site, and no site plan changes are needed to accommodate this tenant.

Staff supports an amendment to the River Run Centre Lot 1 PUD to permit any use which is permitted in the property's underlying B1 zoning district to occupy this building now or in the future. If this amendment is approved, any future site plan changes will still be subject to review and approval through Section 6-4-6 (Changes to a Final Planned Unit Development) of the Naperville Municipal Code.

FISCAL IMPACT:

N/A