



Legislation Text

File #: 23-1252, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Block 59 Final - PZC 23-1-059 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property, also known as Block 59, consists of approximately 16.75 acres on the northeast corner of IL Route 59 and Aurora Avenue. Block 59 will be developed as a planned unit development (PUD) with restaurant, retail, and experiential uses.

On March 22, 2023, City Council approved the following ordinances relating to Block 59: (i) Ordinance 23-036, revoking Ordinance 91-205 which established the Heritage Square Planned Unit Development (PUD); (ii) Ordinance 23-037 approving the Preliminary Plat of Subdivision for the Block 59 Shopping Center; and (iii) Ordinance 23-038 approving a conditional use for a PUD, a Preliminary PUD Plat and various deviations for the Block 59 Shopping Center.

Currently, the petitioner is seeking approval of a final plat of subdivision and an Owner's Acknowledgement and Acceptance Agreement (OAA) for Block 59 Shopping Center and the Westridge Court Shopping Center, as well as a final PUD plat for Block 59.

DISCUSSION:

Final Plat of Subdivision & Owner's Acknowledgement and Acceptance

The petitioner is seeking approval of a final plat of subdivision and an Owner's Acknowledgement and Acceptance Agreement (OAA) for Block 59 Shopping Center and the Westridge Court Shopping Center. The proposed final plat of subdivision substantially conforms to the Preliminary Plat of Subdivision approved by Ordinance 23-037.

Owner's Acknowledgement and Acceptance

An Owner's Acknowledgement & Acceptance Agreement has been referenced within the ordinance approving the final plat of subdivision. Within the OAA, specific provisions are included regarding shared parking between Block 59 Shopping Center and Westridge Court Shopping Center.

Ordinance 23-038 approved a parking variance by which parking spaces for the Block 59 Shopping Center and the Westridge Court Shopping Center would be considered together for the purpose of

determining the total number of parking spaces required for both shopping centers. The total number parking spaces required for both the Block 59 Shopping Center and the Westridge Court Shopping Center pursuant to Ordinance 23-038 was 3,358 parking spaces.

The petitioner has worked with City staff to satisfy the conditions of approval of the parking variance as required concurrent with the first final PUD plat pursuant to Ordinance 23-038. Details to ensure ongoing compliance with the conditions of approval for the parking variance are provided within the OAA.

Final PUD Plat

The proposed Final PUD Plat substantially conforms to the Preliminary PUD Plat for Block 59 approved through Ordinance 23-038, thereby eliminating the need for a Planning and Zoning Commission review. Minor modifications have been made, including adjustments to proposed building footprints, relocation of certain parking stalls, and an internal expansion of the proposed Block 59 PUD boundaries; however, staff finds the proposed site design, site circulation and open space amenities to be consistent with the approved preliminary plans.

Block 59 will be integrated with the adjacent Westridge Court Shopping Center through new pedestrian connections, reconfigured parking areas, and directional signage. The petitioner has confirmed that all tenants and their customers will have parking and access rights throughout both Block 59 and Westridge Court. Block 59 will also feature branding and art elements to enhance the entertainment/experiential theme of the development.

Common Open Space & Landscape Plan

The proposed open space areas and landscape plan are consistent with the preliminary landscape plan approved through Ordinance 23-038. The plan features a centralized event plaza with year-round programming, landscaped pedestrian connections throughout the development, and a smaller space at the corner of Aurora Avenue and IL Route 59 to anchor the buildings at the corner and provide opportunities for outdoor dining and gathering.

Building Elevations

The elevations proposed for Block 59 are consistent with those approved during preliminary entitlements and utilize a shared material palette in earthtone colors. Complimentary architectural features and rooflines are planned to be incorporated throughout the development. Staff finds the proposed buildings to relate well to one another and to enhance the sense of place within the Block 59 PUD.