



Legislation Text

File #: 21-1192, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting a minor change to the Naperville Crossings PUD and approving a Final PUD Plat for Schlotzsky's - 21-1-089

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property was formerly known as the "westerly portion of Lot 10 of Naperville Crossings" which is located at the northwest corner of Route 59 and 95th Street. In 2019, the lot was subdivided through approval of a preliminary/final plat of subdivision into two new lots, Lot 25 which is approximately 33,639 square feet and Lot 26 which is 35,285 square feet.

A minor change to the Naperville Crossings PUD was granted in association with the subdivision to allow for construction of a 2,200 square foot fast casual restaurant known as Dog Haus on Lot 25 and 3,500 square foot medical office known as Advance Care Medical (ACM) on Lot 26. Since approval of the minor change and subdivision, ACM has completed construction on Lot 26, but Lot 25 is currently vacant as Dog Haus has not been constructed.

The subject property, Lot 25 of ACM Dog Haus Resubdivision, is zoned B2 PUD (Community Shopping Center District Planned Unit Development) and is located within the Naperville Crossings PUD. The Petitioner has submitted an application for approval of a minor change to the PUD to establish a Final PUD Plat and controlling documents for construction of a 2,000 square foot restaurant known as Schlotzsky's Deli.

Staff is in support of the request as it is consistent with the intent of the Naperville Crossings Planned Unit Development.

DISCUSSION:

The Petitioner, VedaSrikanth, LLC, is proposing to improve the vacant lot with a 2,000 square foot restaurant and drive-thru with associated parking that is connected to the adjacent ACM parking lot. In order to establish controlling building elevations, a site plan and a landscaping plan for the building, a minor change to the Naperville Crossings PUD is required per Section 6-4-6:2 (Changes to a Final PUD: Minor Changes). Staff finds that the proposed use is consistent with the intent of the Naperville Crossings PUD to provide shopping and recreational facilities to service south Naperville,

is permitted in the underlying B2 zoning district, and that the use is also consistent with the minor change which was approved in 2019. Staff recommends approval of the minor change to the PUD and the Final PUD Plat for Schlotzsky's.

Color Building Elevations

The color building elevations for Schlotzsky's are included in the attachments. Staff notes that the wall signage depicted on the elevations is not approved through approval of the proposed ordinance. A separate sign permit application is required to be submitted by the applicant which will be subject to staff review and approval.

The existing buildings within the Naperville Crossings development feature consistent design themes such as light and medium earth-toned masonry materials, awnings/canopies, cornice work, stone detailing, and decorative lighting. The proposed Schlotzsky's building will be constructed predominantly of thin brick masonry with metal paneling accents and EIFs accents which allow for business branding. The proposed masonry colors consist of a lighter color brick with a contrasting earth tone brick shown around the drive-thru area and as a wainscoting that is consistent with the contrasting wainscoting shown on the adjacent ACM building. Overall, staff is in support of the proposed elevations finding they are cohesive with the adjacent buildings located within the Naperville Crossings development and are consistent with the City's Building Design Guidelines.

Response to Standards

The Petitioners' response to the standards for granting a minor change to a PUD are included in the attachments. Staff is in general agreement with the Petitioner's findings and recommends adoption by the City Council. Should City Council grant approval of the proposed minor change and final PUD plat, Schlotzsky's Deli would be approved to be located on Lot 25 of the Naperville ACM and Dog Haus Resubdivision.

Key Takeaways

- The Petitioner is requesting approval of a minor change and a final PUD plat in order to development the property with a 2,000-square foot restaurant known as Schlotzsky's Deli.
- Staff is in support of the request as it is consistent with the intent of the Naperville Crossings Planned Unit Development.

FISCAL IMPACT:

N/A