



Legislation Text

File #: 23-1383B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for 1492 W Ogden Avenue (Wolf Car Wash) - PZC 23-1-082 (1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered PZC 23-1-082 on December 6, 2023, and recommended approval of the request (approved 6-0).

BACKGROUND:

The subject property consists of a 4.42-acre parcel with frontage along W Ogden Avenue. It is currently vacant and zoned B3 (General Commercial District). The Toyota of Naperville automobile dealership is located to the north and Turning Pointe Autism Foundation is south of the subject property; other automobile dealerships including Chevrolet of Naperville, Cadillac of Naperville, and Maserati/Alfa Romeo of Naperville are located to the south and west of the property.

The petitioner proposes subdividing the subject property into two lots and developing one of the lots with a car wash. To do so, the petitioner requests approval of a preliminary/final plat of subdivision to create Lot 1 and Lot 2; a conditional use for a car wash on Lot 1; and a variance to the City's bypass lane requirements for Lot 1. No development plans have been finalized for Lot 2.

The City's Land Use Master Plan identifies the future place type of the subject property to be City Corridor. Staff finds the petitioner's proposal to be compatible with this designation.

DISCUSSION:

Preliminary/Final Plat of Subdivision

The petitioner proposes a preliminary/final plat of subdivision to subdivide the 4.42-acre subject property into two lots consisting of 2.00 acres ("Lot 1") and 2.42 acres ("Lot 2"). Staff notes that the properties to the west of the subject property are zoned residential (R3 and R1A). Lot 1 of the subject property maintains a frontage on Ogden Avenue and is proposed to be developed with a car wash/automobile service station. There are no development plans for Lot 2, which abuts an adjacent residential area.

Cross access has been platted through Lot 2, and between the two lots and the adjacent Toyota of Naperville subdivision to the north to ensure future connectivity is maintained. Staff find the proposed plat of subdivision meets the technical requirements for approval and is supportive of the subdivision.

Conditional Use - Car Wash on Lot 1

The B3 zoning district classifies car washes/automobile service stations as a conditional use per Section 6-7C-3:2 of the Naperville Municipal Code. Staff's analysis of a car wash on the subject property considers zoning classifications and land uses in the surrounding area, as well as consistency with the Land Use Master Plan. The requested conditional use for a car wash on Lot 1 of the subject property is appropriate as it is oriented toward automobile accessibility and compatible with the surrounding auto-centric land uses which is consistent with priorities and needs identified in the City's Land Use Master Plan.

Staff consider the proposed car wash design and location to be complementary to adjacent properties. Automobile dealerships and service centers are located on lots directly to the north, south, and east, including several that are located to the south, all of which have a frontage along W Ogden Avenue. The car wash will be oriented towards and accessed from W Ogden Avenue. The proposed building's primary exterior wall material is a light gray building stone. Landscaping is provided per the Code and includes shade trees and ornamental plantings. Additionally, the development will comply with code-required parking.

Staff believes the requested conditional use is appropriate and the proposed design and location of the project complements the surrounding properties.

Findings of Fact

The petitioner's responses to the Standards for Granting a Conditional Use can be found in the attachments. Upon review, staff agree with the petitioner's Findings and recommend their adoption by the PZC.

Requested Variance

The petitioner's development proposal includes a variance to Section 6-9-6:2.2 (Supplemental Standards for Drive-Through Stacking Lanes) of the Municipal Code to grant relief from the bypass lane requirement for drive-through service facilities.

The Code requires that a bypass lane, 10 feet wide, shall span the full distance of the stacking lane. The petitioner's proposed site design maintains three stacking lanes that merge into one lane as vehicles are serviced. As an alternative proposal to the bypass lane requirement, the petitioner proposes an escape lane that allows customers to exit prior to being serviced. The escape route will allow vehicles to exit the site prior to entering the car wash and eliminate the need to reverse through the stacking lanes to exit if necessary. Furthermore, the petitioner states that a single bypass lane on the exterior of the proposed three stacking lane configuration would only allow the patrons in the exterior stacking lane to exit the facility and not assist patrons in the two interior stacking lanes in exiting the facility, thus proving to be ineffective. Staff find the escape route sufficient given the design of the facility and notes that the petitioner has exceeded the required stacking for the car wash. For these reasons, staff find the petitioner's request reasonable and are supportive of the bypass lane variance.

Findings of Fact

The petitioner's responses to the Standards for Granting a Variance can be found in the attachments. Upon review, staff agree with the petitioner's Findings and recommend their adoption by the Planning and Zoning Commission.

Planning and Zoning Commission Action

The PZC considered this matter on December 6, 2023. No members of the public provided testimony. Following limited discussion, the PZC closed the public hearing and voted to recommend approval of the petitioner's requests (approved 6-0). Staff agrees with the recommendation.

Key Takeaways

- The petitioner requests approval of a preliminary/final plat of subdivision to create Lot 1 and Lot 2. Staff find the plat of subdivision meets all technical requirements for approval.
- The petitioner requests approval of a conditional use for a car wash on Lot 1. Staff are supportive of the conditional use and find the proposed design and location of the project complements the surrounding properties.
- The petitioner requests approval of a bypass lane variance on Lot 1. Staff are supportive of the variance and find the proposed bypass lane alternative to be sufficient.

RELATED FILES

N/A