



Legislation Details (With Text)

File #: 17-548 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 7/5/2017 **In control:** City Council

On agenda: 7/18/2017 **Final action:**

Title: Receive the staff report for The Washington located at 720 N Washington Street, PZC 17-1-027 (Item 1 of 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition & Parking Study, 2. Draft PZC Minutes 6.7.17

Date	Ver.	Action By	Action	Result
7/18/2017	1	City Council	received	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for The Washington located at 720 N Washington Street, PZC 17-1-027 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kasey Evans, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on June 7, 2017 and voted to recommend approval of the request (approved 8-0). Staff concurs.

BACKGROUND:

The subject property is located on the east side of Washington Street, north of 7th Avenue, and is zoned OCI (Office Commercial and Institutional District). The properties directly north and south are zoned OCI, and the properties to the east are zoned R2 (Single-family and Low Density Multiple-family Residence District). The subject property is across the street from commercial properties zoned B3 (General Commercial District). It is approximately 23,500 square feet (0.54 acres) and is currently vacant.

DISCUSSION:

The petitioner, Washington Capital Management LLC, requests approval of a subdivision plat to consolidate the property into a single lot, a conditional use to allow retail and multi-family dwellings in the OCI district, a variance to reduce the number of required parking spaces, and a variance to reduce the major arterial setback, in order to permit the construction of a 3-story mixed-use building containing approximately 6,600 square feet of commercial space on the first floor and 8 apartments on the second and third floors.

The property is located within the 5th Avenue Study area. The existing OCI zoning and proposed retail/residential development is consistent with the 5th Avenue Study future land use designation of “Mixed-Use.” The proposed development is generally consistent with the 5th Avenue Study recommendations including use, building and parking locations. The development also satisfies the intent of the 5th Avenue Study streetscape design recommendations by improving the pedestrian environment with wider sidewalks, plantings and lighting, and enhancing the gateway to downtown.

The 3-story building will be approximately 42.75’ tall, in compliance with the OCI district and the 5th Avenue Study Overlay district regulations, and includes several balconies and roof top decks on the second and third floors. The building includes dark cementitious panels and trim at the retail store fronts, with the remainder of the building being predominately white brick (the petitioner may apply a stain to the brick to achieve the desired aesthetics, but the brick will not be painted).

Conditional Use for Retail and Multi-family Dwellings

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

[https://www.municode.com/library/il/naperville/codes/code_of_ordinances?](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTFOCOFCOINDI_6-7F-3COUS)

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The OCI district is intended to act as a transition from intensive business areas (such as Washington Street) and residential neighborhoods. The proposed retail parking and access will be provided from Washington Street, while the residential parking and access will be from the public alley located behind the property. The proposed mixed-use retail and residential development meet the intent of the OCI zoning district by transitioning from the intense commercial corridor along Washington Street to the less intense residential neighborhood to the east. Staff finds the proposed development is compatible with the adjacent uses, is consistent with the future land use recommendation of the 5th Avenue Study area, and meets the standards for granting a conditional use. 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 City Council.

Parking Variance

Per [Municipal Code Section 6-9-3 \(Schedule of Off-street Parking Facilities\)](#)

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[nodeId=TIT6ZORE_CH9OFSTPA_6-9-3SCOFSTPARE](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-3SCOFSTPARE) general retail is required to have 4.5 parking spaces per each 1,000 square feet of gross floor area and multi-family dwellings are required to have 2 parking spaces per each dwelling unit, plus 0.25 guest parking spaces per unit. Code would require 30 parking spaces for the 6,581 square feet of retail space, plus 18 (including 2 guest parking spaces) parking spaces for the 8 residential units. The petitioner requests a variance to reduce the required parking to 23 spaces for the retail, and 13 spaces for the residential units. The 23 retail parking spaces will be located in front of the building and accessed from Washington Street. The 13 residential parking spaces will be located behind the building and accessed from the public

alley.

The petitioner states the flooring store component (4,303 square feet of the total commercial space in the building) functions more similarly to a furniture store, which has a minimum parking ratio of 2.0 spaces per 1,000 square feet, than to general retail with a parking ratio of 4.5 spaces per 1,000 square feet. The proposed flooring store is predominately used as a showroom and therefore does not generate the parking demand that a typical retail use does. The requested variance would reduce the number of required parking spaces for the flooring store from 20 to 13 spaces (a ratio of 3 spaces per 1,000 square feet). The other 10 proposed parking spaces would ensure the remaining 2,278 square feet of retail space is parked per Code with a ratio of 4.5 spaces per 1,000 square feet.

The petitioner also requests a variance to reduce the number of parking spaces for the residential component of the development from 2.25 spaces per dwelling unit, to 1 space per bedroom. The development includes 4 1-bedroom apartments and 4 2-bedroom apartments. If parked at 1 space per bedroom, as requested by the petitioner, 12 parking spaces would be required for the 8 proposed apartments. Thirteen parking spaces are proposed for the residential component of the development, meaning 1 space would be available for guest parking. The petitioner states that due to the proximity to the Naperville Metra Station and all the amenities of downtown Naperville, residents would not need to have multiple vehicles. In addition, the retail parking spaces in front of the building would also be available for overnight guest parking when the retail stores are closed.

As a mixed-use project located near alternative modes of transportation, the project is designed to facilitate pedestrian and bicycle access to transit and local amenities; and therefore reduces the demand for parking onsite. The petitioner provided a parking study prepared by Eriksson Engineering Associates, LTD indicating the proposed parking will be sufficient to accommodate the proposed development. The petitioner's responses to the Standards for Granting a Variance are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by City Council.

Major Arterial Setback Variance

[Municipal Code Section 6-9-2:4.6 \(Yard Requirements For Off Street Parking Facilities\)](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-2OFSTPAFA)

[<https://www.municode.com/library/il/naperville/codes/code_of_ordinances?](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-2OFSTPAFA)

[nodeId=TIT6ZORE_CH9OFSTPA_6-9-2OFSTPAFA](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-2OFSTPAFA)> requires a minimum setback of 70' from the centerline of the right-of-way or 20' from the edge of the right-of-way, whichever is greater for parking facilities along all major arterial roadways. Washington Street is a major arterial and a minimum setback of 70' from the centerline of the right-of-way is required on the subject property. The petitioner is requesting a variance to permit the parking lot in front of the building to be located approximately 43' from the centerline of the Washington Street right-of-way (10' from the front property line).

There is an existing character along Washington Street with a number of existing buildings and parking lots located closer to Washington Street than would be permitted under the current Code. The proposed parking lot setback is generally consistent with the character of Washington Street with buildings and parking lots located nearer to the street as one approaches downtown Naperville. Although Washington Street is a major arterial roadway, it is also the main gateway into downtown Naperville. The streetscape at 720 N Washington Street will be improved with a 10' wide carriage walk (including a 2' wide section of brick pavers along the curb), 2 planter boxes, and pedestrian lighting in order to encourage pedestrian activity and enhance the aesthetics of Washington Street. The improved streetscape will also help to buffer the parking lot from Washington Street. The

petitioner's responses to the Standards for Granting a Variance are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by City Council.

Key Takeaways

- The petitioner requests a conditional use to permit retail and multi-family residential in the OCI district, a variance to reduce the number of required parking spaces from 30 to 23 (retail) and from 18 to 13 (residential), and a variance to reduce the major arterial setback from 70' to 43', in order to develop a 3-story mixed-use building including 6,600 square feet of retail space and 8 apartments on the subject property.
- Staff supports the proposed development as it is consistent with the recommendations of the 5th Avenue Study.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on June 7, 2017. Three members of the public testified at the hearing and expressed general support for the project. Following brief discussion, the Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-027 (approved 8-0). Staff concurs with the Planning and Zoning Commission's recommendation.

Related Agenda Items

The following two agenda items are related to The Washington, PZC 17-1-027:

- An ordinance approving a conditional use in the OCI district to allow retail and multi-family dwellings for The Washington (Item 2 of 3); and
- An ordinance approving a variance to Section 6-9-3 to reduce the number of required parking spaces, and a variance to Section 6-9-2:4.6 to reduce the major arterial setback for The Washington (Item 3 of 3).

FISCAL IMPACT:

N/A