



Legislation Details (With Text)

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File created: 1/9/2019 **In control:** Planning and Zoning Commission

On agenda: 2/6/2019 **Final action:**

Title: Conduct the public hearing to consider a major change to the Riverbrook Center Planned Unit Development in order to grant a conditional use for a daycare for the subject property located at 1567 North Aurora Road (Riverbrook Daycare) - PZC 18-1-127

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Disclosure of Beneficiaries, 3. Legal Description, 4. Standards, 5. Outdoor Play Area, 6. Site Plan, 7. Location Map

Date	Ver.	Action By	Action	Result
2/6/2019	1	Planning and Zoning Commission	accept	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a major change to the Riverbrook Center Planned Unit Development in order to grant a conditional use for a daycare for the subject property located at 1567 North Aurora Road (Riverbrook Daycare) - PZC 18-1-127

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-127 was published in the Naperville Sun on January 20, 2019.

BACKGROUND:

The petitioner, Smita's Child Services, is requesting approval of a conditional use for a daycare. The petitioner proposes to open a daycare and an associated outdoor area in an approximately 2,000 square foot tenant space.

The subject property is located on the north side of North Aurora Avenue, west of Raymond Drive, with a common address of 1567 North Aurora Road. The proposed tenant space is zoned B2 PUD (Community Shopping Center District Planned Unit Development) and is currently vacant. The Northwest Sector Plan (1996) identifies the future land use of the subject property as commercial; the proposed development is compatible with this designation.

DISCUSSION:

Conditional Use for a Daycare

The petitioner proposes to improve the 2,000-square foot tenant space with Riverbrook Daycare Center. Per Section 6-7B-3 of the Municipal Code (B2 District: Conditional Uses), a daycare center is a conditional use in the B2 zoning district. The proposed daycare will be in suite 127, which is generally located within the western portion of the plaza as depicted on the site plan. Riverbrook Daycare will require caregivers to escort children to and from the daycare in order to drop children off. Therefore, a vehicular drop off area is not necessary.

As mandated by DCFS, daycare centers are required to provide an outdoor area. The petitioner's proposed outdoor area is located in the back of the building and is approximately 62' 3 ½" by 20' 7" (1281 square feet). This outdoor area will be enclosed with a picket style fence to a maximum of 5' high. The outdoor area will not affect circulation around the building and will include a gate for access.

The Riverbrook Shopping Center has approximately 142,187 square feet of gross floor area. Per Section 6-9-3:4, a shopping center less than 250,000 square feet requires 4.5 parking spaces per 1,000 square feet of gross floor area be provided. Per Section 6-9-3:6, a daycare facility is required to have 4 parking spaces per 1,000 square feet of gross floor area. Given that 4.5 parking spaces per 1,000 square feet of gross floor area have already been accommodated for within the site, staff has no initial concerns with Code required parking spaces for the daycare.

Staff finds the proposed use is consistent with the intent of the B2 district and is compatible with surrounding uses within the Riverbrook Shopping Center. The petitioner's responses to the standards for granting a conditional use are attached. Upon review, staff agrees with the petitioner's findings and recommends their adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests a major change to the Riverbrook Center Planned Unit Development to grant a conditional use for a daycare. Staff supports the request as it is compatible with the B2 District, the future land use plan, and the surrounding land uses.