



Legislation Details (With Text)

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Title:	Pass the ordinance approving a minor change to the Hobson West Commons Lot 2 PUD- PZC 20-1-005		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Hobson West - Minor Change Ordinance, 2. Exhibit A. Legal Description, 3. Exhibit B. Site Plan, 4. Exhibit C. Response to Standards, 5. Exhibit D. Elevations, 6. Development Petition, 7. Location Map and Existing Conditions		

Date	Ver.	Action By	Action	Result
4/7/2020	1	City Council		

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a minor change to the Hobson West Commons Lot 2 PUD- PZC 20-1-005

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Scott Williams, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The property is zoned R1A with a conditional use for the Hobson West Commons PUD (Ordinance No. 80-058), and is located on the north side of 75th Street, east of Rickert Drive. The Final PUD plat was approved on August 15, 1988 with Ordinance No. 88-154. On July 7, 1992, Ordinance No. 92-121 approved a minor change to the Hobson West Commons PUD. A subsequent minor change for the subject lot was on approved April 8, 1998 with Ordinance No. 98-043 to reduce parking and add a drive-through. These changes were never implemented with the site remaining unchanged and in the current configuration.

The petitioner, Rickert Donuts, Inc, requests approval of a minor change to the Hobson West Commons Lot 2 PUD to remove parking and establish a new site plan accommodating a drive-through for a proposed Dunkin Donuts.

DISCUSSION:

Minor Change to the PUD

The petitioner proposes a minor change to the Hobson West Commons Lot 2 PUD by removing 14 parking spaces and adding a drive-through with stacking spaces along the western side and rear of the building. The proposed Dunkin Donuts will occupy 1,650 square feet of the western end-cap space in the existing 12,850 square-foot building. Per Section 6-4-6 (Changes to a Final Planned Unit Development) of the Naperville Municipal Code, the proposed changes qualify for processing as a minor change with the decrease in parking spaces not greater than 20% and for the approval of parking and site circulation modifications. Exterior accent improvements are proposed for the subject space's south (front) and west elevations.

The site circulation changes to one-way for the rear and western drive aisles where traffic enters at the northeast corner, drives forward to the western end of the building entering the stacking lane for the drive-through, rounds the northwest corner of the building after placing the order, continues into the queue for the pick-up window on the western elevation, and then exits at the southwest corner at the front facing 75th street. The majority of the removed parking spaces are from the rear parking row located behind the building. Where the stacking and bypass lanes make the turn at the northwest corner, parking spaces have been removed and the area is striped for a loading area. The remaining 6 parking spaces in this rear row are reoriented to a 60 degree angle to permit code compliant drive-through stacking and by-pass lane dimensions.

Based on the current tenant mix, the remaining number of spaces exceeds the parking requirements for the multi-tenant building. To assist in mitigating any traffic conflicts with the remaining rear parking spaces, these areas have been designated as employee parking and will experience a lower turn-over rate compared to customer parking. In addition to the façade improvements for the western tenant space, the petitioner is also adding landscape screening to a portion of the rear property line.

Staff is supportive of the minor change with the reduction in parking to accommodate the drive-through. All code requirements for the drive-through dimensions and number of stacking spaces are met. The modified site plan mitigates traffic conflicts while maintaining enough parking spaces. Sufficient maneuvering room for emergency vehicles is verified by the submitted turning exhibit.

Key Takeaways

- Staff finds that the petitioner's proposal meets all City requirements and is consistent with the Hobson West Commons Lot 2 PUD.

FISCAL IMPACT:

N/A