



Legislation Details (With Text)

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Title: Receive the staff report for the property located at 110 S Washington Street (Central Park Place) - PZC 18-1-077 (Item 1 of 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Disclosure of Beneficiaries, 3. Cover Letter, 4. Legal Description, 5. Master Declaration, 6. Condominium Declaration

Date	Ver.	Action By	Action	Result
6/16/2020	1	City Council	approved	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for the property located at 110 S Washington Street (Central Park Place) - PZC 18-1-077 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

Submitted for City Council review.

BACKGROUND:

The subject property, 110 S. Washington Street is generally located north of Jefferson Avenue and east of Washington Street and is zoned B4 (Downtown Core District). It is approximately 0.56 acres in size and is improved with the Old Nichols Library building and an 87,000-square foot, 4-story mixed used building which is currently under construction.

Final Plat of Subdivision and OAA

On March 19, 2019, the City Council passed Ordinance 19-036 approving the Preliminary/Final Plat of Subdivision and Owner's Acknowledgment and Acceptance Agreement (OAA), in order to develop the Subject Property with an approximately 87,000 square foot, 4-story mixed-use building with an underground parking garage, commercial uses on the first floor, and 17 residential dwelling units on the second, third and fourth floors.

DISCUSSION:

The petitioner, Great Central Properties III, LLC, has submitted a petition for approval of a condominium plat and vertical subdivision plat for the property located at 110 S. Washington Street.

The purpose of these plats is to divide ownership of the residential and commercial spaces; the building under construction will continue to comply with all prior approvals for the site.

Condominium Plat

The petitioner has submitted a condominium plat for seventeen (17) condos located on the second, third and fourth floors of the building. Per Section 5-11-5 (City Condominium Process), City Council review and approval of a Condominium Plat is required. The condo plat includes limited common area which is comprised of two parking spaces per residential unit to be located in the lower level and first floor of the building. In addition, there is also common area on the first floor, the roof of the building, and the four guest parking spaces and bicycle parking in the lower level. The petitioner has included a Declaration of Condominium which defines the use and ownership of the residential units, common elements and establishes the bylaws of the Central Park Place Residential Condominium Association. The Declaration of Condominium has been provided in the attachments.

Vertical Subdivision Plat

The petitioner has also submitted a vertical subdivision plat to delineate the 11,828-square foot of commercial space located on the first floor of the building. Given the building is currently under construction and the interior walls and ceilings have not been completed, the submitted plats do not include as-built dimensions. Therefore, the vertical subdivision plat ordinance includes the following conditions of approval:

1. Upon completion of construction of the structure, an amended vertical subdivision plat will be submitted to the City's Zoning Administrator based on as built measurements; and
2. Upon approval of the amended vertical subdivision plat by the City's Zoning Administrator, the petitioner shall record the amended plat with the DuPage County Recorder and provide a copy of the recorded amended plat to the City.

The petitioner has also included a Master Declaration of Easements, Covenants and Restrictions for Central Park Place. This Declaration includes cross access easements, cross easements for utilities and related improvements, cross easements for structural support, cross easements in the event of encroachments due to settlement and all risk insurance requirements including insurance with the same insurance carrier. A copy of the Master Declaration of Easements, Covenants and Restrictions for Central Park Place can be found in the attachments. City Council review and approval of the vertical subdivision plat is required as provided in Section 7-2-6 (Vertical Subdivision) of the Naperville Municipal Code.

Key Takeaways

- The petitioner is requesting approval of a condominium plat for seventeen (17) residential condominiums located on the second, third and fourth floors of the building with two parking spaces associated for each unit located in the lower level and first floor of the building.
- The petitioner is also requesting approval of a vertical subdivision plat to delineate the commercial property located on the first floor.

Related Files

The following agenda items are related to PZC 18-1-077:

- Pass the ordinance approving a final condominium plat of survey for Central Park Place Residential Condominium, PZC 18-1-077 (Item 2 of 3);
- Pass the ordinance approving the vertical subdivision plat for Central Park Place Commercial

Subdivision, PZC 18-1-077 (Item 3 of 3)

FISCAL IMPACT:

N/A