



Legislation Details (With Text)

File #:	20-890	Version:	1
Type:	Report	Status:	Filed
File created:	8/6/2020	In control:	City Council
On agenda:	8/18/2020	Final action:	8/18/2020
Title:	Receive the staff report regarding the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco Final) - PZC 20-1-047 (Item 1 of 4)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:			

Date	Ver.	Action By	Action	Result
8/18/2020	1	City Council	received	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report regarding the properties located at 1255 E Ogden Avenue and 1187 E Ogden Avenue (Costco Final) - PZC 20-1-047 (Item 1 of 4)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property consists of approximately 18.95 acres located at the northwest corner of Ogden Avenue and Naperville-Wheaton Road and is planned for the development of a Costco retail warehouse. On May 20, 2020, the City Council approved a request by the petitioner for: a conditional use for an automobile service station in the B2 zoning district; a variance to allow parking lot light pole height to exceed 25 ft. and measure 36.5 ft.; variances to allow wall/building signage to exceed the maximum permitted sign area of 300 square feet and measure 438 sq. ft. on the east elevation and 311 sq. ft. on the south elevation; and, a preliminary subdivision plat.

At this time, the petitioner requests approval of a plat of vacation for a portion of the Diehl Road right-of-way and a final plat of subdivision.

DISCUSSION:

Plat of Vacation

As part of Costco's final approvals, the petitioner has prepared a plat of vacation to vacate 13,074 square feet of the Diehl Road right-of-way (Subject Right-of-Way) for incorporation into the new

Costco site. The Subject Right-of-Way was originally platted as a utility easement in 1974, and in 1976 was dedicated as right-of-way for the future Diehl Road. Since Diehl Road was constructed north of the Subject Property, the City has determined that it has no further use or need for the Subject Right-of-Way and that the public interest will be served by its vacation. Vacation of the right-of-way and its conveyance to the property owner/petitioner will relieve the City of all responsibility for its maintenance, repair, and reconstruction, and for liability associated with it.

The current property owner (Norcor Naperville Associates LLC c/o Newcastle Properties LLC) has agreed to pay the City the sum of \$15,000 for the Subject Right-of-Way. The payment is stipulated in the approval ordinance and must be paid prior to recording the plat of vacation. Following receipt of payment and recording of the plat of vacation, the final plat of subdivision for Kirkland Ogden (as currently proposed) will be turned over to the petitioner (Costco). The final plat of subdivision currently requested by the petitioner assumes, and is reflective of, City Council's approval of the right-of-way vacation.

Final Plat of Subdivision

The petitioner is seeking approval of a final plat of subdivision of Kirkland Ogden. The proposed final plat of subdivision substantially conforms to the preliminary plat of subdivision approved by Ordinance 20-052. The proposed subdivision creates two lots zoned B2 (Community Shopping Center District), one of which is to be redeveloped with a Costco retail warehouse and accessory automobile service station and one that will maintain a multi-tenant commercial development.

Owner's Acknowledgement and Acceptance

An Owner's Acknowledgement & Acceptance Agreement has been referenced within the ordinance approving the Final Plat of Subdivision. Within the OAA, specific provisions are included regarding the following:

- Traffic Signal Improvements at the corner of Ogden Avenue and Iroquois Avenue. The petitioner shall submit a request to the DuPage County Department of Transportation (DuDOT) and the Illinois Department of Transportation (IDOT) to re-time the traffic signals to provide additional green time for Iroquois Avenue. If re-timing is not approved, the petitioner shall be required to modify the intersection to provide a protected-permitted left turn phase (green arrows) for south bound Iroquois traffic and may be required by IDOT to complete other intersection modifications.
- Restriping. The petitioner has submitted a request to IDOT to maintain the existing striping of the eastbound left turn storage and taper at the intersection of Ogden and Iroquois Avenue. If IDOT does not approve the request, the petitioner must re-stripe the left turn lane in order to provide for an increased left turn lane queue.
- Installation of a "Do Not Block Intersection" Sign. The petitioner must install a "Do Not Block Intersection" sign for southbound traffic on Iroquois Drive at driveway 3.
- IDOT Permitting. The City will not delay issuance of building or occupancy permits on the subject property due to any permitting delays with either IDOT or DuDOT.
- Surety. If the petitioner intends to occupy the subject property prior to the completion of the traffic improvements noted above, the petitioner will be required to post surety from a source and in an amount approved by the City Engineer.

Final Landscape Plan

The proposed final landscape plan substantially conforms to the preliminary landscape plan approved through Ordinance 20-053. Existing parkway trees along Iroquois Avenue will be

preserved, and new parking lot islands and additional landscaping amenities along the shared access drives have been incorporated to further improve the site. A six-foot tall fence will be installed the entire length of the subject property's western property line to provide a buffer to the adjacent multi-family residential development as well.

Related Files

The following agenda items are related to PZC 20-1-047:

- Conduct the public hearing regarding the vacation of a portion of the Diehl Road right-of-way (Costco Final) - PZC 20-1-047 (Item 2 of 4)
- Pass the ordinance approving the plat of vacation of a portion of the Diehl Road right-of-way (Costco Final) - PZC 20-1-047 (Item 3 of 4)
- Pass the ordinance approving the final plat of subdivision for Kirkland Ogden (Costco Final) - PZC 20-1-047 (Item 4 of 4)

FISCAL IMPACT:

The current property owner (Norcor Naperville Associates LLC c/o Newcastle Properties LLC) has agreed to pay the City the sum of \$15,000 for the Subject Right-of-Way.