



Legislation Details (With Text)

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Title:	Receive the staff report to consider a variance for the property located at 110 S. Washington Street (Central Park Place) - COA 20-3273 and PZC 20-1-083 (Item 1 of 3)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. COA Application with Response to Factors, 2. Rendering, 3. Site Plan, 4. Variance Application, 5. Response to Variance Standards		

Date	Ver.	Action By	Action	Result
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HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Receive the staff report to consider a variance for the property located at 110 S. Washington Street (Central Park Place) - COA 20-3273 and PZC 20-1-083 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review.

BACKGROUND:

110 S. Washington Street ("Subject Property") 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 and is currently under construction for 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 through fourth floors. On September 19, 2017, the City Council passed Ordinance 17-141 designating the Subject Property as a local landmark.

Prior COA Approvals

Since landmark designation, the petitioner has received approval of Certificates of Appropriateness (COA) for: (1) demolition of the 1962 addition - COA 17-5146, (2) minor alterations and repairs to the original structure and approval of the schematic drawings for the proposed addition - COA 18-1430, and (3) approval of final architectural renderings for the proposed addition - COA 18-3642.

DISCUSSION:

The owner and petitioner, Great Central Properties III, LLC is requesting approval of a variance in

order to removal three seat walls which were planned to be located in front of the new building. Per Section 6-7D-7 (Downtown Core District: Yard Requirements) of the Naperville Municipal Code, the required setback for new construction is no greater than 6', unless permanent outdoor seating is proposed. If permanent outdoor seating is proposed, the setback shall be measured from the limit of the defined outdoor dining area. Since the petitioner is removing the proposed seat walls, the setback is then measured from the building façade, which is located more than 6' from the property line.

The building setback increases from south to north and is located approximately 18.5' from the property line adjacent to Washington Street at the furthest point. The petitioner is requesting the setback variance for removal of the seat walls finding the proposed seat walls block visibility of the commercial units. Furthermore, the petitioner has indicated that prospective retail tenants do not find a need for the proposed seat walls.

As the subject property is a local landmark, the HPC will:

- (1) Provide a recommendation on the requested setback variance. The HPC's recommendation will be forwarded to the PZC for review. After review by the PZC, the request will be forwarded to the City Council for final determination per the requirements in Section 6-3-6 (variances) of the Naperville Municipal Code, and
- (2) Approve/Deny the requested COA for the proposed modification to the exterior façade with the removal of three seat walls. The HPC's decision on the COA is final; however, if the HPC denies the COA, the petitioner may appeal this denial to the City Council for a final vote as provided in the Code.

Staff is in support of the proposed variance finding that the greater setback provides open views to the street facing façade of the Old Nichols Library. Additionally, the proposed setback variance does not impact the architectural design of the Old Nichols Library.

Factors for Consideration of a Certificate of Appropriateness Application: Review of COA applications are conducted based on the compatibility with the Factors for Consideration of a Certificate of Appropriateness Application (Section 6-11-8:5; Certificate of Appropriateness Required). The applicant has detailed their justification of the factors considered which is included in the attachments for review by the HPC. Staff concurs with the petitioner's responses.

Related Files

- Provide a recommendation on the setback variance for the property located at 110 S. Washington Street (Central Park Place) - PZC 20-1-083 (Item 2 of 3)
- Consider the proposed modification to the exterior façade with the removal of three seat walls for the property located at 110 S. Washington Street (Central Park Place) - COA 20-3273 (Item 3 of 3)