



Legislation Details (With Text)

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File created:	3/6/2024	In control:	City Council
On agenda:	3/19/2024	Final action:	
Title:	Receive the staff report for 1440 S Route 59 (Tommy's Express Car Wash) - PZC 23-1-061 (Item 1 of 3)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Petition, 2. Final Engineering Plans, 3. Final Landscape Plans		

Date	Ver.	Action By	Action	Result
3/19/2024	1	City Council	approved	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for 1440 S Route 59 (Tommy's Express Car Wash) - PZC 23-1-061 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Adam Beaver, AICP Candidate, Community Planner

BOARD/COMMISSION REVIEW:

The City Council approved PZC 23-1-061 on December 5, 2023, including approvals of a preliminary plat of subdivision and a preliminary planned unit development plat.

BACKGROUND:

The subject property is located at the southeast corner of S IL Route 59 and Beebe Drive and is zoned B2 PUD (Community Shopping Center Planned Unit Development District). The approximately 1.5 acre property is currently improved as a surface parking lot. The petitioner, Wash Holdings 23, LLC, is proposing the construction of a Tommy's Express Car Wash on the subject property.

The petitioner requests approval of a Final Plat of Subdivision as well as a Final Planned Unit Development Plat.

DISCUSSION:

Final Subdivision Plat

The petitioner is proposing to subdivide the original Lot 8 of the Brach/Brodie Property in order to construct and operate a 5,243 square foot car wash facility. The petitioner is proposing to subdivide 1.46 acres from the original Lot 8, resulting in a newly created Lot 2 (1.46 acres) which will be utilized by Tommy's Car Wash and Lot 1 (12.44 acres) which will be utilized by Lowe's. A preliminary

subdivision plat was approved at the December 5, 2023 City Council meeting; the proposed final plat is consistent with the approved preliminary.

Final PUD Plat

Pursuant to Section 6-4-6 of the Naperville Municipal Code, the petitioner requests approval of a Final PUD Plat for the underlying Lot 8 of the Brach/Brodie Property. A major change for the requested use deviation, as well as deviations to required parking, landscaping and signage were approved at the December 5, 2023 City Council meeting; the proposed final plat is consistent with the approved preliminary plans.

Findings of Fact

Upon review, staff finds the plats to be in substantial conformance with the approved preliminary plats and recommends approval by the City Council.

Key Takeaways

- The petitioner requests approval of a Final Plat of Subdivision.
- The petitioner requests approval of a final Planned Unit Development plat.

Related Files

1. Pass the ordinance approving a Final Plat of Subdivision for the Resubdivision of Lot 8 of the Brach Brodie Property Unit -1 (Tommy's Express Car Wash) - PZC 23-1-061 (Item 2 of 3)
2. Pass the ordinance approving a Final Planned Unit Development Plat for the property located at 1440 S Route 59 (Tommy's Express Car Wash) - PZC 23-1-061 (Item 3 of 3)

FISCAL IMPACT:

N/A