



Legislation Text

File #: 17-488, Version: 2

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the Ordinance approving the Preliminary/Final Plat of Subdivision for Jewel Osco Subdivision located at 215-231 E. Ogden Avenue, PZC 17-1-053. (1 of 2)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Not Required.

BACKGROUND:

The petitioner, Vequity, is proposing to retrofit the existing shopping center located at 215-231 E. Ogden Avenue by removing the western 20.5' of the building to add a drive-through (see PZC 17-1-006). In order to accommodate the drive-through, the adjacent property owner, Jetco Properties (Jewel Osco), has agreed to sell a portion of land to the petitioner. Vequity, on behalf of Jetco, requests to subdivide the existing Jewel lot in order to create a new lot; following subdivision and purchase, Lot 2 of the Jewel Osco Subdivision will be consolidated with the property located at 127 E. Ogden (subject to administrative review and approval).

The subject property is located on the north side of Ogden Avenue, east of Washington Street. The Jetco (Jewel Osco) property is 8.4 acres in size, while the newly created lot will be 0.1 acres/4,411 square feet in size. The property is zoned B2 (Community Shopping Center District). The East Sector Update to the Comprehensive Master Plan (1998) identifies the future land use of the subject property as commercial; the proposal is consistent with this designation. The Ogden Avenue Corridor Plan (2008) identifies the property as neighborhood/convenience commercial mix; the proposal is also consistent with this designation.

DISCUSSION:

The proposed Preliminary/Final Plat of Subdivision for the Jewel Osco Subdivision meets all technical requirements of the Naperville Municipal Code. Staff finds the proposed subdivision to be appropriate and consistent with the zoning designation and surrounding properties and recommends approval of the petitioner's request to subdivide the subject property. Per the Naperville Municipal Code, the proposed subdivision requires review and approval by City Council only.

Key Takeaways

- The petitioner proposes to remodel the building at 215-231 E. Ogden to accommodate a drive-through.
- The petitioner is purchasing the property to accommodate the drive-through from the

neighboring property owner; this requires the neighboring property owner to subdivide their property.

- Staff is supportive of the petitioner's request for a Preliminary/Final Plat of Subdivision.

FISCAL IMPACT:

N/A