



Legislation Text

File #: 18-188, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a major change to amend the Resubdivision of Lot 11 Naperville Crossings Planned Unit Development to grant a conditional use in the B2 District to permit an automobile repair facility at the subject property located at 3136 Anna Marie Lane (Christian Brothers Automotive Corporation) - PZC 17-1-143

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard, AICP

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 17-1-143 was published in the Naperville Sun on February 16, 2018.

BACKGROUND:

The petitioner, Christian Brothers Automotive Corporation, is requesting approval of major change to a planned unit development (PUD) in order to permit an automobile repair facility. The petitioner intends to construct a 5,500-square foot automobile repair facility with 10 service bays on the subject property.

The subject property was originally developed in 2004 as Lot 11 of the Naperville Crossings Planned Unit Development. In 2015, the property was resubdivided into Lot 23 as a part of the development of Andy's Frozen Custard. Located on the north side of 95th Street, west of Reflection Drive, the subject property has a common street address of 3136 Anna Marie Lane. The 0.92 acre property is currently vacant and is zoned B2 PUD (Community Shopping Center District - Planned Unit Development). The Southwest Community Area Plan (2002) identifies the future land use of the subject property as mixed use commercial retail/office; the proposed development is compatible with this designation.

DISCUSSION:

Conditional Use & Major Change to PUD

As noted above the subject property is part of the Naperville Crossings Planned Unit Development (PUD). The petitioner is requesting a conditional use to permit an automobile repair facility in the B2 District per [Section 6-7B-3 \(B2 District: Conditional Uses\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI) [to construct a 5,500 square foot automobile repair facility that processes typical car repairs including oil changes, alignment, suspension, and other minor repairs. The facility has 10 overhead service doors which are oriented to the east and west. Access to the property is provided via a full access point on Anna Marie Lane and via a cross](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTBB2COSHCEDI)

access point to the Andy's Frozen Custard property to the east. Per Code, 25 parking spaces are required and 33 parking spaces are provided.

Per [Section 6-4-6:1 \(Changes to Final Planned Unit Development: Major Change\)](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH4PLUNDE_6-4-6CHFIPLUNDE) https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH4PLUNDE_6-4-6CHFIPLUNDE, the conditional use request requires approval of a major change to the PUD. The preliminary PUD plat for Naperville Crossings designated Lot 11 (now Lot 23) as a single retail building and associated parking per Ord. 05-165. The proposed automobile repair facility, a service use, represents a departure from the PUD approved use. However, staff finds the proposed use is appropriate for the commercial and service character of the 95th Street; staff finds that a more traditional retail use may be difficult on this lot due to its limited visibility from Route 59. Staff also finds the proposed facility is compatible with and will enhance the blend of existing uses within the PUD, allowing customers to dine and shop while waiting for their cars to be serviced.

As such, staff is in support of the request for a major change to the PUD, subject to the recommended conditions included below. The petitioner's responses to the standards for amending a PUD and the standards for granting a conditional use are attached. Upon review, staff is in agreement with the petitioner's findings and recommends their adoption by the Planning and Zoning Commission.

Building Elevations

The proposed Christian Brothers building is consistent with the existing design theme for Naperville Crossings with respect to the following:

- The proposed facade primarily consists of brick with a limestone veneer knee wall that wraps the building.
- The building colors match the colors featured in the existing buildings in the Naperville Crossings PUD.
- The building incorporates four sided architecture and features elements such as ornamental brick, a knee wall, decorative lighting, and multi-paned windows.
- The overhead service doors face east and west (as opposed to facing 95th Street). Each overhead door is surrounded by a brick soldier course and the color of the door is consistent with the color scheme of the building.

The proposed building features a residential look with a pitched roof not typically seen in the development. Staff finds that the location of the store along 95th Street is separate from the activity center of the PUD (i.e., along Showplace Drive and Cantore Road in front of the Showplace Theatre) and is not located along the primary retail frontage of Route 59. As such, staff finds that some deviation from the traditional design theme of Naperville Crossings is acceptable.

Performance Standards

The petitioner is required to meet the performance standards set forth in [Title 6, Section 14 \(Performance Standards\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH14PEST) https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH14PEST of the Municipal Code regarding both exterior lighting and noise. The petitioner has submitted a photometric plan which demonstrates compliance with the City's exterior lighting standards contained in Section 6-14-4:3 (Performance Standards: Exterior Lighting). The petitioner has also submitted noise data from similar stores which indicates the proposed store

will maintain a decibel level below the commercial maximum of 62dB permitted by Section 6-14-4:1 (Performance Standards: Noise). It is important to note that the hours of the proposed store are Monday through Friday from 7am to 7pm with Saturday hours during the first 180 days of the store opening. Additionally, the petitioner has agreed to a condition that the overhead service doors will remain closed during operating hours.

Recommended Conditions of Approval

Staff recommends approval of the requested conditional use subject to the following conditions (to be included in the ordinance):

- The approved conditional use shall be limited to the Christian Brothers Automotive Corporation. Should Christian Brothers vacate the building and a new automotive repair facility seek to occupy the building, a new conditional use will be required to be processed and will be evaluated based on the specifics of the use proposed at that time.
- The overhead service doors will remain closed during operating hours and the noise resulting from the operation of the repair facility shall not exceed 62dB as measured at the property line. Should the noise exceed this limit, the petitioner shall take additional measures, such as landscaping, screening, or modified service offerings, to ensure that noise levels fall within the acceptable limits.
- There shall be no outside storage of materials or equipment at the subject property.

Key Takeaways

- The petitioner is requesting a major change to amend the Naperville Crossings Planned Unit Development to grant a conditional use to permit an automobile repair facility.
- Staff finds the proposed automobile repair facility use is complimentary to the existing PUD, is a compatible use for the highly visible subject property, and is appropriate for the commercial and service character of the 95th Street and Route 59 intersection.

Staff is in support of PZC 17-1-143, subject to the conditions noted above.