



Legislation Text

File #: 19-819, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for the property located at the northeast corner of Reflection Drive and 95th Street and known as Naperville Crossings Lot 10 (Advance Care Medical and Dog Haus) - PZC 19-1-046 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

The subject property, Lot 10 of Naperville Crossings, consists of 1.6 acres and is located at the northwest corner of Route 59 and 95th Street. The subject property is zoned B2 PUD (Community Shopping Center District Planned Unit Development) and is vacant. The approved Naperville Crossings site plan designated Lot 10 as a single-story office/retail building.

The petitioner, Manny Butera, proposes to subdivide the subject property into two lots in order to construct a 2,200 square foot fast casual restaurant and 3,500 square foot medical office. The project will also require approval of minor change to the Naperville Crossings PUD and approval of a Final PUD Plat.

DISCUSSION:

Plat of Subdivision

The petitioner is proposing to subdivide the 68,924s.f. (1.6 ac.) Lot 10 into two new lots. Lot 25 is proposed at 33,639s.f. (0.77 ac.) and Lot 26 is proposed at 35,285s.f. (0.81 ac.). Per Section 7-2-2:5 (Subdivision Plat Procedures: Review) of the Naperville Municipal Code, requests for subdivision plats in which no variances are required are sent directly to City Council for review and approval. Staff finds that the requested Preliminary/Final Plat of Subdivision of ACM/Dog Haus Resubdivision meets the City's technical requirements and recommends approval.

Minor Change to the PUD

The petitioner proposes to construct a 2,200s.f. fast casual restaurant (Dog Haus) on Lot 25 and a 3,500s.f. medical office (Advance Care Medical) on Lot 26. In order to establish a controlling site plan, landscape plan, and building elevations for the buildings, a minor change to the Naperville Crossings PUD is required per Section 6-4-6:2 (Changes to a Final PUD: Minor Changes). Staff finds that the proposed uses are consistent with the intent of the Naperville Crossings PUD to provide shopping, recreational, medical and office facilities to service south Naperville and are each

permitted in the underlying B2 zoning district. Staff recommends approval of the minor change to the PUD and the Final PUD Plat for ACM/Dog Haus Resubdivision.

As a note, the petitioner will construct the project in two phases. The ACM building and its parking will be constructed first. Later, the petitioner will construct the Dog Haus building and its parking.

Building Design

The existing buildings in Naperville Crossings feature consistent design themes including light and medium earth-toned masonry materials, awnings/canopies, ornamental brickwork, cornice work, stone detailing, and decorative lighting. The proposed ACM building utilizes earth tone brick and stone veneer detailing. The building also incorporates a brick knee wall. The proposed Dog Haus building utilizes earth tone brick and includes a contrasting brick knee wall and metal accents. The proposed elevations are consistent with the existing buildings in the Naperville Crossings PUD and the City's Building Design Guidelines. Staff recommends approval.

Key Takeaways

- Staff finds that the petitioner's proposal meets all City requirements and is aligned with the intent of the Naperville Crossings Planned Unit Development.

Related Files

The following agenda items are related to PZC 19-1-046:

- Pass an ordinance approving a Preliminary/Final Subdivision Plat for ACM and Dog Haus Resubdivision - PZC 19-1-046 (Item 2 of 3)
- Pass an ordinance granting a minor change to the Naperville Crossings PUD and approving a Final PUD Plat for ACM and Dog Haus Resubdivision - 19-1-046 (Item 3 of 3)

FISCAL IMPACT:

N/A