



Legislation Text

File #: 20-522, **Version:** 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the report for Lincoln at CityGate Centre located at the northeast corner of CityGate Lane and Westings Avenue PZC 20-1-011 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Scott Williams, AICP

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

The 5 acre subject property is located at the northeast corner of Westings Avenue and CityGate Lane and is known as Lot 2 and part of Lot 3 of CityGate Centre. The subject property is zoned OCI PUD (Office, Commercial, and Institutional District - Planned Unit Development) and is currently vacant. On September 3, 2019, the City Council approved a request by the petitioner, CityGate Centre Ventures LLC, for: a major change to the PUD and a revised PUD plat with deviations to increase the building height and to reduce the number of parking spaces and lot area; a preliminary plat of subdivision including a deviation from the 30' platted setback along Westings Avenue; a conditional use to permit multi-family dwelling units; and, a variance to reduce the required amount of masonry on the building.

The proposed 5-story, 482,358 square foot building features exterior materials including fiber cement siding, metal panel, composite wood cladding, and glass. The petitioner also received a variance for the exterior materials from the Building Review Board (BRB) on June 19, 2019.

DISCUSSION:

Final PUD

The proposed Final PUD Plat substantially conforms to the Preliminary PUD Plat for Lincoln at CityGate, thereby eliminating the need for a Planning and Zoning Commission review. The petitioner proposes to construct a 285 unit multi-family rental unit building with 38,000 square foot roof level event center on the subject property. The event center will be owned by the Calamos Group (owner of Hotel Arista and other CityGate buildings) and will provide additional banquet space for the campus. An enclosed second story pedestrian walkway will connect the proposed building with the CityGate Centre buildings to the north. The building's event center will be accessed via a dedicated entrance on the first floor, as well as the second story pedestrian walkway. The building includes an interior parking deck for residents, as well as amenity spaces including a fitness center, a resident lounge, and a dog spa. The elevations comply with the building elevations approved by Ordinance 19-123 and the BRB.

Plat of Subdivision

In order to combine Lot 2 and a portion of Lot 3, the petitioner requests approval of a Final Plat of Resubdivision for Lots 2 & 3 of CityGate Centre. The Final Plat of Subdivision substantially conforms to the Preliminary Plat of Subdivision approved by Ordinance 19-124 for CityGate Centre. Along with PZC 19-1-020, the vacation of the platted setback line was noted in the previous plat ordinance, but it was a preliminary plat and was not recorded. The petitioner is now seeking final approval and notice for the vacation was posted.

Owner's Acknowledgement and Acceptance

An Owner's Acknowledgement & Acceptance Agreement has been referenced within the ordinance approving the Final Plat of Subdivision. Within the OAA, specific provisions are included regarding the petitioner's required school and park donations. The Owners will satisfy school impact fees by payment of cash in lieu of land, with payment being made prior to the recording of the Final Subdivision Plat. To address potential additional school donation, the owner agrees to pay the School District a fee for any student over the City's estimated generation number of 22 one year after issuance of the certificate of occupancy for the apartment building.

Park impact fees will be satisfied by payment of cash in lieu of land, with a 20% credit due to the provision of private open space for recreation areas and facilities. Payment will be made pursuant to an agreement with the Park District, consistent with Section 7-3-5 of the Naperville Municipal Code.

It should be noted that the Owner has offered to contribute two hundred thousand dollars (\$200,000.00) to promote affordable or attainable housing in the City of Naperville, or for such other related purpose as the City deems appropriate in its sole discretion. The payment will be made before the issuance of any building permit.

Key Takeaways

- Staff finds that the petitioner's proposal conforms with the preliminary approvals of 19-1-020.

Related Files

The following agenda items are related to PZC 20-1-011:

- Pass an ordinance approving a Final Plat of Subdivision for the resubdivision of Lots 2 & 3 of CityGate Centre Subdivision - PZC 20-1-011 (Item 2 of 3)
- Pass an ordinance approving a Final PUD Plat for the resubdivision of Lots 2 & 3 of CityGate Centre Subdivision - 20-1-011 (Item 3 of 3)

FISCAL IMPACT:

N/A