

## Legislation Text

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File #: 20-1237, Version: 1

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**PLANNING AND ZONING COMMISSION AGENDA ITEM****ACTION REQUESTED:**

Initiate a text amendment to Section 6-7E-3 to allow daycare centers, preschools, and primary schools as a conditional use in the B5 (Secondary Downtown) zoning district

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Sara Kopinski, AICP

**BOARD/COMMISSION REVIEW:**

Section 6-3-9 (City-Initiated Text Amendments) of the Naperville Municipal Code identifies that the Planning and Zoning Commission or City Council may initiate a zoning title text amendment. Following initiation, staff will conduct further research and draft a proposed text amendment which will be submitted for review by the PZC at a future public hearing,

**BACKGROUND:**

A development petition has been submitted by Quattro Twenty Four North Washington, LLC for a Montessori school to be located at 24 N. Washington Street in the B5 (Secondary Downtown) zoning district. In conjunction with this development request, the petitioner has requested that a text amendment to Section 6-7E-3 be processed to allow daycare centers, preschools, and primary schools with playground facilities and other supporting uses to be permitted as conditional uses in the B5 zoning district.

**DISCUSSION:**

Quattro Twenty Four North Washington, LLC, the petitioner for Guidepost Montessori, is the contract purchaser of the subject property located at 24 N. Washington. The property is currently zoned B5 (Secondary Downtown), and has been vacant for some time. The petitioner intends to locate a Montessori childcare, preschool, and primary school facility on the property, which is not currently a permitted or conditional use in the B5 zoning district.

At this time, the petitioner has requested that the Planning and Zoning Commission direct staff to prepare a text amendment to Section 6-7E-3 of the Municipal Code to permit daycare centers, preschools, and primary schools with playground facilities and other supporting uses as conditional uses in the B5 zoning district.

Staff has no specific concerns related to the requested amendment at this time. Should the Planning and Zoning Commission initiate the requested amendment, staff will complete further research on this topic prior to returning to the PZC for a public hearing.

***Key Takeaways***

- The petitioner is requesting the PZC initiate an amendment to Section 6-7E-3 of the Municipal Code, pertaining to conditional uses in the B5 zoning district.
- Staff recommends initiation of the zoning text amendment.

***Related Files***

N/A