



Legislation Text

File #: 20-1382, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for Guidepost Montessori - PZC 20-1-092 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

Required notice of PZC 20-1-092 was published in the Daily Herald on November 2, 2020.

BACKGROUND:

Quattro Twenty Four North Washington, LLC submitted a development petition for Guidepost Montessori School to be located at 24 N. Washington Street and 20 E. Franklin Avenue, in the City's B5 (Secondary Downtown) zoning district. The petitioner requests PZC's consideration of the following entitlements: a conditional use for a daycare center, preschool, primary school and associated uses; and, a variance to eliminate the required stacking spaces for a daycare/preschool/nursery school.

DISCUSSION:

Quattro Twenty Four North Washington, LLC, is the contract purchaser of the subject property. The property is currently zoned B5 (Secondary Downtown), and has been vacant for some time. The petitioner intends to repurpose the existing building on-site for use as a Montessori childcare, preschool, and primary school facility.

Approval of PZC #20-1-092 is contingent on City Council's approval of a text amendment (PZC #20-1-106, also scheduled for the 11/18/20 PZC meeting) which would allow daycare centers, preschools, and primary schools to be permitted as conditional uses in the B5 zoning district.

Conditional Use

Subject to City Council's approval of the aforementioned text amendment, [Section 6-7E-3 \(B5/Conditional Uses\) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTEB5SEDODI_6-7E-3COUS>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTEB5SEDODI_6-7E-3COUS) of the Municipal Code classifies daycare centers, preschools, primary schools and their supporting uses as conditional uses in the B5 zoning district. The petitioner requests approval of a conditional use to allow Guidepost Montessori School (*which will include a daycare center, preschool, and primary school*) to operate on the subject property. The petitioner plans to improve the existing building by removing the drive through canopy since this is an existing nonconformity and drive throughs are not permitted in the B5 zoning district. Enhanced façade maintenance, extensive interior remodeling, and site modifications to accommodate outdoor play areas are also planned. Existing access points and site circulation will

remain largely unchanged, and staff notes that the number of on-site parking spaces available exceeds City parking requirements for school and daycare uses.

The petitioner states the area surrounding the subject property is institutional in nature. The property is adjacent to office and religious uses (including the Wesley Methodist preschool) to the north, religious uses to the east, office uses to the south, and office and restaurant uses to the west. Additionally, Saints Peter and Paul Catholic Church and Catholic School and Washington Junior High School are located nearby.

Staff agrees with the petitioner and finds the proposed Montessori School to be consistent with the character of the surrounding area. Staff is supportive of the conditional use request and finds the proposal to be an appropriate transition between the downtown and surrounding neighborhoods. Improved site conditions and adequate parking on-site will help ensure impacts to the surrounding area will be minimal.

Findings of Fact

The petitioner's responses to the Standards for Granting a Conditional Use can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission.

Stacking Variance

The petitioner is requesting a variance from [Section 6-9-3:6 \(Parking Requirements/Services and Institutions\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-3SCOFSTPARE) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-3SCOFSTPARE> to eliminate the ten stacking spaces required for curbside drop-off/pick-up areas. Due to the ages of the children enrolled, the petitioner has identified that caregivers will be required to park and escort their child(ren) into the facility; therefore, no stacking spaces are necessary for curbside drop-off/pick-up.

To further support the request, the petitioner provided a traffic study that details the school's parking needs and pick-up/drop off procedures, and compares the proposed facility to the petitioner's south Naperville location. The traffic study finds that the proposed number of parking spaces complies with City Code requirements and is sufficient for drop-off/pick-up. Additionally, the subject property offers more parking spaces per student than the petitioner's south Naperville location, which is successfully operating without curbside drop-off/pick-up. Staff is in support of the petitioner's variance request based on the traffic study submitted and the school's standardized pick-up/drop-off procedures.

Staff notes that the petitioner's requested variance is a result of an obsolete Code section, that was drafted prior to the implementation of modern drop off procedures. Staff intends to update this code section and eliminate this requirement as part of an upcoming text amendment.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission.

Key Takeaways

- Subject to approval of a text amendment (PZC 20-1-106), the petitioner is requesting approval

of a conditional use for Guidepost Montessori School (*which will include a daycare center, preschool, and primary school*) at 24 N. Washington and 20 E. Franklin Street. Staff is supportive of the conditional use and finds it consistent with the institutional nature of the area and an appropriate transition between the downtown core and surrounding neighborhoods.

- The petitioner requests approval of a variance to eliminate the required stacking spaces for curb-side drop-off/pick-up. Staff is supportive of the request based on the traffic study submitted and the school's standardized pick-up/drop-off procedures. Staff notes that the petitioner's requested variance is a result of an obsolete Code section.

Related Files

The following agenda items are related to PZC 20-1-092:

- Consider a conditional use for a daycare center, preschool, primary school and associated uses for Guidepost Montessori - PZC 20-1-092 (Item 2 of 3)
- Consider a variance to eliminate the required stacking spaces for a daycare/preschool/nursery school for Guidepost Montessori - PZC 20-1-092 (Item 3 of 3)