



**NAPERVILLE PLANNING AND ZONING COMMISSION
MINUTES OF MAY 4, 2016**

**UNOFFICIAL PRIOR TO PZC APPROVAL
APPROVED BY THE PZC ON MAY 18, 2016**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bansal, Hajek, Hansen, Martinez, Messer, Peterson, Williams
Absent: Crawford, Hastings
Student Members: Butler
Staff Present: Planning Team – Kasey Evans, Erin Venard
Engineering Team – Ray Fano

B. Minutes

Approve the minutes of the April 20, 2016 Planning and Zoning Commission meeting.

Motion: Williams
Second by: Hajek

Approved
(7 to 0)

C. Old Business

D. Public Hearings

**D1.
PZC 16-1-013
Metro Storage**

The petitioner requests approval of a variance from Municipal Code Section 6-8C-7:1 (I: Yard Requirements), a variance from Municipal Code Section 6-9-3:2 (Schedule of Off Street Parking Requirements), and a variance from Municipal Code Section 6-14-4:3 to allow 4 unshielded light fixtures on the west side of Building #3 in order to construct a self-storage facility with a reduced front yard setback and a reduction in the number of required parking spaces on the subject property located at 1756 North Aurora Road, Naperville, IL 60563

Kasey Evans, Planning Services Team, gave an overview of the request.

Planning and Zoning Commission inquired about:

- Hansen - Is it a front yard setback variance of 69' or 32.9'? Evans – It is a variance for the parking lot to be setback 32.9'. Parking cannot be located within the front yard.

- Hansen – The petition says the parking will be setback 69’? Evans – The petition was referencing from the edge of the parking space. The Code only allows drive aisles in the front yard setback if they are perpendicular. In this case the drive aisle is parallel to the right-of-way and has to be counted in the setback.

Russ Whitaker, Attorney with Rosanova & Whitaker, spoke on behalf of the petitioner:

- Subject property is an 8.5 parcel on North Aurora Road, just east of Route 59.
- Property designated for Transportation or Industrial Use in the Comprehensive Plan.
- Underlying zoning is I (Industrial); the proposed use is permitted.
- Developing Lot 1. Lot 2 is not part of our plan.
- 4 buildings proposed for the site.
- Primary building is a 2 story climate controlled building; leasing and sales office at the front.
- Parking is located at the front of the building with 12 parking spaces. Reduced parking is really a function of how the property operates. Renters visit the leasing office on the first and last visit only. There is no practical purpose for the parking in the front on later visits.
- Oversized drive aisles throughout the property; sufficient space to load and unload next to units.
- 3 back buildings are accessory and are ambient.
- The intensity of the use of the North Aurora Road right-of-way is much greater than the use of the property itself.
- Upgraded landscaping on the front of property.
- Asking for a variance to modify the perimeter landscaping. A drainage swale prevented the installation of some perimeter trees. The trees have been installed elsewhere on the site.
- Lighting does not comply in one area of the site. There is a very large drive aisle. The City standard light fixture does not allow us to light the entire width of the pavement. We have reduced the number of unshielded light fixtures to 4. They are not visible from outside the site.
- Underlying zoning is in place. Variances are minimal and will not be a detriment to the neighborhood.

Planning and Zoning Commission inquired about:

- Bansal – How many employees will work at this facility? Bob Heilman, VP of Development with Metro Storage – Roughly 1.5 employees.
- Bansal – So at the most, you will have 2 parking spots taken by employees.
- Williams – How long has the property been vacant? Whitaker – Since god made it.
- Williams – Do the lights without shields pose a safety problem? Whitaker – No. They are intended to address what we see as a safety

problem. City Code requires us to have a certain light standard in a parking lot, without these lights we wouldn't be able to meet that standard in the middle of the parking lot. Certainly we don't want to install light poles in the middle of the drive aisle because that is a whole different safety issue.

- Williams – We have rather extensive experience with lighting fixtures because it was a key issue when we considered Wal-Mart. Shields have two purposes. One is to direct light, the other is to protect against a malfunction of the light fixture and to prevent debris from showering down on people. I am concerned more with the second. Has any thought been given to if the fixture explodes? Whitaker – These are fixtures produced in today's environment. This requirement is somewhat unique to Naperville. This is not a unique condition in the commercial or residential world, to have unshielded floodlights. There is no concern on our end on having these lights.
- Williams – In other words, the danger is remote to none existent? Whitaker – Yes.
- Heilman – They are shielded; they are not wide open.
- Hansen – Was your petition amended because this variance was not addressed? Whitaker – It was updated. This is something that has just come up in the last week. The notice issued sufficiently addressed it.
- Hansen – The concern that I have is the moving van turning radius. Is the aisle width adequate? Heilman – Yes. What guides our design is the Fire Department. We have to design for their largest vehicle, which is the ladder truck.
- Messer – Giving the proximity to townhomes, do you expect any need for a traffic light in the future? Fano – No.

Public Testimony: none

Planning and Zoning Commission closed the public hearing.

Planning and Zoning Commission Discussion:

- Hajek – No issues; well thought out and presented; supporting.
- Hansen – All questions addressed; supporting.
- Martinez – Supporting as well; major improvement.
- Messer – Well designed; variances are reasonable; supporting.
- Peterson – Fair plan; good luck. Facility on Ogden has 3 parking spaces and I have never seen more than 1 car there. No one is here to contest. In favor.
- Williams – Very well done plan. Sounds like a lot of variances, but they are quite minor. Addressed all my concerns; parking is a non-issue. In support of all of this.
- Butler – This plan is thorough; see the need for it; supporting.

Planning and Zoning Commission moved to recommend approval of PZC 16-1-013, a variance from Municipal Code Section 6-8C-7:1 (I: Yard Requirements), a variance from Municipal Code Section 6-9-3:2 (Schedule of Off Street Parking Requirements), and a variance from Municipal Code Section 6-14-4:3 to allow 4 unshielded light fixtures on the west side of Building #3 in order to construct a self-storage facility with a reduced front yard setback and a reduction in the number of required parking spaces on the subject property located at 1756 North Aurora Road, Naperville, IL 60563

Motion by: Williams
Seconded by: Bansal

Approved
(7 to 0)

Ayes: Bansal, Hajek, Hansen, Martinez, Messer, Peterson,
Williams
Nays: None
Absent: Crawford, Hastings

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

H. Adjournment

7:30 p.m.