

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
CITY OF NAPERVILLE)

PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION
SEEKING A TEXT AMENDMENT ALLOWING FOR SELF-STORAGE AS A
CONDITIONAL USE IN THE B-2 ZONING DISTRICT

THE UNDERSIGNED Petitioner, Shorewood Development Group, LLC, an Illinois limited liability company (hereinafter “the Petitioner” and/or “Shorewood”), respectfully petitions the City of Naperville (the “City”) to approve a text amendment to permit fully-enclosed self-storage facilities in the B-2 zoning district as a conditional use allowing for redevelopment of the property legally described on **Exhibit A** (“Subject Property”) and as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Naperville Municipal Code, as amended (hereinafter the “Code”).

In support of this Petition, the Petitioner represents to the City of Naperville as follows:

1. Shorewood Development, LLC, an Illinois limited liability company, with an address at 790 Estate Drive, Suite 200, Deerfield, Illinois 60015, is the Petitioner and contract purchaser of the Subject Property.
2. Duxler Properties, LLC, is the owner of the Subject Property (hereinafter the “Owner”).
3. The Subject Property is known as the Market Meadows Shopping Center with a common address of 1265-1309 S. Naper Blvd., and consists of approximately 18.892 acres occupied by approximately 155,859 square feet of existing commercial space (“Market Meadows Shopping Center” or “Market Meadows”).
4. Existing tenants in Market Meadows include Jewel-Osco (“Jewel”), US Bank, McDonald’s, Code Ninjas, Heartland Blood Center, Good Choice Cleaners, Colbert Framing, T-

Mobile, Row House, and Eye Boutique.

5. Approximately 59,030 square feet of the Subject Property is currently vacant, which results in approximately a 37% vacancy rate.

6. The existing land uses surrounding the Subject Property are as follows:

- a. North: Bank and restaurant (Zoned B2 PUD)
- b. East: Commercial shopping center with grocery, retail, bank, and restaurant. (Zoned B2 and R1A PUD)
- c. South: Residential (Zoned R1A) Recent K. Hovnanian Subdivision
- d. West: Car wash and residential (Zoned B2 PUD and R2 PUD)

7. The Subject Property is located in DuPage County, Illinois.

8. The Petitioner seeks approval of a text amendment to allow fully-enclosed storage facilities as a conditional use in the B-2 zoning district provided certain additional conditions are satisfied, including:

A. that the self-storage facility is fully enclosed and all operations, including loading and unloading, must be conducted completely within building;

Response: All self-storage operations will be fully enclosed. Loading and unloading will be internal to the building.

B. that all trucks over the size of 26' shall be strictly prohibited;

Response: All trucks over 26' shall be prohibited. Note that the adjacent Jewel can accommodate and will continue to accommodate trucks larger than 26'.

C. that truck and trailer rental shall be prohibited;

Response: All truck and trailer rental will be prohibited.

D. that there shall be no outside display or outside storage of equipment, materials, or motor vehicles used in relation to the storage facility;

Response: No outside display or storage of equipment, materials or motor vehicles shall be used in relation to the self-storage facility.

E. that all loading and unloading shall be internal to the building;

Response: The building has been designed so that all unloading shall occur interior to the building. Trucks will enter the overhead doors to the rear of the building, unload inside the building, and exit through overhead doors.

F. that all sides of the building shall contain architectural detail and masonry materials to fit harmoniously with the character, use and zoning of the surrounding properties;

Response: The design will fit harmoniously with the character of the surrounding center including substantial improvements to the overall design of the Market Meadows Shopping Center.

G. that self-storage facilities shall only be allowed in planned unit developments and shall not exceed more than 10% of the total acreage comprising the planned unit development;

Response: Market Meadows is a planned unit development. The proposed self-storage facility will not exceed 10% of the overall Market Meadows Shopping Center land. Additionally, the frontage of the self-storage facility along front of the building shall be limited to 35'.

I. that all self-storage facilities shall be limited to a maximum of three stories in height regardless of the maximum height otherwise permitted in the applicable planned unit development or B-2 Zoning District.

Response: The proposed self-storage facility shall be limited to 3 stories estimated at a height of 27', which is consistent with the adjacent area.

BACKGROUND AND PROPOSED SHOPPING CENTER IMPROVEMENTS

The Market Meadows Shopping Center is located at the northwest corner of Naper Blvd and 75th Street and was approved by the City and constructed in the late 1970s. Overall, Market Meadows consists of 155,859 square feet of commercial area, and its existing tenants are Jewel, US Bank, McDonald's, Code Ninjas, Heartland Blood Center, Good Choice Cleaners, Colbert Framing, T-Mobile, Row House, and Eye Boutique. To serve its tenants, Market Meadows also consists of a surface parking lot with 797 parking stalls. In recent years, Market Meadows has suffered from high vacancy as well as deferred maintenance. Not unique to Market Meadows, today's retail environment presents various challenges. Even prior to COVID-19, general retail above 10,000 SF has become very challenging to lease as there is an oversupply of vacant "big boxes" that are not likely to get leased by conventional retailers.

Market Meadows is even more challenging than traditional commercial properties as it is currently designed as an old antiquated "courtyard" type layout with multi-levels and blocked visibility. Years of vacancy here support the lack of viability of the current design. Another significant challenge here is that the Owner is limited in its use of the retail space, as the adjacent Jewel has significant use restrictions on what can be located in the shopping center. For example, Jewel has protection against any food use and other high-traffic/high-parking uses. As a result, the Owner engaged with the Petitioner to repurpose and redevelop Market Meadows.

The Petitioner, Shorewood Development Group, LLC, is a real estate firm that specializes in ground up development and acquisitions of existing antiquated properties and

utilizes industry relationships throughout the Midwest in both the real estate community and investment community to bring centers such as Market Meadows back to life. In fact, over the last 15 years Shorewood has developed over 24 projects (+/- 650k of building square footage) in at least (5) five states with overall values exceeding \$300,000,000. With respect to Market Meadows, Shorewood is proposing redevelopment of the site to include a state-of-the-art self-storage facility along with architectural upgrades on the existing retail building, which includes increasing store front visibility with removal of the existing dated building canopy and adding new modern building materials such as ACM architectural panels, metal canopies, and decorative lighting. The architectural upgrades to the existing building will be designed consistent with market trends.

The redevelopment of Market Meadows also includes new sidewalks, accessibility ramps, an enhanced parking configuration and signage that will meet current ADA compliant codes. The parking field will also be re-configured and resurfaced for safer pedestrian and vehicle movements to meet current code requirements. Moreover, there will be an increase in overall parking by 129 parking stalls, new LED parking lot lighting, and new landscaping islands. A new out lot will be included in the redevelopment, which will enhance the City's real estate and sales tax base. Stormwater management improvements will include additional stormwater detention volume within a new underground stormwater management system. The redevelopment will also provide for right-of-way dedication to the City allowing for potential future roadway improvements with increased landscape setbacks from the existing roadway.

The new building which includes the self-storage component consists of retail frontage and only 35' of self-storage frontage, allowing for signage and pedestrian access. The storage area will generally be located to the rear of the retail frontage in what would otherwise be dead

retail area and will fill approximately 42,519 square feet of this challenged retail space behind the building, allowing for the highest and best use of the Subject Property given the challenges of the site. As such, the proposed self-storage facility will be an ideal land use in this location and will provide a much-needed storage facility to an underserved market in Naperville, enhance the local property tax base, and will help support the financial foundation of this redevelopment and generate opportunities for competitive small to medium shop space in front that currently has economic constraints in rent ability.

With respect to the design of the self-storage facility, gone are the days of old metal boxes and row after row of overhead doors serving each individual unit. Today, storage facility developers work diligently work to deliver architecturally significant and aesthetically pleasing properties. It is a little-known fact that sixty percent (60%) of storage facility renters are women, and as such, modern storage facility developers work tirelessly to provide clean, well-lit and secure facilities. To this end, extensive care will be taken in the design of the architecture, including incorporation of modern architectural details, with a minimal width frontage to compliment the anticipated updates to the Market Meadows Shopping Center. Additionally, the building containing the storage area will only have a 35' wide front elevation (which is under 13% of the total width of the new construction building) and will be built using high quality materials to ensure lasting value, including modern architectural use of glass, stone, ACM panels, decorative lighting and decorative features which will enhance the overall area. Unlike other storage facilities, the proposed facility will have extensive design details including enlarged landscape beds at building frontage and extensive landscaping.

As part of the Market Meadows site improvements, safe movement of pedestrian and vehicle circulation has been designed and accounted for with a loading zone located inside the

building and in the rear of the building. The front entrance is designated for pedestrian traffic only, with customers anticipated to utilize the new front parking field, which will not be used for any storage or loading. To further enhance connectivity, it was important to provide ample pedestrian and bicycle access to the Subject Property and maximize connection points to the existing commercial component of Market Meadows. Therefore, multiple pedestrian access points to the commercial areas have been established, along with interior walkways and an abundance of bicycle parking areas.

With regard to truck circulation, the rear of the building is designed to have a loading/unloading zone inside the building to avoid traffic concerns in the exterior drive aisle, which is similar to how the existing Jewel currently operates with several large semi-truck deliveries in the rear of its building. The proposed overhead doors into the self-storage building will account for a maximum 26' box truck and will prohibit any box truck exceeding 26'. A 26' box truck can safely make vehicle turn movements to enter and exit the interior loading zone. The expected vehicle storage movement in the rear has no interference with the expected pedestrian circulation in the front. In addition, the rear drive aisle behind all the buildings is an existing two-way traffic drive aisle that accounts for safe vehicle movement. The existing Jewel currently operates with several large semi-truck deliveries in the rear of the building with no issues.

All loading and storage will be accessed by a keypad security system with security cameras to ensure a safe and inviting atmosphere. All units will be internally accessed, and all loading and unloading will be internal to the building. For loading and unloading, the customer will enter his or her access code at the overhead door, pull into the building, park, access his or her locker, and leave. In addition to safety and convenience, the interior loading and unloading

eliminates any noise to the neighbors and residents. Overall, the design of the proposed self-storage facility presents an innovative and creative approach to create a state-of-the-art storage facility while providing an appropriate use that will complement the surrounding area and be synergistic with the adjacent commercial center.

With regard to the intensity of the proposed use, storage facilities, despite popular misconception, are very low impact uses. The average customer visits his or her unit less than once a month typically, and the proposed facility is expected to generate less than 20 trips per day total. In addition, the hours are generally from 9:00AM – 6:00PM Monday through Saturday and 9:00AM – 4:00PM on Sunday. The hours of operation are at times that will not impose on any adjacent uses. Also, all semi-trucks will be prohibited from this site, and only trucks and cars of less than 26' will be permitted. Additionally, there will be no truck or trailer rental allowed.

As a result, the proposed text amendment will allow the Petitioner to utilize the Subject Property to an extent that is compatible with the surrounding environment and to its highest and best use. In fact, the proposed use will complement the surrounding area with a mixed-use ideal for the area. It should be noted that Jewel has been in this location for 40 plus years. In order to induce Jewel to sign a 15 year extension, they have made legal requirements that the new area of this development must adhere to use restrictions. Generally speaking, this prevents any high-intensity use that takes up parking, including any food use. The proposed 35-foot span to be used to identify the presence of the self-storage facility is critical for the self-storage facility's exposure, and we are fortunate that is the minimum width the self-storage facility can accept. This gives us the scale to incorporate in non-intense retail and other commercial uses in the front of the building where the storage facility will be located, while benefitting from the daily traffic

from Jewel and not taking up its parking field and causing traffic congestion. Ideally, the Petitioner anticipates potential for a pet store, a smaller gym, and other complimentary uses being attracted to this space to feed off of Jewel's new long-term lease extension in return for adhering to Jewel's use restrictions. Petitioner's proposal does not violate Jewel's use restrictions, as the uses are not high-intensity and will coexist well with Jewel's operational needs.

In closing, we believe that the proposed text amendment will actually bring Market Meadows back to life and have a positive effect on the sustainability of the adjacent commercial properties. The net result will be increased viability to Market Meadows in its entirety and an enhanced property tax and sales tax base for the City. In addition, the Petitioner has designed the site in a manner which takes the concerns of the adjacent residences into consideration and enhances the overall area. The requested text amendment will actually have a very positive effect on the essential character of the neighborhood and will benefit the adjacent property.

CONDITIONAL USE STANDARDS

The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district;

As stated above, the proposed conditional use to allow a self-storage facility will provide for significant improvements to the Market Meadows Shopping Center and greatly enhance the existing shopping center and allow for the continued viability of the Market Meadows Shopping Center. Repurposing the challenged portion of the retail area will not impede the orderly development and improvement of the adjacent property, but will enhance development of adjacent properties as well as the Market Meadows Shopping Center.

The establishment of the conditional use is not in conflict with the adopted

comprehensive master plan;

The adopted comprehensive master plan shows this property as commercial. The Subject Property is identified as B-2 PUD commercial which allows for a variety of commercial uses. The proposed conditional use is in harmony with the commercial designation, as it provides for a commercial use which will be complimentary to the existing shopping center. Further, the area proposed for self-storage is challenged for retail development, which is borne out by the lack of big box users in the area. Additionally, there are several properties in the vicinity with superior frontage and access to support retail and commercial uses. Finally, the property has had high vacancy and has been underperforming, which is why Petitioner is seeking a conditional use to allow self-storage as a conditional use in the B2 District. The establishment of the self-storage conditional use will help provide a mix of uses in the Market Meadows Shopping Center.

The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety or general welfare.

This self-storage conditional use is consistent with the commercial uses that surround the Subject Property. Additionally, the self-storage facility has been designed in a way so that it will not endanger public health, safety or general welfare. In fact, it will promote the viability and longevity of Market Meadows. Additionally, all access and circulation will be improved to promote safety and general welfare as previously specified herein.

The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The establishment of the self-storage conditional use is appropriate given the character of the area and existing commercial uses surrounding the Subject Property. The self-storage facility access and circulation has been designed to eliminate any impact to the Market Meadows Shopping Center and adjacent residential area. The addition of the self-storage facility will

improve the tax base, lead to additional improvements in Market Meadows, and improve overall property values in the area. In addition, the establishment of the conditional use for the self-storage facility will provide a much-needed storage opportunity to the neighborhood and surrounding residential areas.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to approve a text amendment allowing self-storage facilities as a conditional use in the City's B-2 zoning district and to approve the development of the Subject Property as depicted on the plans submitted herewith.

RESPECTFULLY RESUBMITTED this 20th day of October, 2020.

PETITIONER:

Shorewood Development, LLC
an Illinois limited liability company

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