

CITY OF NAPERVILLE PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): NAPERVILLE SELF STORAGE

ADDRESS OF SUBJECT PROPERTY: 2640 FORGUE DRIVE (LOT 2 IN THE CANTORE PLACE RESUBDIVISION)

PARCEL IDENTIFICATION NUMBER (P.I.N.) 07-01-03-307-131

1. **PETITIONER:** 5995 NAPERVILLE SELF STORAGE, LLC

PETITIONER'S ADDRESS: 600 WEST VAN BUREN ST., SUITE 204

CITY: CHICAGO STATE: IL ZIP CODE: 60661

PHONE: 773 416 1676 EMAIL ADDRESS: dhuber@thebscgroup.com

II. **OWNER(S):** CSH Naperville Land, LLC

OWNER'S ADDRESS: 1275 Pennsylvania, Ave. NW 2nd Floor

CITY: Washington STATE: DC ZIP CODE: 20004

PHONE: 202-469-8400 EMAIL ADDRESS: scott.stewart@cshpe.com

III. **PRIMARY CONTACT** (review comments sent to this contact): Vincent Rosanova (Rosanova & Whitaker, Ltd)

RELATIONSHIP TO PETITIONER: Attorney

PHONE: 630-355-4600 Ext. 1 EMAIL ADDRESS: vince@rw-attorneys.com

IV. OTHER STAFF

NAME: Jim Caneff - Roake & Associates, Inc.

RELATIONSHIP TO PETITIONER: Engineer

PHONE: 630-355-3232 EMAIL ADDRESS: jcaneff@roake.com

NAME: Chris Urbanczy

RELATIONSHIP TO PETITIONER: Architect

PHONE: 847-291-9570 EMAIL ADDRESS: cu@urbanassociates.net

V. PROPOSED DEVELOPMENT

(check applicable and provide responses to corresponding exhibits on separate sheet)

- | | |
|---|--|
| <input type="checkbox"/> Amending or Granting a Conditional Use (Exhibit 1)* | <input type="checkbox"/> Landscape Variance (Exhibit 5) |
| <input checked="" type="checkbox"/> Amending or Granting a Planned Unit Development (Exhibit 2) | <input checked="" type="checkbox"/> Planned Unit Development Deviation (Exhibit 6) |
| <input type="checkbox"/> Annexation (Exhibit 3) | <input type="checkbox"/> Sign Variance (Exhibit 7) |
| <input type="checkbox"/> Plat of Easement/Vacation/Dedication | <input type="checkbox"/> Zoning Variance (Exhibit 8) |
| <input checked="" type="checkbox"/> Rezoning (Exhibit 4) | <input type="checkbox"/> Platted Setback Deviation (Exhibit 9) |
| <input type="checkbox"/> Subdivision Plat | <input type="checkbox"/> Subdivision Deviation/Waiver (Exhibit 9) |
| <input type="checkbox"/> Temporary Use | <input checked="" type="checkbox"/> Other (Please Specify: <u>Text amendment</u>) |

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 10 instead of Exhibit 1.*

ACREAGE OF PROPERTY: +/- 1.3 Acre

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

Please see the attached development petition.

VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- Cash Donation Land Dedication N/A

Required Park Donation will be met by:

- Cash Donation Land Dedication N/A

PETITIONER'S SIGNATURE

I, Devin Huber - Member (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.



(Signature of Petitioner or authorized agent)

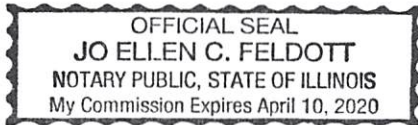
5/19/17

(Date)

SUBSCRIBED AND SWORN TO before me this 19th day of May, 2017



(Notary Public and Seal)



OWNER'S AUTHORIZATION LETTER*

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

[Handwritten signature]

CS4 Naperville Land, LLC

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

(Date)

5/16/17

(Date)

on behalf of
Fred Moon
Vice President
Naperville Land, LLC

1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 16 day of May, 2017

[Handwritten signature: Adam Perry]
- Adam Perry

(Notary Public and Seal)



District of Columbia: SS

Sworn to and subscribed before me on the 16 day of May, 2017

[Handwritten signature]
Notary Public's Signature
My Commission Expires 8/31/2021

* Please include additional pages if there are more than two owners.

**CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES**

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

1. Petitioner: 5995 Naperville Self Storage, LLC
Address: 600 West Van Buren Street, Ste. 204
Chicago, IL 60661

2. Nature of Benefit sought: Major change to PUD

3. Nature of Petitioner (select one):

- | | |
|-----------------------|------------------|
| a. Natural Person | d. Trust/Trustee |
| b. Corporation | e. Partnership |
| c. Land Trust/Trustee | f. Joint Venture |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:
Limited liability company

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:


- a. Devin Huber- 235 Douglas Avenue, Naperville, IL 60540
b. Chris Pilat- 2271 Palmer Circle, Naperville, IL 60564
c. _____
d. _____

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
Devin Huber, 235 Douglas Avenue, Naperville, IL 60540- Member

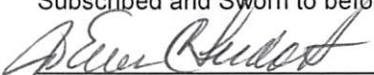
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

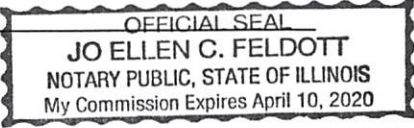
VERIFICATION

I, Devin Huber, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: 

Subscribed and Sworn to before me this 19th day of May, 2017.


Notary Public and seal



Legal Description

LOT 2 IN THE CANTORE PLACE LOT 1 RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 2016 AS DOCUMENT R2016-094478, IN WILL COUNTY, ILLINOIS.

PIN: 07-01-03-307-131-0000 (Underlying)

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

PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION FOR ENTITLEMENTS REGARDING LOT 2 IN THE CANTORE PLACE LOT 1 RE-SUBDIVISION

THE UNDERSIGNED Petitioner, 5995 Naperville Self Storage, LLC, an Illinois limited liability company (hereinafter “the Petitioner”) respectfully petitions the City of Naperville to approve a major change to the Cantore Subdivision Planned Unit Development allowing for a fully-enclosed state-of-the-art self-storage facility on Lot 2 in the Cantore Place Lot 1 Re-Subdivision, approve a final planned unit development plat for Lot 2, approve a rezoning of the Subject Property from B-2, R-3 and ORI to OCI (“Office, Commercial & Institutional District”), grant a deviation from the City’s off-street parking requirements to permit 10 exterior and 4 interior parking spaces in lieu of .4 spaces per 1,000 square feet of gross floor area, grant a deviation from the City’s loading berth requirements to reduce the required two outdoor loading berths to one interior loading area and a text amendment to permit fully-enclosed self-storage facilities in the OCI zoning district and such other variances, departures or deviations as may be necessary to develop 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. The Petitioner, 5995 Naperville Self Storage, LLC, an Illinois limited liability company, with a registered address at 600 West Van Buren Street, Chicago, Illinois 60661, is the Petitioner and contract purchaser of the Subject Property.

2. CSH Naperville Land, LLC, a Delaware limited liability company, is the owner of

the Subject Property (hereinafter the “Owner”).

3. The Subject Property is known as Lot 2 in the Cantore Place Lot 1 Re-Subdivision and consists of approximately 1.3 acres generally located east of Forgue Drive and south of Leverenz Road in Naperville, Illinois.

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

- a. North: R-3(PUD) – Capitol Seniors Housing – Assisted Living Facility
- b. East: R1A (PUD) – Attached Single Family Homes (duplex)
- c. South: R-3, ORI & B-2 (PUD) – Cantore Subdivision Detention Basin
- d. West: R-3, ORI & B-2 (PUD) – Office Buildings & General Retail

5. The Subject Property is located in Will County, Illinois, and is unimproved.

6. The Petitioner seeks approval of a Major Change to the existing Cantore Place Planned Unit Development and approval of a Final PUD Plat to permit the development of a state-of-the-art fully-enclosed self-storage facility.

7. The Petitioner seeks approval to downsize the Subject Property from B-2, R-3 and ORI to OCI (“Office, Commercial & Institutional District”).

8. The Petitioner seeks approval of a deviation from the City’s off-street loading requirements to reduce the number of off-street parking spaces from .4 spaces per 1,000 gross square feet to 10 outdoor spaces and 4 inside spaces.

9. The Petitioner seeks approval of a deviation to reduce the number of loading berths from two exterior loading berths to one internal loading area with dimensions of 43’ by 39’.

10. The Petitioner seeks approval of a text amendment to allow fully-enclosed storage facilities to be permitted uses in the OCI zoning district provided certain conditions are satisfied:

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

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

C. that truck and trailer rental shall 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;

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

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

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;

H. that self-storage facilities shall not be permitted along any retail frontage or along any arterials, collector, highway or other roadway where retail uses are appropriate; and

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 OCI Zoning District.

11. The requested Major Change to the existing Cantore Place Planned Unit Development meets the requirements for a Major Change under the Naperville Municipal Code and is appropriate based upon the following factors:

a. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The Subject Property is bounded to the north by the new Capitol Seniors Housing assisted living facility, the east by residential uses (duplex), to the south by a retention basin and by office buildings and general retail to the west. The lack of frontage and visibility from Route

59, amount of existing retail development in the immediate area and availability of better retail frontage available in both the Cantore Place Subdivision and Naperville Crossings Subdivision make this property unsuitable for any retail development. The proposed storage facility will be the highest and best use of the Subject Property given the challenges of the site being tucked behind commercial and office uses with no public roadway visibility and low traffic count. As such, the proposed state-of-the art storage facility will be an ideal land use in this location and will provide a much needed storage facility to an underserved market in south Naperville.

Gone are the days of old metal boxes and row after row of overhead doors serving each individual unit. Today, storage facility developers should 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 was taken in the design of the architecture, including incorporation of prairie style architecture of the Cantore Subdivision to complement the existing environment. Additionally, the facility will be built using high quality materials to ensure lasting value including brick, stone, glass and decorative features which will enhance the overall area. Unlike other storage facilities, the proposed facility will have extensive design details including accent towers, cornice work and extensive landscaping.

To properly address the proximity to the residential properties to the east, the Petitioner is proposing a tiered building which will be two stories (32' tall) where adjacent to the residential properties along with a residentially styled hipped-roof which will then be tiered up to three stories (39.6' tall) at the front where adjacent to commercial uses. To soften the building, two and three-story design elements will be subtly used throughout the development. The color

styling will feature a natural-color palette including masonry color with accent combinations. The design of the proposed building presents an innovative and creative approach to create a state-of-the-art storage facility while providing an appropriate transitional use between the adjacent residential use and commercial uses.

The facility will also be professionally landscaped far in excess of City requirements including path connections to the adjacent buildings, the adjacent storm water management open space area and installation of a gazebo south of the building. Extensive landscape treatments will be installed around the property line and perimeter of the building including along the eastern property line to buffer the subject property from the adjacent residences. 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 Cantore Place. Therefore, multiple pedestrian access points to the commercial areas have been established along with interior walkways and an abundance of bicycle parking areas. To avoid a proliferation of unsightly dumpsters throughout the development, a centralized trash compactor will be located at the interior of the property, hidden from sight.

With respect to parking, there will be 10 outdoor parking spaces and 4 interior parking spaces. 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 its access code at the overhead door, pull into the building, park, access their locker and leave. The exterior parking is for new customers while they enter the building to reserve a storage unit. After that initial visit, they will use the passcode to enter the building for all drop offs and pickups. In addition to safety and convenience, the interior loading and unloading

eliminates any noise to the neighbors and residents.

With respect to site access, vehicle access has been designed to be from the internal north/south road, Forge Drive, and away from the residential properties. Forge Drive is a private road within the Cantore Place Subdivision. It can be accessed from Leverenz Road or Cantore Drive. In addition, the Petitioner has worked with the Fire Department to design the access to accommodate fire and emergency personnel along with equipping the building with fire suppression sprinklers.

With regard to the intensity of the proposed use, storage facilities, despite popular misconception, are very low impact uses. The average customer visits their 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 feet will be permitted. Additionally, there will be no truck or trailer rental allowed.

b. The planned unit development meets the requirements and standards of the planned unit development regulations.

The proposed Major Change to the Planned Unit Development 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 is consistent with the approved Plat of Subdivision which shows the property as ORI and already permits self-storage. The proposed planned unit development meets the requirements and standards of the planned unit development regulations as follows:

- (i) Ownership and Control: The proposed development meets the ownership and control requirements.

- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: The proposed development meets the applicable standards of the underlying zoning district as depicted on the PUD Plat.
- (iii) Common Open Space: Common open space was master planned as part of the development improvements for the Cantore Subdivision, which include open spaces, a path system and a gazebo.
- (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening on the Subject Property.
- (v) Lighting: A lighting plan has been submitted in compliance with the City's lighting requirements
- (vi) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation have been met. The Cantore Subdivision includes path, sidewalk and the proposed development will include bicycle parking.
- (vii) Relationship to Adjoining Land: The proposed use is consistent with the mixed-use concept of the Cantore Planned Unit Development and will enhance the viability of the commercial and office uses within the development.
- (viii) Density Bonuses: No Density bonuses are requested.
- (ix) Park and School Sites: Park and School donations will not be required as part of this development.

- (x) Public Improvements: All public improvements have been provided for as part of the Cantore Place PUD, including signalized access points at Route 59.

- c. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

There are no existing natural features on the site. The existing site consists of roughly graded and unsightly vacant land. The proposed plan incorporates the existing retention basin by turning it into a community amenity and maximizes connectivity to the existing retail and office components of Cantore Place while supporting the viability of the overall development. Overall, the proposed development greatly enhances the Subject Property and efficiently utilizes commercial property which has been vacant and underperforming for many years.

- d. Open Space, outdoor common area, and recreational facilities are provided.*

Open space, outdoor common areas, and recreational facilities have been incorporated as part of the overall Cantore Place Planned Unit Development. Path system as well as a gazebo will be installed, along with extensive landscaping.

- e. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.*

The design of the storage facility exceeds all subdivision control requirements, and the petitioner is not requesting any waivers from bulk regulations.

- f. The planned unit development is compatible with the adjacent properties and nearby land uses.*

The proposed use of the Subject Property is consistent with the proposed mixed-use development of Cantore Place. Cantore Place was conceptualized as a mixed-use development with a combination of retail, office, professional and medical office uses and residential uses.

The retail commercial component of the development is partially developed along Illinois Route 59. The secondary commercial components of the development have stalled over the past seven years. The proposed development would create a beneficial use of the Subject Property that will provide an underserved aging segment of the market and also provide a boost to the existing commercial uses, which will be consistent with the character and intent of the planned unit development. The planned unit development's proposed use is compatible with and serves as a reasonable transitional use between the existing adjacent residential to the north/east and the business/commercial to the south and west. It is also an excellent synergistic use with the assisted living facility to the north.

g. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.

The proposed development is consistent with the overall Cantore Place Planned Unit Development, which anticipated a mixed-use development, and is consistent with the formerly approved ORI zoning component on the Subject Property, which permits self storage. The proposed development will allow for underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's property tax bases while providing a buffer to the adjacent residential uses. The proposed amendment is also in conformance with the City's official plans as an intended mixed-use development. Lastly, there is an appreciable need for self storage in the area. Nationally, the demand is 6.77 square feet of storage per person. Within a one-mile drive distance of the site, there is no self storage available. This storage need is grossly underserved. The Petitioner seeks to satisfy this need through a nicely designed storage facility that will complement the overall area in lieu of a traditionally-styled storage facility. Our neighbor to the north, the new Capitol Seniors Housing assisted living facility, is a strong supporter as there will be a direct synergy

between the two developments, and they appreciate the low impact nature of self storage.

12. The Map Amendment to rezone the property from B-2, R-3 and ORI to OCI complies with the City's official plans. In fact, a self-storage facility is already a permitted use on the Plat of Subdivision for Cantore Place which states the property's underlying zoning is B-2, R-3 and ORI. As such, the requested rezoning to the OCI zoning district is better suited to provide a transitional use between existing residential development (east) and existing business/commercial (west).

- a. *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City.*

The current B-2, R-3 and ORI ("Office, Research and Industrial") zoning district is inappropriate for the Subject Property. Permissible ORI uses include medical cannabis distribution, manufacturing, assembly and other high impact uses. Rather than continue on in the ORI zoning district, the petitioner believes the OCI zoning district is more appropriate for this property. The OCI zoning district is defined to "act as a transitional zone between intensive business areas and residential neighborhood areas" which is exactly what it will be doing in this case. As such, the requested amendment will promote the public health, safety, comfort, convenience, and general welfare in many ways. The amendment will also provide for the development of vacant underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's property tax bases.

- b. *The trend of development in the area of the Subject Property is consistent with the requested amendment.*

As the Cantore Place Planned Unit Development has always been intended as a mixed-use development, the trend of development in the area is consistent with the requested low impact storage-facility use. The proposed rezoning is consistent with the transitional nature of

the property. Recently, the Capitol Seniors Housing assisted living facility was constructed immediately to the north. The storage use is certainly in harmony with the new assisted living community and will provide a much needed service to the future residents. Before the assisted living facility was built, over the past decade or so, general retail uses including an auto parts store, car wash, veterinary clinic, and offices have been built closer to Route 59. The proposed storage facility will provide a buffer between these higher impact commercial uses and route 59 to the residential area to the east.

- c. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.*

There are vacant commercial lots in Cantore Place with superior frontage and access along Route 59 currently available. The Subject Property is secluded in the far corner of the planned unit development behind one row of retail and a row of office and is not desirable for commercial development. In addition, the intent of the Subject Property, as evidenced by the Cantore Place Planned Unit Development, is mixed use purposes including commercial development. In addition, the current ORI zoning already permits storage facilities along with much more intensive research and industrial uses. Therefore, a rezoning to OCI is necessary to achieve the highest and best use of the Subject Property.

- d. The subject property has not been utilized under the existing zoning classification for a substantial period of time.*

The Subject Property is not viable as a residential or industrial property. Under its current zoning designation, the Subject Property has remained vacant and unimproved for approximately 13 years.

- e. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The amendment will actually have a very positive effect on the essential character of the

neighborhood and will benefit the adjacent property. The proposed development plans will actually bring the Cantore Place mixed-use intent to fruition and have a positive effect on the sustainability of the adjacent commercial and office uses. The net result will be increased viability to Cantore Place in its entirety and an enhanced property 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 amendment will actually have a very positive effect on the essential character of the neighborhood and will benefit the adjacent property.

13. The requested deviation to reduce the required number of loading berths meets the requirements for a deviation under the Naperville Municipal Code and is appropriate based upon the following factors:

- a. *The requested deviation would not undermine the intent and purpose of the underlying zoning district.*

The intent of the off-street loading requirement is to avoid loading occurring on publicly owned right-of-ways. As an upscale storage facility, all semi-trucks will be prohibited, and the use of an exterior loading berth is both undesirable and unnecessary. All loading will be internal to the building and accommodated by an internal loading berth that will be 43' wide by 39' deep, so no exterior loading berths are needed. All units will be accessed from common hallways and the elevators interior to the building to move in and out of units. To that end, there is sufficient area inside of the building to accommodate all move in/out activities. The inclusion of exterior loading berths would have an impractical and unsightly effect on the quality of the architecture and the character of the neighborhood. Therefore, the Petitioner's request to eliminate exterior loading berths would have a positive aesthetic effect on the development and overall community

and contribute to a planned unit development offering a superior level of design, amenity enhancement, and environmental benefits.

- b. The requested deviation will be a detriment to the provision of municipal services and infrastructure.*

The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property because ample loading space is accommodated in the design and internal layout of the development. As a completely enclosed self-storage facility, the need for exterior loading berths is both unnecessary and undesirable. Eliminating exterior loading berths will have a positive impact on the essential character as all loading functions can be appropriately managed interior to the building.

- c. The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit, or would enhance the community vitality through the inclusion of attainable or barrier fee housing.*

Strict enforcement of this Title would create practical difficulties for the Petitioner as the creation of external loading berths would be inefficient from an operational perspective and unsightly from an aesthetic perspective. Under most circumstances designated loading is necessary and appropriate in an industrial setting. However, the use of the Property as a self-storage facility and Petitioner's thoughtful site design obviate the need for designated external loading in this situation.

14. The requested deviation to reduce the required number of off-street parking spaces meets the requirements for a deviation under the Naperville Municipal Code and is appropriate based upon the following factors:

- a. The requested deviation would not undermine the intent and purpose of the underlying zoning district.*

The purpose of the off-street parking requirement is to ensure that adequate parking is

provided to meet the demand. Accordingly, the Code provides that each property must provide on-site parking to meet the anticipated parking demand based on the use of the individual property. The proposed variance to reduce the required off-street parking from thirty-four (34) spaces to fourteen (14) spaces is consistent with the purpose and intent of the zoning regulations. Under Section 6-9-3 of the Code, parking requirements are calculated based on both the square footage and the type of use of an establishment. The thirty-four (34) parking space requirement is based on the parking requirement of 0.4 parking space per 1,000 square feet of gross floor area totaling 84,630 square feet and the proposed use as a self-storage facility. Contrary to popular belief, self storage is a very low intensity land use which has the lowest trip generation and parking demand of any use other than furniture stores. Seventy-one percent (71%) of all users will visit the facility one time or less per month. The Petitioner has submitted a parking study prepared by Eriksson Engineering Associates, Ltd. dated July 18, 2017, which concludes that the proposed 10 external and 4 internal spaces will be more than sufficient to accommodate the peak demand of 10 parking spaces. Strict enforcement of the parking requirement would require the Petitioner to install and maintain excess parking and have unnecessary parking areas. In addition, the Petitioner has surveyed two of the largest owners of self-storage facilities in the country (including over 2,000 storage facilities) regarding the most suitable number of parking spaces which resulted in a recommendation of seven exterior parking spaces to serve this facility.

b. The requested deviation will be a detriment to the provision of municipal services and infrastructure.

Great care was taken in site and building design. Granting a variance to Section 6-9-3 will not alter the essential character of the neighborhood or create a substantial detriment to adjacent property. The variance would actually improve the overall functioning and aesthetics of the development. Increasing the number of designated parking spaces to meet code would not

alter the manner of operations but would only cause inefficiencies in the layout of the development.

- c. The requested deviation will contribute to a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit, or would enhance the community vitality through the inclusion of attainable or barrier fee housing.*

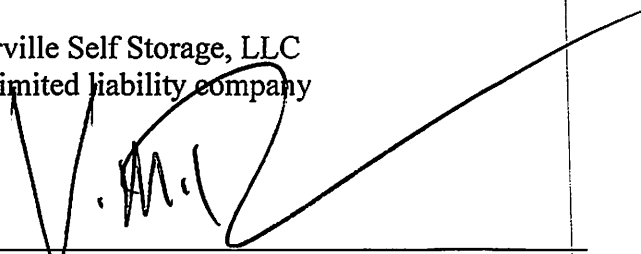
This variance would be virtually undetectable. First, someone would have to enter the locked parking area to count the spaces, which is never going to happen. In addition, the parking study and market research shows that the development will be adequately parked. These attributes will certainly enhance the overall essential character of the area.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to approve a major change to the Cantore Subdivision Planned Unit Development allowing for a fully-enclosed state-of-the-art self-storage facility on Lot 2, approve a final planned unit development plat, approve a rezoning of the Subject Property from B-2, R-3 and ORI to OCI (“Office, Commercial & Institutional District”), grant a deviation from the City’s off-street parking requirements to permit 10 exterior and 4 interior parking spaces in lieu of .4 spaces per 1,000 square feet of gross floor area, grant a deviation from the City’s loading berth requirements to reduce the required two outdoor loading berths to one interior loading berth and a text amendment to permit fully-enclosed self-storage facilities in the OCI zoning district and grant such other variances, departures, deviations or other relief which is deemed necessary to approve the development of the Subject Property as depicted on the plans submitted herewith.

RESPECTFULLY RESUBMITTED this 24th day of July 2017.

PETITIONER:

5995 Naperville Self Storage, LLC
an Illinois limited liability company

A large, stylized handwritten signature in black ink, appearing to be 'V. M. L.', is written over the text of the petitioner and extends across the horizontal line separating the petitioner from the attorney.

Rosanova & Whitaker, Ltd.
Attorney for the Petitioner