

Responses to Standards for Approval

Section 6-3-8:2 Standards for Granting or Amending a Conditional Use

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

Response: The operation of the requested conditional use will not be detrimental to or endanger the public health, safety and general welfare. This project will expand the self-storage facility that already exists within the planned unit development (identified on the attached plans as "Lot 1") in an effort to meet increased demand within the City and the surrounding area. The site of the proposed expansion (identified on the attached plans as "Lot 2") is designed to adequately accommodate all traffic to and from the site, with extension of the access drive and installation of seven new parking spaces on existing Lot 2 of the Property.

2. 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.

Response: The existing planned unit development consisting of three separate lots (the "Property") is located along Ogden Avenue, which serves a major commercial corridor within the City and is surrounded by a building zoned in the Industrial District to the east, B2 Commercial to the north, additional B3 Commercial to the west and Park space to the south. Self-storage is a low intensity commercial use that has been operated on the Property with success for nearly twenty years and will not be injurious to, or impair the value of, surrounding properties.

3. 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.

Response: The conditional use will not impede the normal and orderly development and improvement of the adjacent properties, nor will the use place additional strain on Ogden Avenue. The proposed development will include the installation of seven new parking spaces to accommodate the parking needs of the new storage buildings, which is twice the amount of parking that currently exists on the Property, and improvement to the stormwater management facilities to meet the increased drainage needs of the site.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

Response: The proposed conditional use is not in conflict with the adopted comprehensive master plan (the "Plan"). The Property is located in an Urban Center which, according to the Plan, has the potential to accommodate a wide variety of developments and commercial use types. Self-storage is compatible with the surrounding commercial uses and has existed on the Property for almost twenty years without issue, so the proposed expansion of this use will not negatively impact the surrounding area.

Section 6-4-7:1 Standards for Granting or Amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.
Response: The design of the planned unit development presents an innovative and creative approach to the development of land and living environments as it is an extension of the existing self-storage use in the PUD. This expansion will create a cohesive development by constructing new buildings that conform to the appearance of the existing buildings and by extending the drive aisle to allow for circulation throughout the development. The proposed expansion will allow Extra Space Storage to meet the increased demand within the City and in surrounding municipalities for additional storage.
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
Response: The PUD meets the requirements and standards of the planned unit development regulations, except only for those deviations noted in the Petition and shown on the accompanying plan sets.
3. 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.
Response: The physical design of the PUD efficiently utilizes the land by improving the existing vacant and unimproved land with buildings that are compatible with existing structures on the adjacent lot and providing additional parking for customers, preserving green space on the west side of the development, and improving the stormwater management facilities on-site.
4. Open space, outdoor common area, and recreational facilities are provided.
Response: The west parcel (identified on the plans as "Lot 3"), will remain unimproved to preserve open space and natural features within the development and along Ogden Avenue. The proposed plans contemplate various landscaping improvements that include additional plantings along the perimeter of the west lot line along Ogden and between lots two and three to provide additional screening from the buildings to Ogden Avenue from the west.
5. 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.
Response: The proposed relocation of foundation plantings, reduction of the required perimeter landscaping along the north property line, installation of a wrought iron fence greater than four feet along the front or corner side lot line, extension of the access drive and increase in maximum allowable floor area ratio will allow creative development of the Property in conformity with the design of structures already on-site and according to the plans attached to this application. Without these modifications, the Property may remain vacant and unimproved.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
Response: The planned unit development is compatible with the adjacent properties and nearby land uses. The property to the east of the site is industrially zoned for more intense use than typical of commercially zoned properties. Across Ogden Avenue to the north and west are commercial uses (Walgreens and restaurant uses) which are compatible with the proposed self-storage use. These businesses will not be negatively impacted by the minimal traffic that is

added to the intersection as a result of the proposed expansion and may benefit from additional business from customers traveling to and from the Property. Finally, there is a park to the south of the property which will be adequately screened from the site as a result of the proposed landscape improvements on site.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

Response: *The Property is located within one of the City's urban centers suited to a mix of commercial uses oriented to automobile traffic such as self-storage, which attracts customers from within the City and surrounding municipalities that will travel to and from the site in their vehicles. In fact, self-storage has successfully operated on-site for nearly twenty years. The proposed plans have been influenced by several key development concerns of the City set forth in the Comprehensive Plan. The new buildings will be limited to one story to complement the architecture of the surrounding area and conform to the design of the existing buildings on Lot 1 of the Property, which will provide the appearance of a cohesive development. The site will include additional plantings along the north, west and south property lines to be provide adequate screening from Ogden Avenue and the public park to the south of the Property. Internal landscaping improvements will provide additional screening on-site and will be visible to transients of Ogden Avenue. Furthermore, the proposed development will not add any curb cuts along Ogden Avenue and will include an extension of the access drive along the north property line to increase internal circulation within and across the development. This single access point will also help to eliminate the potential for cut-through traffic as a result of the development of Lot 2. Finally, the Applicant will extend the existing sidewalk to the north of the site, west to the end of Lot 2, or provide a fee to the City for construction of the same. This will increase accessibility and pedestrian foot traffic to the site and surrounding businesses such as Walgreens or the restaurants west of the Property along Ogden Avenue.*

Section 6-4-3:12.1 Standards for Approving a PUD Deviation:

I. To allow the location of a 25-foot access drive within the required 20-foot major arterial setback per Section 6-2-14.

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

Response: The requested deviation does not undermine the intent and purpose of the underlying zoning district. The B3 General Business District is intended to accommodate “roadside commercial uses... whose service are is not confined to any one neighborhood.” The proposed self-storage will attract residents of Naperville as well as those in surrounding municipalities in need of accessible storage space. Visitors of this site will be primarily existing customers arriving by car to deposit or retrieve stored items. As a result, the site will need to ensure that there is adequate access provided to cars entering and traveling within the development. Without extension of the drive aisle, there will be no way to access the proposed units without an additional curb cut along Ogden Avenue.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

Response: The requested deviation will not be a detriment to the provision of municipal services and infrastructure. The drive aisle will not connect through the site to any additional properties or roadways to avoid forming a “throughway” alongside Ogden Avenue. Additionally, construction of the drive aisle will not interfere with or disturb the use of adjoining properties, nor will such construction interfere with transit along Ogden Avenue.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

Response: The requested deviation will allow for expansion of the existing planned unit development in a manner that reflects a superior level of design, attraction and cohesion. The proposed development will improve the existing stormwater management facilities on site and provide additional landscaping to enhance the natural features of the site. The new buildings are designed to match the façade materials utilized on Lot 1, which will create a uniform and cohesive development on the Property.

II. To allow the location of an open fence greater than three feet in height in the front yard, per Section 6-2-12:2.1

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

Response: The proposed fence is designed to conform to the fencing that currently exists on the Property, which will help provide the appearance of a cohesive development. As self-storage is not dependent on foot traffic like other retail or commercial services, the fence is in line with the commercial intent of the underlying zoning district. Furthermore, the proposed height of the fence is a safety requirement, intended to benefit future customers and help to protect the property stored on-site.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

Response: The requested deviations will not be a detriment to the provision of municipal services and infrastructure. The proposed fence will not create a nuisance to those traveling along Ogden Avenue. In addition to the proposed fence, the Applicant is proposing to make

landscape improvements, including additional plantings, along the perimeter of the Property. Further, the fence will not impede municipal or emergency access to the site.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

Response: The proposed fence is designed to satisfy the safety standards required by Extra Space Storage, while also conforming to the fencing that exists on the Property, which will help provide the appearance of a cohesive development.

III. To allow a deviation from the required perimeter parking lot landscaping along the north property line, per Section 5-10-3:5.2.1.

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

Response: The requested deviation does not undermine the intent and purpose of the underlying zoning district. The Applicant is requesting the deviation to reduce the landscape buffer to allow for installation of the access drive which bridges the proposed buildings to the entrance of the development. As most customers travel to and from self-storage facilities in their cars, this design will draw commuters from a wide range of neighborhoods and communities, increasing traffic to, and commerce within, the City.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

Response: The requested deviation will not be a detriment to the provision of municipal services and infrastructure. The reduction of the required landscape buffer along the north property line of the site, will ease access to and from the site for commuter and emergency vehicles alike. Furthermore, the stormwater management facilities are designed to accommodate the drainage requirements of the site as planned.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

Response: The requested deviation will allow for construction of a cohesive development with efficient access to and from the Property.

IV. To allow an FAR greater than the maximum FAR of 0.325 otherwise permitted per Section 6-7C-8.

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

Response: The requested increase in maximum permitted FAR will not undermine the intent of the underlying zoning district, which contemplates a variety of commercial uses oriented to automobile traffic involving residents of the City and surrounding neighborhoods. Approval of this deviation will permit development of the site in accordance with the attached plans and allow Extra Space Storage to better accommodate the current and future storage demands throughout the City and in neighboring municipalities.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

Response: Increasing the maximum permissible FAR will not serve as a detriment of municipal services and infrastructure. The stormwater management facilities on-site will be improved to accommodate the drainage needs of the site, inclusive of the new proposed impervious surface area. As a result of the proposed self-storage use, the increased FAR will not result in a negative impact to Ogden Avenue, nor will it result in increased traffic and parking beyond the capabilities of the improved site.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

Response: This deviation will allow for the proposed development, which is designed in conformity with Extra Space Storage's rigorous design requirements and with the existing building on the site. Along with the new construction on-site, this development will include improvements to the stormwater management facilities and landscaping throughout the site.

V. To allow light poles within the 20-foot major arterial setback, per Section 6-2-14

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

Response: The requested deviation will not undermine the intent and purpose of the underlying zoning district. The proposed light poles are necessary to provide sufficient light along the perimeter of the site and for customers utilizing the proposed access drive connecting Lot 2 to the existing entrance/exit along Ogden Avenue. The light poles will otherwise be designed to conform to applicable Code requirements.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

Response: The requested deviation will not be a detriment to the provision of municipal services and infrastructure. The proposed light poles will not hinder the municipal service on or around the site. Instead, the additional lighting along the access drive will make emergency access to the site easier and safer for municipal vehicles.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

Response: The requested deviation will allow for safe and efficient use of the entire site and add to the cohesive nature of the PUD. Without such lighting, the access drive that serves as the connection between Lots 1 and 2 and connects Lot 2 to the single site entrance along Ogden Avenue would not be adequately lit, leading to additional safety concerns and less efficient traffic flow throughout the site.