

Direct Dial: 312-461-4336 (direct)
E-mail: bpenny@mpslaw.com

November 1, 2024

Gabrielle Mattingly, Project Manager
City of Naperville - DRT / TED
400 South Eagle Street,
Naperville, IL 60540

RE: *Extra Space Storage Proposed Expansion - 1432 W Ogden Avenue*
Conditional Use Permits, Plat of Consolidation, Major Change to PUD and PUD Deviations

Dear Gabrielle,

Our firm represents Extra Space Management, Inc. ("ESM"), on whose behalf we are pleased to be submitting to you this application ("Application") for new construction which will expand its current self-storage facility at 1432 W Ogden Ave, Naperville, IL ("Property"). The proposed construction will consist of five new buildings comprised of 169 self-storage units, eight new parking spaces and additional paving, landscape and drainage improvements. In furtherance of this request, the Petitioner is seeking: (1) approval of a conditional use permit for a major change to the existing planned unit development (the "Existing PUD"), (2) approval of a conditional use permit to allow self-storage in the B3-General Commercial District, (3) administrative approval of a plat of consolidation, (4) approval from the Zoning Administrator to relocate required foundation plantings within the Property as shown on the attached plans, (5) PUD Deviations described herein and identified the attached plans, and (6) such other zoning relief as may be needed to proceed with the intended construction of the development, pursuant to the plans attached to this Application.

Proposed Expansion

The Petitioner has operated at its Naperville location for nearly 20 years, which is sited on "Lot 1" of the Existing PUD ("Lot 1"). In recent years, it has become apparent that the self-storage needs of City residents have exceeded the capacity of the existing storage facilities on this site. To meet this rise in demand and as a result of past success within the City, Petitioner is proposing to expand its operations and improve the currently vacant parcel the is immediately adjacent to the current building, identified within the Existing PUD as "Lot 2," by constructing five new buildings containing a total of 169 self-storage units, extending a 25-foot access drive along the north side of the Property to the west line of Lot 2, installing eight new parking spaces and completing additional stormwater management and landscape improvements to the site in accordance with the plans attached to the Application. This development is designed to meet ESM's stringent design guidelines and will be built to match the façade materials of the existing buildings on-site, while maintaining an attractive aesthetic within the development.

As part of the proposed landscape improvements and pursuant to Section 5-10-3:4.2.1.2 of the Title 5 of the City's Code, ESM is proposing to relocate required foundation plantings to the

Gabrielle Mattingly, Project Manager
City of Naperville - DRT / TED
November 1, 2024
Page 2

perimeter of the site, as shown on the plans attached hereto. This relocation is necessary because the proposed buildings will feature overhead doors along all sides of each building, preventing the installation of landscaping around each building's foundation. Relocating the required foundation landscaping will make the proposed site more efficient through the provision of wider drive aisles and will enable ESM to provide its customers with convenient access to each unit.

The stormwater management improvements to the site as shown on the plans attached to this Application will meet the necessary volume control requirements in accordance with the DuPage County Countywide Stormwater and Floodplain Ordinance but will require a variance to increase the maximum draw-down time of the pond. We will continue to work with City to address any concerns staff may have in this regard.

Site Operation

For this site, ESM will implement operational protocols that emphasize customer safety, security, and convenience. The site will feature similar security measures to those presently utilized for the existing facility such as an onsite manager, video surveillance, individually alarmed units, individually monitored security access, and electronic gate access. The new facilities will be accessible by the public from 6:00am to 10:00pm seven days per week. A manager will be present on-site from 9:30am to 6:00pm Monday through Friday, and from 9:00am to 5:30pm on Saturdays.

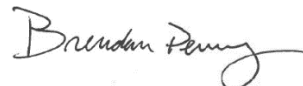
PUD Deviations

If approved, the proposed expansion will be constructed substantially in accordance with the plans attached to the Application, as they may be modified based on review by the City and other affected governmental agencies. This project will substantially conform with the regulations of the B3 District, except with respect to the following deviations (the "PUD Deviations"): (1) from Section 6-2-14 to allow (i) construction of a 25-foot drive aisle along the north side of the Property to the west boundary of existing Lot 2, and (ii) installation of light poles in the 20-foot major arterial setback; (2) from Section 6-2-12:2.1 to allow an open fence greater than three feet tall in the front yard; (3) from the required perimeter parking lot landscaping along the north property line per Section 5-10-3:5.2.1; (4) from Section 6-7C-8 to allow a floor area ratio greater than the permitted maximum FAR of 0.325; and (5) such additional deviations as staff may determine are necessary to complete the project as proposed. Responses to the standards for approval of each of these deviations has also been included with this request for evaluation by staff.

We look forward to working with the City of Naperville on all aspects of this proposal. If you have any questions or if any additional information is needed at this time, please feel free to contact me.

Very truly yours,

MELTZER PURTILL & STELLE LLC



Brendan Penny