



Legislation Details (With Text)

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Title: Conduct the public hearing to consider a major change to the Iron Gate Motor Condos PUD and Final PUD Plat for Phase 2A and Phase 2B for the property having a common street address of 2212 Ferry Road (known as Iron Gate Motor Plaza), and the vacant land located immediately west (Iron Gate Phase 2B) - PZC 23-1-116

Sponsors:

Indexes:

Code sections:

Attachments: 1. Petition for Development Approval, 2. Responses to Standards, 3. Preliminary Site Plan, 4. Building Elevations, 5. PUD Plat, 6. Open Space Exhibit, 7. Parking Study, 8. Letters of Support, 9. Legal Description

| Date | Ver. | Action By | Action | Result |
|----------|------|--------------------------------|----------|--------|
| 4/3/2024 | 1 | Planning and Zoning Commission | approved | Pass |

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a major change to the Iron Gate Motor Condos PUD and Final PUD Plat for Phase 2A and Phase 2B for the property having a common street address of 2212 Ferry Road (known as Iron Gate Motor Plaza), and the vacant land located immediately west (Iron Gate Phase 2B) - PZC 23-1-116

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

ENTITLEMENTS REQUESTED:

1. A Major Change to the Iron Gate Motor Condos PUD and Final PUD Plat for Phase 2A and Phase 2B to add a portion of Phase 2B to Phase 2A and change the controlling plans for Phase 2B.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 23-1-116 was published in the Naperville Sun on Sunday, March 17, 2024.

BACKGROUND:

The subject property is currently zoned I (Industrial District) in the City of Naperville and is part of the Iron Gate Motor Condos PUD (“Iron Gate” or “PUD”), which has been developed in phases over the years. The most recent approvals for the subject property were granted in June of 2021, when City Council approved a PUD land use deviation for 51 townhomes to be constructed as Phase 2B of the

PUD (along with a final PUD plat for Phase 2A, Building 3 and Phase 2B). Following these approvals, the petitioner indicated that development of a residential product in the PUD is no longer feasible due to changes in economic conditions and material costs. Additionally, the petitioner notes that the Iron Gate Motor Condos' Board of Directors was unwilling to allow the approved residential project to be a part of the Iron Gate community. As a result, the petitioner stopped pursuing residential development for Phase 2B. Alternative concepts for Phase 2B have been discussed, but no formal approvals have been granted by City Council.

Now, the petitioner proposes developing Phase 2B of the PUD with self-storage/garage facilities to better complement the existing, and originally intended, uses in Iron Gate. To do so, the petitioner seeks approval of a major change to the Iron Gate Motor Condos PUD and Final PUD Plat for Phase 2A and Phase 2B. The entitlements requested will add a portion of the Phase 2B property back into the Phase 2A property and change the approved plans for Phase 2B from residential to self-storage/garage facilities as further described below.

The Iron Gate Motor Plaza Owners Condominiums Association Inc. and the Iron Gate Motor Condominium Association, Inc. have submitted letters outlining that the petitioner's concept is acceptable and that they do not object to the proposal as provided in the attachments. Staff finds the petitioner's proposal to be consistent with the intent of the original Iron Gate approvals.

DISCUSSION:

Major Change to the Iron Gate Motor Condos PUD

Section 6-4-6 (Changes to a Final PUD)

<[https://library.municode.com/il/naperville/codes/code_of_ordinances?](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH4PLUNDE_6-4-6CHFIPLUNDE)

nodeId=TIT6ZORE_CH4PLUNDE_6-4-6CHFIPLUNDE> of the Naperville Municipal Code states that major changes to a PUD are modifications which alter the concept or intent of the planned unit development, including a change in the designation of land use identified. Since the most recent approvals for Phase 2B/the subject property were for residential development, the proposed change in land use to self-storage/garage facilities (along with modifications to the Phase 2A and Phase 2B boundaries) triggers the requirement for a major change to the Iron Gate Motor Condos PUD.

Phase 2A and Phase 2B Boundary Modifications

The petitioner proposes consolidating a portion of the Iron Gate Phase 2B property with the existing Iron Gate Phase 2A property. This change does not alter the concept or intent of the PUD, or impact the buildings already constructed on the Phase 2A property. Instead, adding a portion of the Phase 2B property to the Phase 2A property will help ensure vehicular access to the car condos on the west side of Phase 2A is provided while also allowing for a fence and other public facilities to be maintained in this area. Existing natural features and open space areas will not be impacted by the consolidation.

Change in Land Use from Residential to Self-storage/Garage Facilities

The petitioner's proposed site plan for Phase 2B includes a large automobile storage facility for club members to utilize, private garage owner condo units for the storage of automobiles and other mobile vehicles, and mixed private condo owner car, RV and boat storage in certain units. The proposed site plan complies with underlying I (Industrial) district zoning regulations and does not require approval of any deviations.

Phase 2A of the Iron Gate Motor Condos PUD includes uses such as car condominiums that cater to collectors of custom cars, custom/antique car servicing and repairs/add-ons, and the potential for

eating and drinking establishments. The petitioner believes the expansion of self-storage/garage facilities into Phase 2B will be complementary to the existing PUD, and staff finds the proposal to be consistent with the original PUD approvals. The proposed units have been architecturally designed with similar materials and massing to maintain visual continuity throughout the development.

Approval of the major change will revoke the prior residential approvals and establish a new controlling site plan for the subject property.

Findings of Fact

The petitioner's responses to the Standards for Amending a PUD can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests approval of a major change to the Iron Gate Motor Condos PUD and Final PUD Plat for Phase 2A and Phase 2B. Staff is supportive of the request and finds the expansion of self-storage/garage facilities into Phase 2B to be complementary to the existing PUD.