



Legislation Text

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File #: 21-0591, Version: 1

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**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 associated deviations for the property located at 2228 Ferry Road, Naperville (Iron Gate) - PZC 20-1-065

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Sara Kopinski, AICP

**ENTITLEMENTS REQUESTED:**

1. A major change to the Iron Gate Motor Condos PUD per Section 6-4-6 of the Naperville Municipal Code.
2. A land use deviation to allow single-family attached residential units and live/work units in an industrially zoned PUD per Section 6-4-3:12.2 of the Naperville Municipal Code.
3. A deviation to Section 5-2C-3 of the Municipal Code to allow less than 50% of the building materials on single-family attached dwelling units to be comprised of masonry.

**BOARD/COMMISSION REVIEW:**

Official notice for the public hearing for PZC 20-1-065 was published in the Daily Herald on Monday, April 19, 2021.

**BACKGROUND:**

The subject property is located on Ferry Road, west of IL Route 59, and is known as Phase 2B of the Iron Gate Motor Condos PUD. The 6.8-acre property is zoned I (Industrial) district and is currently unimproved. The petitioner, High Point Investments, Inc./Iron Gate Motor Condos, Inc., proposes six multi-unit buildings, with a combined total of 51 single-family attached dwelling units. Fourteen units are planned to offer a live-work housing product adjacent to Ferry Road, while the remaining 37 units will consist of townhomes with large ground floor garages.

The petitioner requests approval of a major change to the PUD, a deviation to allow residential dwelling units and live/work units as incidental and complementary uses to the existing car condos and commercial uses, and a deviation to allow less than 50% of the building materials to be comprised of masonry.

**DISCUSSION:**

**Major Change**

Pursuant to Section 6-4-6 of the Naperville Municipal Code, the petitioner requests approval of a major change to the Iron Gate Motor Condos PUD to establish controlling plans for Phase 2B and Phase 2A, Building 3, as well as to approve associated deviations.

Phase 2A, Building 3

Phase 1 and Phase 2A of the PUD are nearing completion, except for Building 3. At this time, the petitioner intends to establish controlling plans for Phase 2A, Building 3. Building 3 is planned to mirror Phase 2A, Building 2, but will also include an architectural feature to connect Buildings 2 and 3 at the second story. The total parking for the commercial uses in Phase 2A will increase by 48 spaces for an overall parking ratio of 3.93 spaces per 1,000 square feet, and the petitioner has provided a Parking Utilization Survey and Study which demonstrates that this parking ratio is more than sufficient for the compatible commercial uses in Phase 2A.

Phase 2B

The existing 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 potential eating and drinking establishments. The petitioner believes the introduction of live/work units and single-family attached dwelling units will be supportive of, and complementary to, the existing PUD. The proposed units have been architecturally designed with similar materials and massing to maintain visual continuity throughout the development, and the petitioner states that the introduction of a residential component will complement the existing community and lifestyle.

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.

**Land Use Deviation**

The Iron Gate Motor Condos PUD is currently zoned I (Industrial) District, with a conditional use for a PUD. The I District does not classify residential uses as either a permitted or conditional use. In February 2021, City Council approved a text amendment that enabled a petitioner to request a land use deviation in a PUD if specific criteria have been met, including: the presence of unique and unusual circumstances in the PUD; the proposed use will not have an adverse impact on other users in the PUD; and, the proposed use will be incidental to the principal use of the PUD.

In Phase 2B, the petitioner proposes six, multi-unit buildings with a combined total of 51 single-family attached dwelling units. Fourteen units are planned to offer a live-work housing product adjacent to Ferry Road, while the remaining units will consist of townhomes with large ground floor garages. The three product types for Phase 2B are detailed below:

| <u>Product Type</u>              | <u>Location</u>                                 | <u>Number of Buildings / Units</u> |
|----------------------------------|---|------------------------------------|
| Wilmette (live-work)             | Adjacent to Ferry Road                          | 2 buildings / 14 units             |
| Kenilworth (mid-size residences) | Center of property                              | 2 buildings / 24 units             |
| Glencoe (large residences)       | South portion of property, adjacent to wetlands | 2 buildings / 13 units             |

The 6 buildings proposed in Phase 2B will be architecturally similar to the car condo/commercial buildings in Phase 1 and Phase 2A, will have similar building sizes/footprints. The petitioner confirms that the orientation and layout of driveways, parking spaces, and utility systems remain consistent

with prior submittals as well.

Unincorporated single-family homes are located just west of the subject property. Staff and the petitioner find that the proposed residential uses will provide a good transition between the unincorporated homes to the west and the car warehousing and servicing located on the eastern portion of the Iron Gate development.

Use Restrictions for Live/Work Units (Wilmette Series)

In the live/work units, the operator of the business will also need to be the owner/resident of the condo. The petitioner has provided a list of potential non-residential uses for the live/work units. Upon review, staff finds some of the uses proposed to be commercial and retail based in nature, and finds them to be more intense than appropriate. Staff recommends restricting the non-residential uses in the live/work units to office, services and studio space, and uses that are generally consistent with the uses permitted as home occupations.

*Findings of Fact*

The petitioner's responses to the Standards for Approving a PUD Deviation 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.

**Masonry Deviation**

Section 5-2C-3 (Exterior Wall Construction) of the City's Municipal Code states that a minimum of 50% of the exterior wall construction for all single-family attached dwellings shall be constructed of solid masonry, face brick, manufactured concrete stone veneer (1½" thickness) set individually into mortar bed, or other masonry products as approved by the City Council. The original ordinance language was added to the Municipal Code in 2002; and, in 2005, was amended to prevent the use of EIFS, corrugated metal, and concrete block as compliant materials.

The amount of masonry proposed for each of the three product types planned as part of Phase 2B is detailed below:

| <u>Product Type</u>              | <u>% masonry</u> |
|----------------------------------|------------------|
| Wilmette (live-work)             | 9.5 - 10%        |
| Kenilworth (mid-size residences) | 8.3%             |
| Glencoe (large residences)       | 7.5%             |

The balance of the building elevations will be comprised of fiber cement (James Hardie) siding, with varying textures and colors. These materials are not considered masonry, brick or stone, and do not comply with Section 5-2C-3 (Exterior Wall Construction).

The intent of the masonry ordinance is to improve the appearance of multi-family residential developments and maintain long-term property values with high quality building materials. The petitioner's proposed use of fiber cement siding is durable in nature and will provide an attractive appearance for the buildings. Furthermore, the petitioner confirms that elements from the existing Iron Gate Motor Condos buildings have been carried through to the proposed buildings, including: material composition; color palette; large garage doors; and, consistent architectural massing and layout. Staff is supportive of the deviation since the proposal is part of a unique, master planned

development, and is complimentary to existing buildings in the Iron Gate development.

### *Findings of Fact*

The petitioner's responses to the Standards for Approving a PUD Deviation 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 to establish controlling plans for Phase 2A, Building 3 and Phase 2B, as well as to approve associated deviations. Staff is supportive of the request due to the consistent building materials and massing proposed, and reinforcement of the existing Iron Gate community and lifestyle.
- The petitioner requests approval of a land use deviation to allow single-family attached residential units and live/work units in an industrially zoned PUD. Staff is supportive of the request and finds it provides a good transition between the unincorporated homes to the west and the car warehousing and servicing to the east.
- The petitioner requests approval of a deviation to allow less than 50% of the building materials on single-family attached dwelling units to be comprised of masonry. Staff is supportive of the request since the proposal is part of a unique, master planned development, and is complimentary to existing buildings in the Iron Gate development.

### **Related Files**

N/A