



Legislation Text

File #: 24-0747, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the required number of parking spaces for the property located at 1880 Country Farm Drive - PZC 24-1-040

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Adam Beaver, AICP Candidate, Community Planner

ENTITLEMENTS REQUESTED:

1. A variance to Section 6-9-3 of the Municipal Code to reduce the required number of parking spaces for the subject property from 246 to 99.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 24-1-040 was published in the Naperville Sun on Sunday June 2, 2024.

BACKGROUND:

The subject property is located on Country Farm Drive, bordered by I-88 to the north and is zoned I (Industrial District). The 8.2 acre property is currently improved with a two story office and warehouse building.

The petitioner requests approval of a variance to Section 6-9-3 of the Naperville Municipal Code to reduce the required number of parking spaces for the proposed equipment rental business from 246 to 99.

DISCUSSION:

Section 6-9-3 of the Naperville Municipal Code requires that 1 parking space per 1,000 square feet of gross floor area be provided for warehouses and that 3.3 parking spaces per 1,000 square feet of gross floor area be provided for offices. The petitioner's building contains approximately 126,509 square feet of warehouse space and approximately 36,229 square feet of office space, requiring a total of 246 parking spaces.

The petitioner undertook a parking study to identify the projected peak parking demand at the property. It was found that at peak business hours, the maximum anticipated number of parking spaces occupied will be 65, leaving 34 parking spaces vacant at peak times. The petitioner notes that

approximately 98% of all rentals and sales for their company are conducted over the phone or on the internet, greatly reducing the potential number of customers who would be on site. Staff finds that there to be sufficient parking on site for the proposed tenant and supports the request with the following condition:

- The approved parking variance is applicable only to the petitioner, Snook Properties, LLC, for the operation of an equipment rental business. Said approved parking variance becomes void at the time the petitioner no longer operates their business at the subject property.

Findings of Fact

The petitioner's responses to the Standards for Approving a Zoning Variance 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 with the noted condition.

Key Takeaways

- The petitioner requests approval of a parking variance at the subject property. Staff supports the request subject to the noted condition.

Related Files

N/A