



Legislation Text

File #: 23-1178, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a variance to reduce the amount of required off-street parking spaces for the property located at 1931 Glacier Park Avenue (Scooter's) - PZC 23-1-017

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

ENTITLEMENTS REQUESTED:

The Petitioner requests approval of a variance to Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code to reduce the amount of required off-street parking spaces to allow for a drive-thru coffee shop (Scooter's) to be constructed within the outlot at 1931 Glacier Park Avenue.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 23-1-017 was published in the Naperville Sun on October 1, 2023.

BACKGROUND:

The subject property is a 13,915.96 square foot outlot that is generally located within the parking lot of the High Grove Plaza shopping center on the east side of Route 59, north of Glacier Park Avenue. More specifically, the outlot is located just west of the existing commercial building and south of the Freddy's development and is currently paved over with parking spaces. The outlot has a common street address of 1931 Glacier Park Avenue and is zoned B2 (Community Shopping Center District).

The existing parking lot on the subject property is shared with the adjacent multi-tenant commercial building which is occupied by Urban Air Adventure Park and Marshalls, as well as the Freddy's fast-food restaurant approved by City Council in 2023. As the High Grove Plaza has been developed and tenant changes have occurred, parking variances were granted to reduce the number of required parking spaces for the overall shopping center, including:

- Urban Air Adventure Park was granted approval of a parking variance in 2018 to reduce the required parking from 10 to 5 parking spaces per 1,000 square feet (Ordinance #18-144).
- Freddy's was granted approval of a parking variance in 2023 to reduce the required parking spaces at the High Grove Plaza shopping center from 409 parking spaces to 373 parking spaces (Ordinance #23-017).

In order to construct the proposed Scooter's drive-thru coffee shop, 42 parking spaces will be removed from the High Grove Plaza shopping center, further reducing the available parking from 373

to 331 spaces and requiring approval of an additional parking variance.

DISCUSSION:

The Petitioner, Scorilo, LLC, is proposing to construct a 677.13 square foot drive-thru coffee shop known as Scooter’s within the outlot. The B2 zoning district permits coffee shops by right and the Land Use Master Plan (2022) identifies the future land use of the subject property as Urban Center. Staff finds the proposed development is compatible with the future land use designation and is consistent with the intent of the B2 zoning district.

Variance to Reduce the Required Off-Street Parking

The Petitioner requests approval of a variance to Section 6-9-3 (Schedule of Off-Street Parking Requirements) to reduce the required amount of off-street parking on the High Grove Plaza shopping center property to allow for the construction of a 677.13 square foot drive-thru coffee shop on Lot 2. Per Code, a coffee shop is required to provide 4.5 parking spaces per 1,000 square feet of gross floor area.

The table below identifies the Code required parking counts for the existing uses and the proposed Scooter’s. The table accounts for the reduced parking count resulting from the approved parking variance for Urban Air. Per Code, a total of 412 parking spaces are required, but 331 parking spaces are provided resulting in a deficit of 81 parking spaces.

Use	Parking Ratio (parking spaces/1000 sq. ft.)	Size (area)	Required Spaces
Urban Air	5/1,000 (per Ordinance #18-144)	51,000 sq. ft.	255
Marshall’s	4.5/1,000	22,000 sq. ft.	99
Freddy’s Frozen Custard	17/1,000	3,230 sq. ft.	55
Scooter’s Drive-thru Coffee Shop	4.5/1,000	677.13 sq. ft.	3
Total Required Spaces			412

The Petitioner has submitted a parking study, conducted by KLOA, Inc., to support the requested parking variance. The study reviewed the existing peak parking demand of the shopping center and analyzed the projected parking demand of the shopping center with the proposed Scooter’s drive-thru coffee shop.

The parking study did not project parking counts for Scooter’s as the business will operate as a drive-thru only. The site will provide two parking spaces, a deficit of one parking space based on the City of Naperville requirements, both of which will be occupied by employee vehicles. The lack of parking on -site is expected to be accommodated by the existing parking available within the shopping center.

The parking study analyzed the existing peak parking counts of the shopping center every hour from 11:00 am to 8:00 pm on a Friday, Saturday, and Sunday. The parking study identifies that during peak times (on Saturday at 6:00 pm), 230 parking spaces were occupied, signifying a significant parking surplus within the High Grove Plaza shopping center. A significant surplus will remain once the additional three vehicles anticipated for Scooter’s employees are added to the parking counts

provided.

The Petitioner's responses to the standards for granting a variance are attached. Upon review, staff agrees with the Petitioner's findings and recommends their adoption by the Planning and Zoning Commission subject to the following condition:

1. If the City's Zoning Administrator determines that the tenants' parking need cannot be accommodated with the parking on the subject property, the Petitioner and Owner shall take adequate measures to meet the parking needs of said tenants, including but not limited to formally assigning/reserving parking spaces for each tenant space, limiting business hours of operation, alter the number of employees or other business operations, constructing additional parking spaces and/or establishing an overflow parking location off-site as necessary, which shall be subject to the review and approval of the Zoning Administrator. Failure to timely take adequate measures to accommodate tenant parking needs may result in the City's revocation of the parking variance.

Building Elevations

The building facades primarily consist of limestone veneer with 20-gauge metal accents and soffits in black. The façades incorporate architectural elements such as awnings, a parapet, and decorative lighting. The proposed refuse area is located northeast of the building and is screened with a concrete masonry unit wall consistent with the proposed building materials. All rooftop equipment including RTU's, vent stacks, and pipes will be screened to the full height of the equipment by the parapet wall.

Landscaping

The Petitioner has submitted a landscape plan. The proposed landscape plan calls for landscaping within the parking lot islands, screening around the refuse area, plantings to be installed along the south property line between the parking spaces to the south of the building and the drive-thru to the north. The Petitioner also provided landscaping around the building façade fronting Route 59 and the façade facing east to the shopping center. Staff is supportive of the proposed landscaping plan.

Preliminary/Final Plat of Subdivision

The subject property was created as Lot 2 of the Glacier Park Resubdivision No. 9 in 2007 (Ordinance 07-130). Resubdivison No. 9 allowed for the creation of two outlots, Lot 3 (10,800 sf in size) and Lot 2 (10,000 sf in size). As part of the petitioner's proposed Scooter's development and associated parking variance, the petitioner requests approval of a plat of subdivision that resubdivides the property and increases the area of Lot 2 to 13,916 sf. Given the proposed preliminary/final plat of subdivision is in compliance with all technical zoning requirements and is not creating any new buildable lots, the plat is administratively reviewed by staff. Information on this request is provided for reference only.

Key Takeaways

- The Petitioner requests a variance to reduce the required amount of off-street parking within the High Grove Plaza shopping center to allow for construction of a drive-thru coffee shop known as Scooter's within the outlot at 1931 Glacier Park Avenue. Staff is supportive of the variance request subject to the condition of approval noted above.

