



Legislation Details (With Text)

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On agenda:	2/6/2019	Final action:	
Title:	Conduct the public hearing to consider a variance to reduce the amount of required off-street parking for the subject property located at 1331 W. 75th Street - PZC 18-1-132		
Sponsors:			
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Attachments:	1. Application, 2. Petition for Zoning Variance, 3. Parking Study, 4. Plat, 5. Location Map, 6. Forest Preserve Letter		

Date	Ver.	Action By	Action	Result
2/6/2019	1	Planning and Zoning Commission	accept	Pass

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 for the subject property located at 1331 W. 75th Street - PZC 18-1-132

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-132 was published in the Naperville Sun on January 20, 2019.

BACKGROUND:

The subject property is located west of River Road between 75th Street and Rickert Drive, with a common address of 1331 W. 75th Street. The 12.2 acre property is zoned ORI (Office, Research, and Light Industry District). The subject property is improved with an approximately 72,294 square foot, 4 story brick and stucco building and a 312 space surface parking lot.

During construction of the building, it was anticipated that the building would be leased to a mix of medical and professional offices and parking was constructed accordingly. Throughout the leasing process, the petitioner has found the building more suited to medical office tenants. Per City Code, medical offices are required to provide more parking than professional offices (5 parking spaces per 1,000 square feet of gross floor area versus 3.3 parking spaces). The petitioner, DynaCom Management, requests approval of a variance to reduce the amount of required off-street parking for the subject property in order to permit the remaining tenant spaces to be filled with medical office users without requiring the construction of additional parking spaces.

DISCUSSION:

Currently the majority of the 72,294 square foot building, or 57,195 square feet, is occupied by medical uses. The remaining space is occupied by professional office uses or is vacant. Based upon this tenant mix, a total of 345 parking spaces are required on the subject property per [Section 6-9-3 \(Schedule of Off-Street Parking Requirements\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-3SCOFSTPARE) of the Municipal Code. There are 312 parking spaces on the subject property.

Building Use	Sq. Footage	No. of Spaces Required Per Code	Parking Required
Medical Office	57,195	5.0	286
Professional Office	7,282	3.3	24
Vacant	7,817	3.3	26
Total Building Size	72,294	Total Parking Required:	336
		Total Parking Provided:	312
		Deficit:	24

The petitioner has submitted a parking study to support the requested parking variance. The study reviewed parking counts at multiple times over several days at the subject property. Per the parking study, peak weekday occupancy was 203 vehicles (65% of the parking lot) and peak weekend occupancy was 56 vehicles (18% of the parking lot). The study found the 312 space parking lot on the subject property was sufficient to support the current tenant mix.

As noted above, the majority of the building is leased to medical office tenants. In order to allow flexibility in future leasing negotiations, the petitioner requests that the entire building be permitted for medical office users. Per the parking study, the onsite parking will be able to accommodate the resulting parking demand if the building is leased solely to medical tenants. The study notes that should the building be fully leased to medical tenants, the peak projected occupancy on weekdays will be 278 vehicles (89% of the parking lot) and the peak projected occupancy on the weekends will be 131 vehicles (42% of the lot).

Building Use	Sq. Footage	No. of Spaces Required Per Code	Parking Required
Medical Office	72,294	5.0	362
		Total Parking Required:	362
		Total Parking Provided:	312
		Deficit:	50

It should be noted that the petitioner designated a land banked parking area during the construction of the building. The approximately 45 land banked spaces can be constructed at a future date, should parking demand dictate the necessity. Given the data provided in the parking study and the availability of the land banked parking spaces, staff recommends approval of the variance, subject to the following condition:

1. In the event that the current and proposed tenants' parking needs cannot be accommodated

within the existing parking on the Subject Property, the Petitioner and Owner shall be required to construct the land banked parking area. The Petitioner agrees to obtain all necessary approvals and permits and to commence construction of said land banked parking improvements within 180 days of written notice by the City that such construction is required. The land banked parking area shall be constructed in compliance with the Naperville Municipal Code then in effect, including but not limited to all zoning, engineering, and building requirements and regulations then in effect.

Key Takeaways

- The petitioner requests a variance to reduce the amount of required off-street parking for the subject property located at 1331 W. 75th Street.
- Staff recommends approval of the requested variance conditioned upon the construction of the land banked parking spaces in the event that the current and proposed tenant's parking needs cannot be accommodated within the existing parking on the subject property.