



Legislation Text

File #: 18-473, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for Illinois Cheer Enterprises (PZC 18-1-046) located at 1152 Frontenac Road, to consider a parking variance

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kasey Evans, AICP

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-046 was published in the Naperville Sun on May 20, 2018.

BACKGROUND:

The property is located on the west side of Frontenac Road, north of Shore Road, with a common street address of 1152 Frontenac Road. The property is approximately 5.78 acres, and is improved with an existing 111,793 square foot multi-tenant industrial building and associated surface parking.

DISCUSSION:

The petitioner, Illinois Cheer Enterprises LLC, requests approval of a parking variance to reduce the number of required parking spaces in order to operate a fitness facility at 1152 Frontenac Road. The petitioner seeks to occupy an approximately 33,066 square foot tenant space within the building. A fitness facility is a permitted use in the I district. The petitioner intends to operate the business in the evenings Monday through Thursday, as well as all day on Saturday and Sunday.

Per [Municipal Code Section 6-9-3 \(Schedule of Off-street Parking Facilities\)](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-3SCOFSTPARE)

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[fitness facilities are required to have 4 parking spaces per each 1,000 square feet of gross floor area. At 33,066 square feet, the proposed use would be required to have 132 parking spaces. The total parking requirement for the building's existing tenant mix, including the proposed Illinois Cheer Enterprises is 240 parking spaces. The subject property currently has 160 parking spaces.](https://www.municode.com/library/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA_6-9-3SCOFSTPARE)

The petitioner conducted parking counts at the property over a 10 day period, from 3pm to 10pm on weekdays and from 9am-9pm on weekends. The peak parking demand on a weekday occurred on a Friday at 4pm with 20 vehicles in the parking lot (12.5% of the parking spaces occupied). The peak weekend parking demand occurred on Saturday at 11am and Sunday at 1pm with 3 vehicles in the parking lot (1.9% of the parking spaces occupied). With a peak weekday parking demand of approximately 20 vehicles, there would be approximately 140 excess parking spaces available to the proposed fitness facility, which is 8 more than the fitness facility requires.

The existing tenants appear to operate with far less parking than is required by Code and only use a fraction of the parking provided onsite. Therefore, sufficient parking is available to accommodate the parking requirements of the proposed fitness facility. In addition, the existing tenants have peak hours (daytime weekdays and overnight daily) that are complimentary to the hours of the proposed fitness facility (evenings and weekends). The parking counts indicate that the subject property has adequate parking available to accommodate the existing tenant mix and the proposed fitness facility. A condition will be included in the ordinance that requires the petitioner to make adjustments, such as changing hours, number of employees or other business operations, in the event the existing parking on site is insufficient. The petitioner's responses to the Standards for Granting a Variance are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests approval of a parking variance to reduce the number of required parking spaces to allow a fitness facility at 1522 Frontenac Road.
- Staff supports the requested variance because the parking counts indicate there is adequate parking available on the property to accommodate the existing tenant mix and the proposed fitness facility.