



Naperville

CITY COUNCIL AGENDA ITEM

SUBJECT: Menards of Naperville – PZC 14-1-147

TYPE OF VOTE: Simple Majority

ACTION REQUESTED:

- a. Pass the ordinance approving a major change to the Menards of Naperville Second Resubdivision Planned Unit Development (PUD) to install a drive-through ATM north of the existing Menards building and parking lot; and
- b. Pass the ordinance approving a deviation to the Menards of Naperville Second Resubdivision PUD to reduce the number of required parking spaces.

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on January 7, 2015 and voted to recommend approval of the request (Approved 8-0). Staff concurs.

COUNCIL ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

DEPARTMENT: TED – Planning Services

SUBMITTED BY: Kasey Evans, AICP, Community Planner

FISCAL IMPACT:

N/A

BACKGROUND:

The subject property, located at 715 Fort Hill Drive, south of Aurora Avenue, consists of approximately 15 acres. The subject property is currently zoned B2 (Community Shopping Center District) PUD and is improved with a commercial building. The proposal is consistent with the Northwest Sector Update (1996) to the Comprehensive Master Plan designation of the property as “Commercial.”

DISCUSSION:

The petitioner, Fifth Third Bank, is requesting a major change to the Menards of Naperville Second Resubdivision PUD to construct an additional building on the site and a deviation to reduce the number of required parking spaces. Fifth Third Bank proposes to install a drive-through ATM along the north edge of the existing parking lot resulting in the loss of 10 parking spaces. The drive-through has been designed to provide the 4 required stacking spaces while having as minimal impact on the overall function of the parking lot as possible. The ATM will be accessed by the existing drive aisle with concrete curbed islands separating the drive-through entrance and exit from the adjacent parking spaces.

The original Menards of Naperville PUD (2001) was approved with 494 parking spaces on the Menards parcel. Since the property was originally developed the parking on site has been reduced to 481. It is not clear when or why the parking count was reduced; it could be the result of re-stripping of the lot or addition of cart corrals. The proposed ATM will result in the removal of 10 existing parking spaces resulting in a total of 471 spaces remaining.

Parking Table:

	Original PUD	Existing	Proposed	Difference
Parking Count	494	481	471	23

The 10 spaces to be removed are located on the opposite side of the parking lot from the store entrance and exit where few customers would typically park. While the store can be busy, especially on weekends, there are no known parking concerns on the property. Staff finds that the elimination of 10 parking spaces will not negatively impact the shopping center.

Planning and Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on January 21, 2015. Following staff’s presentation, the petitioner’s representative gave an overview of the request. No members of the public spoke on the request. The Planning and Zoning Commission asked about the lease and maintenance of the ATM. The petitioner responded the current lease is for 5 years and Fifth Third Bank will handle maintenance of the ATM. After brief discussion the Planning and Zoning Commission closed the public hearing and a Commissioner made a motion to approve the request with a condition requiring the applicant control the property through a lease or other legal means. That motion failed by a vote of 1-7. A new motion was made to recommend the approval of the request as presented and was approved 8-0. Staff concurs with the Planning and Zoning Commission’s recommendation to approve the request as presented.

RECOMMENDATION:

- a. Pass the ordinance approving a major change to the Menards of Naperville Second Resubdivision Planned Unit Development (PUD) to install a drive-through ATM north of the existing Menards building and parking lot; and
- b. Pass the ordinance approving a deviation to the Menards of Naperville Second Resubdivision PUD to reduce the number of required parking spaces.

ATTACHMENTS:

1. Menards of Naperville – Ordinance Approving Major Change to the PUD – PZC 14-1-147
 - Exhibit a. Menards of Naperville – Legal Description – PZC 14-1-147
 - Exhibit b. Menards of Naperville – PUD Plat – PZC 14-1-147
2. Menards of Naperville – Ordinance Approving Parking Deviation – PZC 14-1-147
 - Exhibit a. Menards of Naperville – Legal Description – PZC 14-1-147
 - Exhibit b. Menards of Naperville – PUD Plat – PZC 14-1-147
3. Menards of Naperville – Application – PZC 14-1-147
4. Menards of Naperville – Draft PZC Minutes – PZC 14-1-147