

City of Naperville

Petition for Zoning Variance

Exhibit B (revised 10/5/22)

235 W. Jefferson PIN 0713421011

Parking Class # 5 – Services & Institutions: Office – Business of Professional:

- Requires 3.3 parking spaces for each 1,000 square feet of gross floor area
- Gross floor area of 235 W. Jefferson = 1,767
- Required parking spaces per existing Code = 5.8
- Variance requested to allow 3 parking spaces

Exhibit 1: Section 6-3-6-2

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan. The overall intent of the zoning code & the comprehensive master plan will still be maintained if the parking space variance is granted. A reduction in required number of parking spaces will not compromise the intent stated in items 1 through 14 under Section 6-1-2: Purpose & Intent. The property will serve as a real estate office, with limited persons employed and working on site. Most work will be remote. Persons visiting the office to conduct business will be minimal and scarce as most transactions are done virtually and/or off-site. The reduction in number of off-street parking spaces is not foreseen to create any conditions that would contradict the intent or purpose of the zoning code or comprehensive master plan.
2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district. The nature of the business that occupies this space requires that the small team of employees is out in the field much of the day. 50% of the team is fully remote. The majority of the business conducted at this location is done virtually and off-site. The business at this address is unlike those of others that exist within spaces in the same zoning district. The business conducted at this location is not like that of a Blueprinting Establishment, Beauty Shop/Salon, or Dental Clinic (all listed within Parking Class No. 5, & per Ordinances listed thereunder), in where those operations require persons to be physically present to carry out business services.
3. The variance, if granted, will not alter the essential character of the neighborhood and will not be in substantial detriment to adjacent property. The reduction in parking spaces is not significant in relation to the character or consistency of surrounding and adjacent properties. The absence of 2.8 parking space will not create any detriment to surrounding properties.

Day of Week	# of employees on site at one time	# of customers on site at one time
Sunday	1	1
Monday	1-2	0-1
Tuesday	1-2	0-1
Wednesday	1-2	0-1
Thursday	1-2	0-1
Friday	1-2	0-1
Saturday	1	1