



Primrose School of Naperville  
471 E 75<sup>th</sup> Street  
PIN: 08-29-103-010

## Section 6-3-6:2: Standards for Granting a Zoning Variance

### *Municipal Code Section 6-9-3(6)*

We hereby present the following responses to the standards for a Zoning Ordinance variance, in support of our plea for a variance from the rigid enforcement of the off-street parking regulations pursuant to Section 6-9-3(6) of the Naperville Code of Ordinances (the "Code") to allow 44 spaces in lieu of the required 54 spaces (13,596/1,000\*4). Per the Code, four parking spaces are required per each 1,000 square feet of gross floor space.

**1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan.**

RESPONSE: The proposed Primrose School aligns with the objectives and vision outlined in the Land Use Master Plan (referred to as the "Plan"). We intend to establish a premier early education and childcare experience for children and families on the site of the former animal health care facility. According to the Plan, the property's location falls within the City Corridor, and meets the intent of the land use. The urban form development will contain a one-story building, residential in character per Ordinance 98-24 Condition 2, orientated to the busy road (75<sup>th</sup> Street). The single driveway on 75<sup>th</sup> Street will allow for easy accessibility by automobile. The off-street parking facility will be landscaped and screened in accordance with the Code.

The proposed Primrose School fully aligns with the goals, objectives, and recommendations outlined in the Plan and the OCI Zoning District. The parcel in question already features cross access easement with the parcel to the west, further enhancing its suitability for development.

While the proposed use falls short of meeting the off-street parking requirements specified in the Zoning Ordinance, the KLOA parking study provides conclusive evidence that there is an abundance of off-street parking available on-site to accommodate the proposed use. The KLOA parking study has been submitted to the city and is referenced as part of this submission.

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- 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.**

Response: Compared to other permitted OCI land uses, the early education and childcare facility dedicates an unusually large amount of the land for outdoor uses. The outdoor areas are fenced playground areas for the various age groups. The large outdoor use areas limit the land available for off-street parking. The addition of 10 additional parking spaces to meet the Code requirement would reduce either the building size below prototype minimum floor plan and/or the outdoor play area. Both restrictions would impose hardship upon the owner by reducing the number of children and/or restricting outdoor playgrounds. It would also prevent fire department cross access.

The KLOA parking study utilized the ITE Parking Generation Manual to determine a peak parking demand of only 31 vehicles. KLOA also conducted a Parking Occupancy Survey of the existing Primrose School at 2915 Reflection Drive in Naperville, which was determined to have a peak parking demand of only 29 vehicles during the peak morning hour. The proposed facility provides 44 parking spaces, significantly more than the KLOA parking study peak parking demands.

- 3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.**

RESPONSE: The proposed facility is strategically placed along 75<sup>th</sup> Street, with a residential building form, will not alter the essential characteristics of the neighborhood and "Plan" and will not be a detriment to adjacent properties. Granting the requested variance for off-street parking will not alter the fundamental character of the area nor prove detrimental to adjacent properties. Despite the existing parking falling short of the requirements set forth in the Zoning Ordinance, there is an abundant supply of available parking within the on-site parking lot, even during peak hours on weekdays as set forth in the KLOA parking study.



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## **Section 5-10-7: Standards for Granting a Landscape Variance**

### *Municipal Code Section 5-10-3;5.2.4.1*

We hereby present the following responses to the standards for a landscape variance, in support of our plea for a variance from the rigid enforcement of the parking lot perimeter landscaping abutting residential property regulations pursuant to Section 5-2-4(1) of the Naperville Code of Ordinances (the “Code”) to provide relief from the requirement to install a 6-foot fence or wall along the eastern perimeter of the parking lot. Per the Code, a fence or wall is required to be located on the eastern edge of the subject property.

**1. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships, and.**

Response: Compared to other permitted OCI land uses, the early education and childcare facility dedicates an unusually large amount of the land for outdoor uses. The outdoor areas are fenced playground areas for the various age groups. The large outdoor use areas limit the land available for landscaping and screening. There is a screening requirement of both fencing and landscaping for the eastern edge of the site. The existing fence meets the intent of this and allows the development to use the available space on the eastern edge for landscaping. Additionally, installation of a new fence along the existing fence would cause difficulties not impacting the existing fence and the slope/grade of the area would cause difficulties in installing a new fence along the existing fence.

**2. The principal reason for the variance is other than an increased income or revenue from the property, and.**

The principal reason is due to lack of available space on the eastern edge of the site, the existence of a fence currently already present on the eastern edge of the site, and the existing grade of the site requiring our site to slope down along the eastern edge. Landscape screening has still been provided and the fact that our site slopes down means that the existing fence acts as greater privacy than a new 6’ fence proposed at a lower elevation would provide.



3. **The variance, if granted, will not alter the essential character of the neighborhood, will not be a substantial detriment to adjacent property, and will not increase congestion or traffic hazards in the public streets, or otherwise impair the public health, safety, comfort, and general welfare.**

RESPONSE: The proposed facility is strategically placed along 75<sup>th</sup> Street, with a residential building form, will not alter the essential characteristics of the neighborhood and "Plan" and will not be a detriment to adjacent properties. Granting the requested variance for parking lot screening will not alter the fundamental character of the area nor prove detrimental to adjacent properties. Despite the fencing falling short of the requirements set forth in the Zoning Ordinance, there is an existing fence on the neighboring property that meets the intents of the code. The petitioner agrees that if the neighboring fence is ever removed that the petitioner is required to install a fence or wall on their property within 180 days to meet the screening requirement outlined in Section 5-10-3:5.2.4.1.