

BEYOND SELF STORAGE
NORTHPOINT DEVELOPMENT, LLC
2403 DIEHL ROAD

Exhibit 7: Attachment to Petition for Development Approval

Project Narrative

NorthPoint Development, LLC is the **Applicant** for the attached requests for a Zoning Variance and Development Approval with respect to the property located at 2403 Diehl Road (the “**Property**”). The Applicant seeks Planning and Zoning Commission and City Council approval of the following:

1. Petition for Development Approval;
2. Final Plat of Subdivision;
3. Variation from Section 7-4-4:2.3 to reduce the required 66’ lot width at the right-of-way to 0’;
4. Variation from Section 6-9-3 to reduce the required vehicular parking from 56 spaces to 11 spaces;

in order to facilitate the proposed development of a self-storage facility at the Property, as depicted on the Applicant’s site plan (the “**Site Plan**”) .

The Property is located on Diehl Road north of an existing church and is bordered on the west by DuPage County Parkway and on the north by Interstate 88, and contains approximately 4.57 acres of site area. The Property is located within a development known as Naperville 400, which was approved by the City of Naperville and constructed in 2000. The subject property is currently zoned I - Industrial District.

The Applicant proposes to develop the site with a three-story building containing a total of 138,855 square feet of floor area (the “**Proposed Development**”). The Proposed Development will operate as a Class A, all indoor, 100% climate controlled self-storage facility containing approximately 800 self-storage units. The proposed use is permitted in the Industrial Zoning District.

The subject property demonstrates a number of challenges to being developed. The Property is highly irregular in shape in that it is not rectilinear as a result of the existing street layout and subdivision platting. The Property is set back over 500 feet from the Diehl Road right-of-way and is located directly behind an existing church. Additionally, an existing wetland/conservation easement is located southwest of the site. This wetland easement area cannot be altered, and blocks any access to Diehl Road that is not shared with the existing church. Further, a significant portion of the Property is dedicated to stormwater management and contains a stormwater detention pond. These limitations present challenges in meeting required development standards established for the Industrial Zoning District under the Municipal Code of Naperville Illinois while maintaining

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the utility of the development site. Accordingly, the Applicant is seeking relief from the strict requirements of the Code, as described below.

**STANDARDS FOR GRANTING OF VARIATIONS
PARKING VARIATION
(Relief requested from parking standards of Section 6-9-3)**

Section 6-9-3 of the Zoning Code prescribes a parking requirement of fifty-six vehicular parking spaces for the proposed use.

Section 6-3-6 of the Naperville Municipal Code authorizes the City Council to recommend approval of requests for variations from the requirements of the ordinance when the variance is in harmony with the general purpose of the zoning regulations and practical difficulties or particular hardship prevents an applicant from fully complying with all requirements of the Zoning Code.

Due to existing conditions and constraints on the site, strict compliance with the requirements of the code with respect to parking requirements is not possible. Accordingly, the Applicant seeks a variation to decrease the required parking from 56 vehicular parking spaces to 11 vehicular parking spaces. Based on its extensive experience operating self-storage facilities throughout the United States, the Applicant does not anticipate needing more than the eleven parking spaces that are proposed.

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

The requested variation is consistent with the stated purposes and intent of the Zoning Code. Granting the requested variation will allow for use of currently underutilized property in a manner that is compatible with surrounding land use and development. Granting the requested variation will allow for an underutilized parcel to be developed, resulting in a benefit to surrounding residents and businesses.

The granting of the requested variation to parking requirements will have no detrimental effect on the public health, safety, and general welfare or to other property or improvements in the neighborhood.

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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.

The Applicant seeks to develop the irregular-shaped lot and make significant investment in the aesthetic and operational characteristics of the Property. The dimensions of the Property prevent the Applicant from fully complying with the applicable parking ratios without a variation to allow a reduction in the required number of off-street parking spaces. Due to the property's location, configuration relative to the public right of ways, dimensions and size, stormwater management requirements, and setbacks, strict compliance with the parking requirements would result in practical difficulties and particular hardship, as distinguished from a mere inconvenience. Such difficulties include creating safe and efficient circulation, providing adequate interior landscaping, and maintaining existing stormwater detention basins.

Further, were the Property required to be developed in strict conformance with the applicable parking standard, 56 code compliant vehicular spaces with required drive aisles would occupy a sizable portion of the site, which would greatly increase the impermeable impervious area on the site and would impact the ability of the site to utilize existing stormwater management facilities. Based on the total site area that 56 parking spaces would require, if permitted to be developed only in strict compliance with the parking requirement imposed on Warehouse, self-storage uses under the Zoning Ordinance, the development proposal would require such a significant decrease in the building footprint, and thus the rentable square footage, that the Proposed Development would not yield a reasonable return.

A strict interpretation of the parking requirement would impose a much greater parking requirement than that which is required to serve the proposed use, from an operational perspective. The proposed use is a low traffic generating use. Similar facilities developed by the Applicant throughout the region and United States receive an average of approximately 4 customers per hour. Other Beyond Storage developments that are comparable in size and scope to the Proposed Development have included approximately 6 to 8 parking spaces, which have proven to be sufficient to accommodate a single employee and customer parking needs. The Applicant anticipates that the majority of its clientele would elect to utilize its proposed internal loading and unloading areas instead of utilizing vehicular parking spaces located in the exterior surface parking lot.

The unusual shape of the subject property and its surrounding conditions were created by the existing street layout and subdivision platting. The conditions that create the particular hardships and practical difficulties on the subject property as

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described were not created by the Applicant and are not due to the actions of any person presently having an interest in the property.

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

The requested variation will authorize a reduction in required vehicular parking spaces and will have no impact on the adjacent properties. The requested variation will have no impact on the congestion of public streets, and will not result in an increase in the danger of fire or result in endangerment of the public safety.

The immediately surrounding area is characterized by other I-zoned lots and a residential area south of Diehl Road. The proposed use will be complimentary to residential uses that exist to the south. The requested variation will allow development that is consistent with the character of the neighborhood and will fill a key vacancy along Diehl Road with a proposed use that is compatible with the existing surrounding land uses.

**STANDARDS FOR GRANTING OF VARIATIONS
LOT WIDTH FROM RIGHT-OF-WAY TO BUILDING LINE VARIATION
(Relief requested from parking standards of Section 6-9-3)**

Section 7-4-4:2.3 of the Zoning Code prescribes a required lot width of not less than 66 feet from the right-of-way line to the building line for lots within the I District.

Section 6-3-6 of the Naperville Municipal Code authorizes the City Council to recommend approval of requests for variations from the requirements of the ordinance when the variance is in harmony with the general purpose of the zoning regulations and practical difficulties or particular hardship prevents an applicant from fully complying with all requirements of the Zoning Code.

Due to existing conditions and constraints on the site, strict compliance with the requirements of the code with respect to lot width at the right-of-way is not possible. Accordingly, the Applicant seeks a variation to decrease the required lot width from 66 feet to zero feet.

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

The requested variation is consistent with the stated purposes and intent of the Zoning Code. Granting the requested variation will allow for use of currently underutilized property in a manner that is compatible with surrounding land use

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and development. Granting the requested variation will allow for an underutilized parcel to be developed, resulting in a benefit to surrounding residents and businesses.

The granting of the requested variation to lot width requirements will have no detrimental effect on the public health, safety, and general welfare or to other property or improvements in the neighborhood. Although the Property has no frontage along Diehl Road, access to the Property will still be provided through a shared driveway along the east property line, as well as a fire lane along the west property line. The two access points will provide circulation for emergency vehicles requiring access to the Property. Both driveways cross through the existing church property and will be covered by access easements.

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 Applicant seeks to develop the lot regardless of the unideal location without Diehl Road frontage and make significant investment in the aesthetic and operational characteristics of the Property. Because the Property is set fully behind the existing church property, there is no possible frontage available along Diehl Road to meet the 66' lot width from right-of-way to building line requirement. Additionally, an existing wetland covered by a conservation easement sits southwest of the Property and the existing church. The conservation easement has approximately 700 feet of frontage along Diehl Road, blocking any frontage west of the existing church property that may have been accessible from the Property. No construction or grading activities can take place within this easement.

The existing easements and lot lines surrounding the Property provide practical difficulties that are not typically found on other properties in the I District. The unusual location of the subject property and its surrounding conditions were created by the existing street layout and subdivision platting. The conditions that create the particular hardships and practical difficulties on the subject property as described were not created by the Applicant and are not due to the actions of any person presently having an interest in the property.

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

The requested variation will authorize the Property to have no frontage along Diehl Road and will have no impact on the adjacent properties. The shared access drive to the east of the Property that will be utilized was originally designed to provide access to other future developments and is already covered by an access easement. The requested variation will have no impact on the congestion of public

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streets, and will not result in an increase in the danger of fire or result in endangerment of the public safety, as two access drives will be providing circulation for emergency vehicles needing to reach the Property.

The immediately surrounding area is characterized by other I-zoned lots and a residential area south of Diehl Road. The proposed use will be complimentary to residential uses that exist to the south. The requested variation will allow development that is consistent with the character of the neighborhood and will fill a key vacancy along Diehl Road with a proposed use that is compatible with the existing surrounding land uses.