



March 4, 2026

Mr. Dominic Oldani, Project Manager  
City of Naperville, Transportation, Engineering, and Development (TED)  
Business Group  
400 S. Eagle Street  
Naperville, Illinois 60540

Re: Response to Standards  
New Transportation Facility  
Naperville Community Unit School District 203  
Naperville, Illinois  
Project No. 5-2325-34

Dear Mr. Oldani:

As requested, below is the Response to Standards for the above referenced project. The proposed development intends to comply with current zoning standards and requirements for this lot, except that the following deviations are being requested.

### **Fence Variance**

**The petitioner seeks approval of a variance to Section 5-10-3:4.3.2 and Section 5-10-3:5.2.4 of the Naperville Municipal Code to eliminate the requirement for a continuous fence and landscape buffer measuring 6 ft. tall along the north property line.**

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

The intent of Section 5-10-3:4.3.2 and Section 5-10-3:5.2.4 of the Naperville Municipal Code is to ensure adequate buffering is provided between nonresidential and residential land uses. The adjacent, multi-family residential building to the north has an existing 6-foot-tall, wood fence in place to screen the Naperville Community Unit School District 203 (NCUSD 203) site. It would not be beneficial for NCUSD 203 to install a second fence in this location. As such, since adequate screening is already in place, NCUSD 203 requests approval of a variance to eliminate the required screening along the subject property's north property line. It should be noted that NCUSD 203 agrees to install fencing and/or landscaping along the north property line if the existing fencing is ever removed.

***2.2. 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; and***

The proposed development is unique as there is no change in land use proposed - the subject property is already utilized as a transportation facility for NCUSD 203 and the adjacent, multi-family residential development already has a wood fence installed along the subject property's north property line. Strict enforcement of Section 5-10-3:4.3.2 and Section 5-10-3:5.2.4 of the Naperville Municipal Code would result in an unnecessary fence as the existing fence already provides sufficient screening for both properties.

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

The subject property is already utilized as a transportation facility for NCUSD 203 and no change in land use is proposed. Rather, NCUSD 203 plans to improve the transportation facility with a new, modernized building and improved parking facilities. Extensive landscaping will also be installed as part of the project. Since the adjacent property to the north already has fencing installed along the subject property's north property line, granting the variance will not alter the essential character of the neighborhood. Instead, the proposed development will improve existing conditions in the area.

**Setback Variance**

**The petitioner seeks approval of a variance to Section 6-6E-7 to eliminate the required 15 ft. interior side yard along the east property line.**

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

The intent of Section 6-6E-7 of the Naperville Municipal Code is to ensure adequate space is provided between adjacent properties and land uses. The requested variance to eliminate the requirements for a 15 ft. interior side yard along the east property line is in harmony with the general purpose and intent of this code section because the property immediately adjacent to the east is also owned by NCUSD 203. NCUSD 203 utilizes both properties for its transportation needs, and vehicular access between the two properties is maintained. The requested variance will have no detriment to the provision of municipal services and infrastructure; rather, the requested deviation will result in a development which offers a superior level of design for transportation services for NCUSD 203.

**2.2. *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; and***

Since NCUSD 203 utilizes the subject property and the adjacent property to the east for its transportation needs, strict enforcement of Section 6-6E-7 and requiring a 15 ft. interior side yard to be maintained would result in a reduced parking area and inefficient use of space. It should be noted that required setbacks are maintained or exceeded along the other property lines.

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

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Expansion of the CUSD 203 district vehicle parking area spans both the subject property and the adjacent property to the east. Granting approval of a variance will not result in a reduced yard adjacent to a residential property or a property under separate ownership. Instead, the proposal will result in an improved property appearance and improved functionality of the site.

Please review the above information and let us know if you have comments or questions. As always, should you have any questions regarding this matter, please call.

Very truly yours,

HEALY BENDER PATTON & BEEN ARCHITECTS

A handwritten signature in black ink, appearing to read 'D. Patton', with a long horizontal flourish extending to the right.

David G. Patton, AIA, LEED AP

Cc: Melanie Brown, Naperville CUSD 203



December 1, 2025

Mr. Dominic Oldani, Project Manager  
City of Naperville, Transportation, Engineering, and Development (TED)  
Business Group  
400 S. Eagle Street  
Naperville, Illinois 60540

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Naperville, Illinois  
Project No. 5-2325-34

Dear Mr. Oldani:

As requested, below is the Response to Standards for the above referenced project. The proposed development intends to comply with current zoning standards and requirements for this lot, except that the following deviations are being requested.

1. Revocation of the M.O.V.- Ross Joint Venture R-3 PUD as it relates to this lot.

This requested deviation is to allow the subject lot to be considered under R-3 zoning. This requested deviation will not undermine the intent and purpose of the underlying zoning district. The requested deviation will result in no detriment to the provision of municipal services and infrastructure. The requested deviation will result in a development which offers a superior level of design for transportation services for District 203.