



REQUIRED VARIANCE STANDARDS

The Naperville Municipal Code requires a petitioner who is seeking a variance to respond to a set of standards that demonstrate both the need and appropriateness of the variance request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration, along with a report prepared by staff, when reviewing your requested variance. It is important to provide thorough responses to each of the standards listed below. To assist in better understanding the intent of each standard, a more detailed explanation for each standard is provided below along with helpful information to consider when preparing your responses.

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and
 - # 1 – The two proposed twenty foot tall free standing signs if allowed will in fact be shorter than the two existing free standing signs which are currently twenty two feet in overall height. Both proposed signs will meet all other aspects of your code, and allow motorists to clearly see the dealerships location far enough in advance to signal their intentions & safely enter the dealerships lot.
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
 - # 2 – Shorter free standing signs will not provide the same visibility as a taller free standing sign & may impact a motorists ability to see the dealership in enough time to safely signal their intentions to turn in possibly causing a traffic problem.
3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
 - Both signs if allowed to be installed as proposed at twenty feet in overall height will have no negative impacts on the surrounding properties or any negative impacts on visibilities of either pedestrian or vehicular traffic. They will also be in harmony with signs in the immediate area. (photo attached)