

October 31, 2018

**Bill's Car Wash
311 E. Ogden
Naperville, IL**

Re: Naperville Variance Application Exhibit 7

To Development Review Team:

Bill's Car Wash is requesting a major arterial setback variance to accommodate the replacement of a new canopy over two existing pay stations. As originally constructed, the car wash pay points were serviced by two 5' x 10' kiosks. The present owner, Bill Christensen, introduced two self serve pay points outside and to the east of these kiosks with a 23' x 30' shade area. Solar glare on the screens of the pay points has proven to be a problem and Bill would like to introduce a new canopy to address this dilemma.

- a. The variance is in harmony with the general purpose and intent of this Title and the adapted comprehensive master plan; and is in harmony with the surrounding general commercial district and its roadside commercial uses. Bill's Car Wash is simply looking the replace a collection of 2 existing "low" canopies, an existing "high" canopy, and 2 existing unused payment kiosks with a single contemporary customer canopy over the existing self service pay points. The new canopy will be entirely on car wash property and will not overhang the public sidewalk.
- b. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and usual conditions which are not generally found on other properties in the same zoning district; and as currently configured, there are times of the year where drivers are unable to operate the pay touch screen due to the sun/glare. The new canopy would be designed to address this unique problem. It should be noted that this situation has been brought about by a continuing updating of the car wash equipment to better serve the car wash clients. Where access to the car wash once required staffed pay kiosks, drivers can now access the car wash through self service pay points. A point to note; the existing obsolete kiosks and the canopy above them will be removed as a part of this work.
- c. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. The majority of the site (car wash building, etc.) will remain as is. The replacement of the canopy will, in fact, upgrade the Ogden Ave. frontage by replacing a

collection of 2 existing “low” canopies, an existing “high” canopy and 2 existing kiosks, with a single new customer canopy. Customer canopies, of various sizes and configurations, are a common occurrence along Ogden Ave., servicing gas stations, banks, food service locations to name a few.

Regards,



Christian Kalischefski
WT Group | Design & Program Management | Partner, Practice Leader