



VEQUITY

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6/1/2017

City of Naperville
400 S. Eagle St.
Naperville, IL

RE: Exhibit 8 Variances

A variance to permit a reduction in the number of required off-street parking spaces

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan
 - a. Overall the general purpose and intent of this Title is not changing. The proposed use of the property is within general conformance of the comprehensive master plan especially part of the Ogden Avenue Corridor Enhancement Initiative which we are providing enhanced landscaping, a new parking lot, and façade improvements to the existing building. Reuse of the existing building limits the parking configuration. One of two existing curb cuts located on Ogden Avenue will be removed therefore maximizing on-site parking and the proposed cross access with Jewel will improve overall functionality of the subject property.
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:
 - a. The subject property located at 215 E. Ogden Avenue has an existing building 8,200 SF foot print with 27 existing parking spaces on the property. The proposed plan includes the renovation and reuse of the existing building along with many site improvement to the landscaping and parking lot. The City Zoning Ordinance Parking Standard of 4.5 parking spaces per 1,000 SF of Eating/Drinking/Retail Sales would require 37 parking spaces. As it stands today the existing number of parking spaces for this existing building represents an existing non-conforming condition.

Vequity is proposing a 6,920 SF building with drive thru and 22 parking spaces which reduces the existing building footprint by 1,280sf. To require strict enforcement of the Title to try and add an additional nine (9) parking spaces would result in extreme difficulties due to special and unusual conditions which are not generally found on other properties in the same zoning district. Vequity has maximized the onsite parking by eliminating one of two existing curb cuts on Ogden Avenue providing for maximum parking onsite. Cross access with Jewel improves the overall functionality of the property. Vequity is also purchasing a small parcel from Jewel that is located to the N and E of the subject building which allows for the drive thru lane.



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3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property
 - a. The subject property is located on Ogden Avenue in a dense retail corridor and the proposed building fits closely with the general character of the neighborhood. The requested parking variance will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties. The existing building has been vacant for a number of years. Vequity plans to significantly improve the appearance of the building and site which would greatly benefit the surrounding community.

A variance to permit parking facilities within the major arterial setback

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan
Overall the general purpose and intent of this Title is not changing, only improving the existing condition and overall appearance of the property. The proposed use of the property is within general conformance of the comprehensive master plan especially part of the Ogden Avenue Corridor Enhancement Initiative which we are providing enhanced landscaping, a new parking lot, façade improvements and elimination of a curb cut on Ogden Avenue to improve appearance and functionality.
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:
 - a. The subject property is a reuse of an existing building located at 215 E. Ogden Avenue. We are proposing a 58'-6" setback from the center of Ogden Avenue. We did a traffic and parking study and found that there were no consequences to the setback variance. Also, we are eliminating one curb cut along Ogden Avenue and providing cross access with Jewel-Osco which greatly improves the subject property in many ways.

Due to special and unusual conditions which are not generally found on other properties in the same zoning district this site would need a parking setback variance considering the reuse of the existing building.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property
 - a. The proposed renovation fits nicely with the general character of the neighborhood in a densely populated retail corridor. Vequity not only plans to improve the building and site but also plans to remediate the environmental contamination located onsite from a previous dry cleaning use. The requested parking setback variance will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties as we have eliminated one curb cut on Ogden Avenue and provide cross-access with Jewel-Osco which improves overall functionality



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and maximizes parking onsite. This will also be a significant visual improvement to the existing commercial corridor.

A variance to permit parking facilities within 5' of the property lines

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan
 - a. Overall the general purpose and intent of this Title is not changing only improving from its existing condition. The proposed use of the property is within general conformance of the comprehensive master plan especially part of the Ogden Avenue Corridor Enhancement Initiative which we are providing enhanced landscaping, a new parking lot, and façade improvements along with the elimination of a curb cut on Ogden Avenue and cross access with Jewel.
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:
 - a. The subject property is a reuse of an existing building located at 215 E. Ogden Avenue which has its limitations. We are reducing the overall building footprint and improving the existing parking configuration by providing better overall functionality and visual appearance. We are also acquiring additional land from Jewel to provide a drive thru onsite and cross access between the subject property and Jewel. Due to the limited nature of the site we are proposing a +/- 2'-4" setback from the West side property line.

To require strict enforcement of the 5' setback for parking facilities would tighten the site and cause a further decrease the amount of parking spaces and be impractical for the overall flow of traffic on this site. We have also eliminated a curb cut and added in cross-access with Jewel-Osco.

Due to special and unusual conditions which are not generally found on other properties in the same zoning district this site would need a parking setback variance.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property
 - a. The general character of the neighborhood is a retail corridor. The requested parking setback variance will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties.

A variance to permit a drive-through located less than 40' from residentially zoned property

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan
 - a. Overall the general purpose and intent of this Title is not changing only improving. The proposed use of the property is within general conformance of the comprehensive master plan



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especially part of the Ogden Avenue Corridor Enhancement Initiative which we are providing enhanced landscaping, a new parking lot, and façade improvements. We are acquiring additional land from Jewel to allow for a drive thru and cross access between the properties. Vequity is also eliminating one of the curb cuts on Ogden Avenue with is part of the Corridor Enhancement Initiative as well as beautification to the overall commercial corridor. This building has been vacant for a number of years and the proposed plan greatly improves the overall appearance of the subject property.

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:
 - a. The subject property is a reuse of an existing building located at 215 E. Ogden Avenue. We have reviewed the traffic and parking study of the subject property and have found that the study supports the proposed drive-through located less than 40' from a residentially zoned property. The report supports the proposed renovation of the existing building and addition of a drive thru lane.
3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property
 - a. The general character of the neighborhood will be maintained and improved by the proposed redevelopment of the subject property. The requested drive-through setback variance will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties.

A variance to permit a drive-through bypass lane that does not extend the full length of the drive-through:

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan
 - a. Overall the general purpose and intent of this Title is not changing. The proposed use of the property is within general conformance of the comprehensive master plan especially part of the Ogden Avenue Corridor Enhancement Initiative which we are providing enhanced landscaping, a new parking lot, and façade improvements. In addition the overall appearance and functionality of the subject property will be improved.
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:
 - a. The subject property is a reuse of an existing building located at 215 E. Ogden Avenue which has limitations. We have reviewed the traffic and parking study of the subject property and have found that study supports a drive-through at this location as proposed.



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3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property
 - a. The general character of the neighborhood will be maintained and improved by the proposed redevelopment of the subject property. The requested drive-through lane variance will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties.

A variance to permit a ground sign located closer than 40' from an interior property line. PZC 17-1-006

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan
 - a. Overall the general purpose and intent of this Title is not changing. The proposed use of the property is within general conformance of the comprehensive master plan especially part of the Ogden Avenue Corridor Enhancement Initiative which we are providing enhanced landscaping, a new parking lot, and façade improvements. The newly proposed monument sign is a visual improvement to the subject property considering the building has been vacant for a long period of time. The location of the proposed sign also complements the existing shopping center and surrounding area.
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:
 - a. The subject property located at 215 E. Ogden Avenue is a proposed renovation of an existing retail center. Due to special and unusual conditions on this site the proposed ground sign will be located +/- 24'-6" from the interior of the property line. The proposed monument sign will be an improvement to the overall corridor and existing sign and will enhance the Ogden Avenue Corridor. The proposed design complements the proposed improvements to the existing building and is a benefit to the visual appearance of the subject 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
 - a. The subject property is located on Ogden Avenue and will maintain and improve the general character of the neighborhood in this retail/commercial corridor. The requested ground-sign setback variance will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties. The new ground sign will be an improvement to the overall property in comparison to the ground sign that is located their today.