

Standards for Granting or Amending a Conditional Use

Municipal Code Section 6-3-8:2

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.**

RESPONSE: The conditional use of a banquet hall center with predominantly evening and weekend activities will not be detrimental to, or endanger the public health, safety and general welfare. The facility will not produce noxious fumes, excessive noise. or worsen peak traffic.

- 2. The conditional use will not be injurious to the use and enjoyment of the other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

RESPONSE: The conditional use of a banquet hall center with predominantly evening and weekend activities will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. Neighboring properties include dermatology and dental office, corporate training center and other professional offices. Nearby uses include a place of worship, restaurants along Route 59, and hotels. The events center will be complimentary to some area businesses without competing against other area businesses in terms of traffic and parking, due to the predominant hours of operation.

- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.**

RESPONSE: The conditional use of a banquet hall center will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district. With predominantly evening and weekend activities, the events center will be complimentary to some area businesses without competing against other area businesses in terms of traffic and parking due to the predominant hours of operation. Further, the banquet hall could improve business for local properties, including, but not limited to: (1) nearby restaurants and bars for rehearsal dinners, (2) salons and barbers for wedding day services, and (3) places of worship for ceremonies, etc.

- 4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.**

RESPONSE: The conditional use of a banquet hall center is not in conflict with the adopted comprehensive master plan. An event center is congruent with other existing uses in this industrial zone including a place of worship, training center, and general offices. Further, SME Real Estate's request will not significantly impact the surrounding properties and neighborhood. As set forth in the Parking Study, SME Real Estate will have enough excess parking spaces on site to achieve code compliant parking.

Standards for Granting a Zoning Variance

Municipal Code Section 6-3-6:2

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

RESPONSE: The purpose and intent of the Title is to improve and protect the public health, safety, and general welfare of individuals in the City of Naperville. SME Real Estate's proposed banquet hall is consistent with these intents. SME Real Estate's proposed banquet hall would primarily operate on evenings and weekends. This complements, rather than competes, with other neighboring businesses. The nearby parking lot that SME Real Estate secured is within walking distance of the proposed banquet hall, and the walking paths avoid main roads such as Route 59 and Diehl Road. Additionally, SME Real Estate intends to offer valet parking to enhance safety and convenience for people, as well as minimize any potential congestion. The City of Naperville's comprehensive master plan will still be maintained if the specific variance SME Real Estate is requesting is granted. The parking variance that SME Real Estate seeks is a strategic and well-considered adjustment that will enable SME Real Estate to operate its banquet hall without altering the essential integrity of the neighborhood.

- 2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to the special and unusual conditions which are not generally found on other properties in the same zoning district.**

RESPONSE: Strict enforcement of this Title would result in guests naturally turning to street parking options, if a large parking lot was not specifically allocated to guests. This would increase foot traffic between the banquet hall and the various streets that offer street parking on evenings and weekends, including but not limited to Bond Street. Further, strict enforcement of this Title would prevent guests of the banquet hall from opting to use the valet parking option. Valet parking would reduce the potential of traffic buildup and manage the flow of vehicles.

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

RESPONSE: The requested parking variance will not negatively impact the surrounding properties and neighborhood. The variance does not alter the character of the neighborhood; the variance simply requests that SME Real Estate's proposed banquet hall be allowed to use parking spots that do not adjoin its property. The operating hours of the proposed banquet hall are primarily limited to evening and weekends, so there will be no detriment to adjacent properties—whether individuals choose to park in the lot contiguous to the banquet hall or whether they choose to park in the lot shared by Grid Connect. Further, as Grid Connect does not adjoin any other properties, there are no other properties that share the parking lot in question, or would be impacted by SME Real Estate's use of the same. No abutting properties will be impacted by the variance that SME Real Estate is requesting. A comprehensive parking study confirms that the addition of our banquet hall will not adversely affect traffic patterns or safety. The banquet hall's valet services will manage the flow of vehicles efficiently, reducing the potential for traffic buildup on local streets.

Further, while SME Real Estate's proposed banquet hall will not require catering, some catering may take place on the premises. There are 21 parking spaces that adjoin the existing property, which can be allocated to caterers, if necessary. The catering will primarily take place on evenings and weekends. More details are provided about loading zones and catering in the parking study.