

VARIANCE TO SECTION 6-16-5:2.2.2.8.3 (SIGN HEIGHT)

EXHIBIT 7: Section 6-3-6:2: Standards for Granting a Zoning Variance

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

The variance is in harmony with the general purpose and intent of the Title and the adopted comprehensive master plan. We feel the variance requested will not conflict with or compromise the City of Naperville's master plan nor the purpose and intent of the zoning code. Consistent with the City's Sign Ordinance, the requested height variance is found to help protect the general public and motorists within the City by assuring the design, location, construction, and maintenance of the sign presents safe navigation through discernable identification, and does not create distractions, obstructions, and hazards.

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

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. Similar to other office buildings located in Naperville that are located along I-88, we would like to erect a monument sign; however, due to the I-88 frontage being encumbered by existing topographical conditions and mature trees, we are seeking approval for the monument sign to be 35 feet tall so that it will be viewable by the public when driving on I-88. Specific conditions that impose hardships on the property include:

- NICOR owns land directly adjacent to I-88, resulting in a significantly larger setback for the subject property and any proposed ground signage oriented towards the I-88 corridor than most properties in the ORI zoning district.
- The existing property is encumbered by a 30' Public Utility and Drainage Easement along the northern property line, adjacent to I-88. This easement, combined with Nicor's land, results in an even larger signage setback requirement.
- There is also a significant grade change from the northern property line down into the site to where the proposed sign will be located. Sign visibility test studies determined that due to the grade change and the significant setback from I-88, the proposed sign height must exceed 25' to be visible from the highway.

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 height variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. We do not believe any adjacent properties will be impacted by the height variance. The Naperville Office Park Owners Association has reviewed and approved the signage plans; and, unique architectural elements from the 55 Shuman Boulevard building design have been incorporated into the design of the proposed monument sign to ensure compatibility with the surrounding area.

VARIANCE TO SECTION 6-16-5:2.2.2.8.2 (SIGN AREA)

EXHIBIT 7: Section 6-3-6:2: Standards for Granting a Zoning Variance

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

The variance is in harmony with the general purpose and intent of the Title and the adopted comprehensive master plan. We feel the variance requested will not conflict with or compromise the City of Naperville's master plan nor the purpose and intent of the zoning code. Consistent with the City's Sign Ordinance, the requested height variance is found to help protect the general public and motorists within the City by assuring the design, location, construction, and maintenance of the sign presents safe navigation through discernable identification, and does not create distractions, obstructions, and hazards.

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

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. Similar to other office buildings located in Naperville that are located along I-88, we would like to erect a monument sign; however, due to the ground sign's significant setback from I-88, and the high traffic speeds along this traffic corridor, we are seeking approval for the monument sign area to be approximately 268.75 square feet so that it will be readable by passersby traveling along I-88. Specific conditions that impose hardships on the property include:

- NICOR owns land directly adjacent to I-88, resulting in a significantly larger setback for the subject property and any proposed ground signage than most properties in the ORI zoning district.
- The existing property is encumbered by a 30' Public Utility and Drainage Easement along the northern property line, adjacent to I-88. This easement, combined with Nicor's property, results in an even larger signage setback.
- Visual testing photos from I-88 were used to determine the requested sign and text size. Based on the Midwest Orthopaedics at Rush branded image, smaller fonts sizes would not be as visible for drivers traveling at highway speeds. Additionally, the word Orthopaedics dictates the length of the sign that is needed. Based on these factors the current size of the sign face was determined to ensure adequate site identification to passersby. While the total sign face is larger than what Naperville allows, the actual lettering falls within the allowed signage, calculated at 98.20 square feet, and we agree not to fill the additional white space of the sign with any additional content.

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 sign area variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. We do not believe any adjacent properties will be impacted by the sign area variance. The Naperville Office Park Owners Association has reviewed and approved the signage plans; and, unique architectural elements from the 55 Shuman Boulevard building design have been incorporated into the design of the proposed monument sign to ensure compatibility with the surrounding area.