



NAPERVILLE MEDICAL OFFICE BUILDING

CITY OF NAPERVILLE, IL

PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT DESCRIPTION:

The proposed Naperville Medical Office Building at the southwest corner of Martin Avenue and Washington Street will provide another high-quality healthcare asset for the Naperville community and add to the campus of Edward-Elmhurst Hospital. The project consists of a 3-story, approximately 70,000 rentable square foot medical office building with a basement parking garage. The proposed development shall promote the public health, safety, comfort, convenience, and general welfare of the community. The proposed medical office building will replace the existing medical office building on the property, which has reached its end of useful life.

REZONING REQUEST:

The subject property is currently zoned OCI (Office/Commercial/Institutional District). The Petitioner, in alignment with Staff's direction, is requesting that the parcel be rezoned to HS (Health Services district). This change would be in keeping with the intent of the HS district as it will be a complementary use to the adjacent Edward-Elmhurst Hospital campus, which is currently zoned HS.

VARIANCE REQUESTS:

The Petitioner is requesting the following relief from the City's Municipal Code:

Section 6-7J-9: YARD REQUIREMENTS

Variance Request: To reduce the corner side yard building setback from 20 ft to 13.5 ft along Washington Street.

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

The requested variance will not conflict with the general purpose and intent of the zoning code. The development is consistent with the surrounding medical campus and continues to provide for existing and improved pedestrian and vehicular flow. Aesthetics are maintained with best-in-class design and adherence to the City's landscaping ordinance.

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.

The property's physical location has several physical constraints which limit flexibility of site design & building placement. Providing a new access point to Martin Avenue, and closing an existing access point to Washington Street, will improve the current traffic conditions. In addition, significant subgrade electrical utilities which feed Edward Hospital are present on the development site and cannot be relocated. Lastly, the size of the building itself is predicated upon the patient services being provided within; these services require minimum floor space to be efficient and functional.

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

The surrounding property consists of Edward Hospital campus to the south, an assisted living facility to the west and public right-of-way to the north and east. Across the public right-of-way, properties across from the building consist of the Naperville Cemetery and public lands owned by the City of Naperville. The proposed reduction will not be a substantial detriment to those neighbors. It is important to note that the building is not parallel to Washington Street; the 8' setback reflects the minimum building setback at the southeastern corner of the building. This building setback increases to nearly 16' at the northeast corner. Similar conditions exist along Washington Street elsewhere within the Edward Hospital campus.

Section 6-7J-9.2.1: YARD REQUIREMENTS - HEIGHT

Variance Request: To reduce the building setback from 20 ft to 13.5 ft along Washington Street for a building of height 60ft or less.

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

This variance request is substantially similar to the Yard Requirements and justifications are repeated below. Additionally, this request only applies to the setback along Washington Street as the building has been set back from Martin Avenue by more than the 20 ft distance required.

The requested variance will not conflict with the general purpose and intent of the zoning code. The development is consistent with the surrounding medical campus and continues to provide for existing and improved pedestrian and vehicular flow. The building position Aesthetics are maintained with best-in-class design and adherence to the City's landscaping ordinance.

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Section 6-2-14: MAJOR ARTERIAL SETBACK REQUIREMENTS

Variance Request: To reduce the major arterial building & parking setback from the right of way along Washington Street from 20ft to 13.5 ft. ~~centerline of Washington Street from 70 ft to 55 ft.~~

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

As seen in the screenshot from the Civil site plan below, the right of way requirement of 20ft is more restrictive, as the building encroaches within the setback by almost 7' compared to 5.5' when measured from the centerline of Washington Street. This variance request is substantially similar to the Yard Requirements and justifications are repeated below.



The requested variance will not conflict with the general purpose and intent of the zoning code. The development is consistent with the surrounding medical campus and continues to provide for existing and improved pedestrian and vehicular flow. Aesthetics are maintained with best-in-class design and adherence to the City's landscaping ordinance.

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neighbors. It is important to note that the building is not parallel to Washington Street; the 8' setback reflects the minimum building setback at the southeastern corner of the building. This building setback increases to nearly 16' at the northeast corner. Similar conditions with similar building setbacks exist along Washington Street elsewhere within the Edward Hospital campus.

Section 6-9-2.4.3.1: OFF-STREET PARKING REQUIREMENTS

Variance Request: To allow parking to encroach in the front yard along Martin Avenue with a minimum setback of 10', and to allow parking to encroach in the corner side yard along Washington Street with a minimum setback of 8'.

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

The proposed parking setback variances are reasonable and do not interfere with the public's use of right-of-way (pedestrian or vehicular), do not block traffic vision triangles, and continue to allow for adherence to the City's landscaping ordinance. The proposed parking setback along Martin Avenue is an increase over existing conditions. The proposed 8' setback along Washington Street is limited to a short length of ten (10) parking stalls; approximately 90 feet. The remaining Washington Street frontage, approximately 180 feet, has a parking setback of nearly 20 feet.

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.

As previously noted, this development has numerous physical constraints which limit the geometry of the parking lots and building. In addition, the property must maintain fire truck access to this development but also around portions of the existing campus. The drive aisle widths, radii, and locations are designed to accommodate the requirements of the City's Fire Department.

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

Properties adjacent to the parking setback variances are all public right-of-way. The proposed redevelopment will eliminate multiple curb cuts on Washington Street and Martin Avenue, reducing conflict points for both vehicles and pedestrians. A continuous sidewalk and associated landscaping will be an improvement upon the existing conditions at these locations.

Section 6-9-3.6: SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Variance Request: To allow a reduction in the minimum number of off-street parking stalls provided on the property below 5 per 1,000 gross square feet.

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

The proposed parking quantity reduction is in keeping with the intent of the campus parking approach outlined within Section 6-7J-5.6 of the HS district guidelines.

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.

The physical constraints and Fire Department access requirements of the site as noted above prevent additional parking from being constructed at the surface of the site. Providing additional structured parking garage space to meet this requirement would conflict with these physical constraints and is not required due to additional garage space provided in nearby existing locations on the existing campus.

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

The parking study provided by the Petitioner shows that the existing campus has a surplus of parking and that any added demand from this project will not exceed the volume of parking already provided on the medical campus.

Section 6-16-2.2.1: GROUND SIGN NUMBER

Variance Request: To allow the property to have a second monument sign along the north property line, where the lot frontage is less than 500 linear feet.

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

The Petitioner requests permission to install an additional monument sign at this location for wayfinding purposes at the new connection of Pam Davis Drive and Martin Avenue. This new intersection will be a main access point for both the subject property and the main hospital campus. This Variance maintains the intent of the zoning code by facilitating effective traffic flow through the existing campus and to the new medical office building.

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.

The length of the northern lot frontage along Martin Avenue is approximately 474 linear feet, slightly under the minimum length of 500 square feet per the Municipal Code. The requested additional sign will not pose any additional risks as it will meet zoning requirements for setbacks from the property line and maintain separation from the primary monument sign at the Martin Avenue/Washington Street intersection.

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

The new sign will be in keeping with the design character of other campus signs around the Edward Hospital facility entrances from Brom Drive and Osler Drive.

Section 6-16-5:2.2.1: GROUND SIGN ORIENTATION

Variance Request: To allow new monument sign at the southwest corner of Washington Street and Martin Avenue to be oriented perpendicular to Washington Street.

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

The Petitioner requests permission to keep the orientation of the proposed monument sign oriented east-west for maximum visibility to oncoming traffic on Washington Street. The intent of this sign is to increase the brand presence of the Edwards hospital campus at this intersection as the new development becomes part of the campus and part of the established Health Services district. This orientation will address the primary campus traffic coming from Washington Street to redirect them to the new entrance off Martin Avenue through the realigned Pam Davis Drive extension.

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.

The requirement notes that the sign is to be perpendicular to 'eligible frontage'. The design team considers Washington Avenue to be the 'eligible frontage' for this property rather than Martin Avenue because of its status as a major arterial roadway. If the sign were to be oriented parallel to Washington Street instead, it would not be visible to the majority of oncoming traffic except when located directly adjacent to the sign.

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

The orientation of this sign is in keeping with the positioning of existing campus monument signs, such as at the intersection of Washington Street and Osler Drive. This new sign will comply with setback and landscape requirements of current zoning code and not pose any risks to either pedestrian or vehicular traffic.

Section 6-16-2.2.2: GROUND SIGN AREA

Variance Request: To increase monument sign area allowance of 45 square feet to 102 square feet for the monument sign to be located at the southwest corner of Martin Ave and Washington Street.

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

With a new campus driveway connecting to Martin Avenue, this corner will become a gateway to the entire Edward Hospital campus and the patients, employees, and family members arriving to it. As such, gateway signage is appropriate and similar to other locations within the City.

The additional signage area requested does not create undue risk to pedestrians, vehicular traffic, or surrounding properties and complies with various engineering requirements such as the traffic vision triangle. The required amount of landscaping will still be provided surrounding the enlarged ground sign in accordance with zoning requirements.

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.

While Washington Street is designated as a major arterial street, the speed limit at this location would limit the ground sign area to 45 SF. This new medical office building will serve as a cornerstone to the existing medical campus behind and requires prominent signage for both brand visibility for the health system within the building. Additional signage area is requested to allow the Petitioner to provide space for all important signs at a size that will be visible to oncoming traffic from both directions on Washington Street. The sign location shown will comply with the requirements of Section 6-16-5:2.2.5 and be set back at least 10ft from both the property line along Washington Street (major arterial) and Martin Avenue.

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

The increased signage area will not detract from the character of properties across the street and will enhance the brand visibility for the surrounding hospital campus properties. The monument sign will be located across the street from the Naperville Cemetery to the north and a

landscaped edge of the DuPage River to the east. The monument sign will be placed in accordance with intersection view triangle and minimum setback requirements from the Municipal Code to maintain safe traffic and pedestrian conditions at the intersection

Section 6-16-2.1.1: WALL SIGN AREA

Variance Request: To increase allowed signage area to 290 square feet for a building-mounted wall sign along Washington Street (east façade).

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

The Petitioner requests additional sign area for the east façade of the building to maintain a balanced, four-sided design aesthetic in keeping with the City's Comprehensive Design Guidelines. The Variance would allow the signage on the east façade to match the size on the north façade, which is designed within the maximum permitted size based on the proposed façade length.

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.

The northeast corner of the building is highly visible from Washington Street, offering an ideal location for building signage. Signage for primary tenants would be placed at the top of this element and is intended to be identical sizes on both sides of the corner to preserve a balanced aesthetic about this prominent element. Brand visibility is key to attracting high-quality healthcare tenants and providing wayfinding to visitors to the facility.

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

The increased signage area will enhance the brand visibility for the surrounding hospital campus properties and not detract from the character of properties across the street. Large wall signs are visible on existing medical buildings directly south of the subject property along Washington Street, but not visible from the intersection. Additionally, the sign would be across from a landscaped portion of Washington Street on the east, not directly across from a residential area.

Section 6-7J-10:2 Bulk Regulations for Health Services District

No Variance is Requested. The description below was requested by Planning Staff to show that the project will remain in compliance with the current zoning code.

Current zoning code requirement:

The floor area ratio for the health services district shall be based upon the gross area of the entire district, which in this instance consists of properties contiguous to one another that share at least one common property line, and not on the individual areas of the properties comprising said district. The maximum allowable floor area ratio for all buildings and structures in the health services district shall be 1.30.

As the property at 10 West Martin is consolidated, re-developed and incorporated into the Health Services District of the main Edwards hospital campus, the floor area ratio (FAR) will be increasing from the existing density of 0.45 to approximately 0.88. The area of this property will comprise less than 10% of the overall hospital campus when combined; therefore, the increase to the collective FAR from this one parcel will not push the entire campus over the district limit of 1.30 maximum.

REZONING REQUEST:

The Petitioner, in alignment with Staff's direction, is requesting that the parcel be rezoned to HS (Health Services district). The subject property is currently zoned OCI (Office/Commercial/Institutional District). This change would be in keeping with the intent of the HS district as it will be a complementary use to the adjacent Edward-Elmhurst Hospital campus, which is currently zoned HS.

- 1. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City**

The rezoning of the subject property was recommended by Staff at the Concept Meeting in February 2022.

- 2. The trend of development in the area of the subject property is consistent with the requested amendment.**

This change would be in keeping with the intent of the HS district as it will be a complementary use to the adjacent Edward-Elmhurst Hospital campus, which is currently zoned HS.

The new medical office building will be a complementary use to the adjacent Edward Hospital campus, which is currently zoned HS. Changing the zoning of the subject property to group these together would be in keeping with the intent of the HS district zoning definition.

- 3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.**

See comment above about complementary use to Edward Hospital. Additionally, the OCI district is intended "to act as a transitional zone between intensive business areas and residential neighborhoods". This property borders an assisted living facility to the west, but otherwise is not adjacent to any residential neighborhoods.

- 4. The subject property has not been utilized under the existing zoning classification for a substantial period of time.**

The subject property has been operating as a medical office building to date, but it has been a separate entity from the surrounding medical campus. As mentioned above, the new facility will be complementary to the Edward Hospital campus and should be reclassified as part of the same HS district.

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

The zoning requirements between OCI and HS district are largely similar in areas which affect the building size and placement, such as yard setback requirements, height, and floor-area ratio. The change in zoning will not make a substantial change to the proposed subject property and will not have a detriment to adjacent properties.