



REQUIRED VARIANCE STANDARDS

The Naperville Municipal Code requires a petitioner who is seeking a variance to respond to a set of standards that demonstrate both the need and appropriateness of the variance request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration, along with a report prepared by staff, when reviewing your requested variance. It is important to provide thorough responses to each of the standards listed below. To assist in better understanding the intent of each standard, a more detailed explanation for each standard is provided below along with helpful information to consider when preparing your responses.

EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

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

see separate sheet attached

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

see separate sheet attached

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

see separate sheet attached

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1) It is our intent to lessen street congestion by providing 123 parking spaces on our site, and with agreements for the use on site of the 41 space parking lot at 2368 Corporate Lane Suite #110 immediately west and adjacent to 2244 Corporate Lane, and the use on site of the 47 space parking lot at 2235 Corporate Lane Gexpro offices immediately west and north on the north side of 2244 Corporate Lane roadway. These additional parking lots provide an additional 88 stalls in accordance w/CON ORD. 86-35,3-3-1986 and are to be supported by written agreement of the respective property owners, see letter attached for the 2368 lot. As of this time agreement is being developed with the management of the 2235 property.

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2) These agreements have been made with the Safety of our students in mind, and smooth flow of pick up, and drop off by parents being both secure and convenient and are of tantamount consideration for our Facilities.. We feel our request will maintain their high expectations and insure that congestion within the area is kept to a minimum. What we provide by this request is that amount specified for Class 6 uses, w/11 additional, all entirely off street. We should note that there are a minimum of 12 spaces available on street directly north of our building as well. We feel that we have met, and indeed have exceeded the intent of the parking ordinance by provision of the above, and make note that no complaint has been filed or other protest made by our neighbors over the prior operation of these businesses in regard to congestion or parking. Please see the attached "Exhibit A" where we have provided demand use data showing the daily peak and minimum parking for each tenant as requested, daily. Other than infrequent and well coordinated special events between NAC & Naperville Gymnastics there is seldom need for more than 70 spaces at any peak demand. During special events we might anticipate 150-175 spaces could be required.

"please see attached parking demand and daily occupancy roles for verification"

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3) The ORI district that encompasses this building and site commonly provide parking offsite as "industrial use" at the standard industrial use rate of 1space/1000 sq.feet, Many are primarily shipping facilities/warehouses with minimal traffic in the evenings and on weekends by our observation. Our use in comparison does have a natural flow of students and parents daily, and requires space due to the open nature of athletic training at times requiring well over 300 sq feet of space per student , thus this use is a natural fit for the type, quantity and Hi-Bay nature of space to be found at 2244 Corporate Lane. Such location also provides less disturbance in this neighborhood due to the surrounding users daily schedules, than would be anticipated in areas with a more highly trafficked use profile. We recognize our use does come with the need for additional parking provisions beyond that of the standard ORI uses locally, and therefore seek your approval for our solution.

By your acceptance of this parking variance we do not foresee any inconvenience or detriment to this ORI area for any building user, Owner, or adjacent property. Indeed our consideration to facilitate more than required parking off street will aid any congestion on the adjacent road by not necessitating curbside on the street parking, and will provide a high degree of public safety.