



June 14, 2024

Ms Erin Venard
City of Naperville
Transportation, Engineering, and Development Business Group
400 S Eagle Street
Naperville, IL 60540

Re: New Clubhouse at The Views of Naperville, SWC Ogden & Royal St. George

Ms. Venard;

Below are the required responses to the Standards for Granting a Subdivision Deviation for The Views residential complex.

Section 7-1-8:2.3.1 The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the owner or petitioner.

The 30-foot platted setback is larger than the 15-foot required corner side yard setback of the R3 zoning district that the subject property falls within, restricting where the petitioner is able to locate their parking lot. There is an existing section of the parking lot with 10 spaces that currently encroach approximately 19 feet 3 inches into the 30-foot platted setback. Not being able to align the new parking lot with the existing parking spaces causes a hardship for the petitioner restricting the traffic flow on the site.

Section 7-1-8:2.3.2 The requested Subdivision Deviation is not contrary to the intent and purpose of the provisions of this Title.

The requested deviation is not contrary to the intent and purpose of the provisions of this Title as the platted setback is greater than the setback required by Section 6-6E-7 of the Naperville Municipal Code. By allowing the petitioner to encroach into the platted setback, it allows them to develop the property in a way that is consistent with how the property has been improved to date.

Thank you.

Sincerely;

Mehran Farahmandpour
Principal, Maemar PC