

APEX DESIGN BUILD, INC.
G&G PEDIATRIC DENTAL
1108 E. OGDEN AVENUE – NAPERVILLE, IL

Project Narrative

Apex Design Build, Inc. is the **Applicant** for the attached requests for Development Approval and Zoning Variances with respect to the property located at 1108 E. Ogden Ave. (the “**Property**”).

The Applicant seeks Planning and Zoning Commission and City Council approval of the following in order to facilitate the proposed re-development from an existing pet store (Dog Patch Pet & Feed) to a “pediatric only” dental office (G&G Dental) at the Property, as depicted on the Applicant’s Preliminary Engineering Plan last revised September 7, 2022, prepared by Cook Engineering Group (the “**Site Plan**”).

1. Petition for Development Approval
2. A variance to Section 6-9-2:4.3.2 to locate parking facilities within 5 feet of a property line reduced to 1 foot of property line.
3. A variance to Section 6-9-3:6 to reduce the number of required off-street parking spaces provided from 24 spaces to 16 spaces

The Property is located along the south side Ogden Ave. between Dickens Lane to the west and Burlington Ave. to the east as Lot 12 in the Naper Terrace Subdivision as Document #839229 recorded April 17, 1957, in DuPage County, IL. The adjacent property to the west is a vacant commercial building and the adjacent property to the east is a sit-down restaurant. The subject property is currently zoned B3, General Commercial District, approximately 20,005 SF (0.46 acre) in size. A dental office is a permitted use in the B3 zoning district.

The Applicant proposes to re-develop the one-story building with exterior façade improvements and interior build-out of approximate 4,835 square-foot footprint to facilitate the relocation of an existing pediatric dentist office, G&G Dental, from 47 E. Chicago Ave. in Naperville. The proposed site will provide a clockwise one-way drive aisle with parallel parking stalls on the east and west sides of the building and perpendicular parking spaces with a handicap stall on the north side of building. Access to the property is via an existing curb cut and driveway off of E. Ogden Ave with its front door facing the public street. The existing pylon sign will be removed.

By utilizing the existing building footprint on an existing commercial lot confined by commercial and residential uses on all four sides, the subject property demonstrates a couple of challenges to being developed. The property is 100’ x 200’ and only provides limited depth from the north face of building to south right of way along E. Ogden Ave. An existing outdoor pet area is to be removed to allow a northbound one-way drive aisle and parallel parking along the west side of the building adjacent to a neighboring commercial building that exists on the property line.

By adding foundation landscaping and exterior improvements to building, Applicant proposes additional parallel parking on the east side of the building. Any net new impervious surfaces with the added parking and circulation drive aisle exceeding 2,500 SF in area, permeable

pavement will be installed to provide post-construction best management practices (BMPs) and water quality to neighboring properties in accordance with the DuPage Countywide Stormwater and Floodplain Ordinance.

These limitations present challenges in meeting required development standards established for the B3, General Commercial District, under the Municipal Code of Naperville while maintaining the future development site. Accordingly, the Applicant is seeking relief from the strict requirements of the Code as described below,

STANDARDS FOR GRANTING OF VARIATIONS
PARKING SETBACK VARIATION
(Relief requested from Section 6-9-2:4.3.2)

Section 6-9-2 of the Zoning Code prescribes parking facilities in business districts where permitted shall not be located within five (5) of any parking facilities, and except as other provided.

Section 6-3-6 of the Naperville Municipal Code authorizes the City Council to recommend approval of requests of variations from the requirements of the ordinance when the variance is in harmony with the general purpose of the zoning regulations and practical difficulties, or particular hardship prevents an applicant from fully complying with all the requirements of the Zoning Code.

Due to existing conditions and constraints of the site, strict compliance with the requirements of the code with respect to parking requirements is not possible. Accordingly, the Applicant seeks a variation to decrease the parking setback along the west property line from five (5) feet to one (1) foot.

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

The requested variation is consistent with the stated purposes and intent of the Zoning Code. Granting the requested variation will allow the currently underutilized property to be re-developed in a manner that is compatible with surrounding land use and development. Granting the requested variation will allow for an underutilized parcel to be re-developed, resulting in a benefit of surrounding residents and businesses.

The granting of the requested variation to parking setback will have no other detrimental effect on the public health, safety, and general welfare or to other property or improvements in the neighborhood.

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.

The Applicant seeks to re-develop the lot and make significant investment in the aesthetic and operational characteristics of the property. By re-modeling the existing

building and dimensions of the Property prevent the Applicant from fully complying with the applicable parking setback.

Due to property dimensions and the existing building location immediately to west having a zero (0) foot side yard setback on neighboring lot, strict compliance with the parking setback would result in practical difficulties and particular hardship from maximizing off-street parking and site circulation for the proposed re-development, as distinguished from a mere inconvenience. Such difficulties include safe and efficient site circulation and allow for elevation transitions in finished floor elevations between the existing building footprints for both the Property and adjacent commercial building to the west.

The conditions that create the hardships and practical difficulties on the subject property as described were not created by the Applicant and are not due to the actions of any person presently having an interest in the property.

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

The requested variation will authorize a reduction in required parking setback along any property line and will have no impact on the adjacent property. The requested variation will have no impact on the congestion of public streets and will not result in an increase in the danger of fire or result in the endangerment of the public safety.

The immediately surrounding area is characterized by other B3 zoned lots on adjacent properties. The proposed use will be complimentary to other commercial uses along the Ogden Ave. corridor. The requested variation will allow re-development that is consistent with the character of the neighborhood and will provide a proposed use that is compatible with the existing surrounding land uses.

**STANDARDS FOR GRANTING OF VARIATIONS
OFF-STREET PARKING VARIATION
(Relief requested from Section 6-9-3:6)**

Section 6-9-3:6 of the Zoning Code prescribes a parking requirement of twenty-four (24) vehicular parking spaces for the proposed use.

Section 6-3-6 of the Naperville Municipal Code authorizes the City Council to recommend approval of requests of variations from the requirements of the ordinance when the variance is in harmony with the general purpose of the zoning regulations and practical difficulties, or particular hardship prevents an applicant from fully complying with all the requirements of the Zoning Code.

Due to existing conditions and constraints of the site, strict compliance with the requirements of the code with respect to parking requirements is not possible. Accordingly, the Applicant seeks a variation to decrease the required parking from twenty-four (24) vehicular parking spaces to sixteen (16) vehicular parking spaces. Based on G&G Dental operations as a "pediatric only"

dental facility in the City of Naperville, the Applicant does not anticipate needing more than the sixteen (16) spaces that are proposed and shown on the Site Plan.

Additionally, the Applicant retained the services of a traffic consultant, KLOA, Inc., to prepare the attached Parking Study memorandum dated September 8, 2022. The study determined the adequacy of the parking supply in meeting parking needs for the proposed dental office. Tasks were completed to review of the City of Naperville Parking Code requirements, a review of the Institute of Transportation Engineers (ITE) parking ratios and parking survey of similar dental offices. Please note, the parking survey of similar dental offices were representative of general dentist offices and not “pediatric only” offices.

The Applicant reached out to G&G Dental regarding their current operations and patient database. Approximately 70% of the pediatric appointments involve families with multiple siblings with appointments set at 45-minute intervals. 85% of their patients are under the age of 16 which means parents or guardians drive kids to their office. Since the facility is “pediatric only” and a significant number of their appointments are made with families with multiple children, the parking requirement will be less since multiple patients will arrive in a single vehicle. These calculations were not considered in the KLOA study since their memorandum identified general dental practice facilities on a per SF basis based on building size at different locations in the Chicagoland area. Also, the ITE numbers do not break out “pediatric only” dental offices in the computations.

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

The requested variation is consistent with the stated purposes and intent of the Zoning Code. Granting the requested variation will allow the currently underutilized property to be re-developed in a manner that is compatible with surrounding land use and development. Granting the requested variation will allow for an underutilized parcel to be re-developed, resulting in a benefit of surrounding residents and businesses.

The granting of the requested variation to parking setback will have no other detrimental effect on the public health, safety, and general welfare or to other property or improvements in the neighborhood.

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.

The Applicant seeks to re-develop the lot and make significant investment in the aesthetic and operational characteristics of the property. By re-modeling the existing building and the current dimensions of the Property prevent the Applicant from fully complying with the applicable Code off-street parking requirement.

Due to property dimensions, the existing building location immediately to west having a zero (0) foot side yard setback, lack of current parking lot circulation and specific use as a “pediatric only” dental office, strict compliance with the off-street parking requirement

would result in practical difficulties and particular hardship from maximizing the proposed re-development, as distinguished from a mere inconvenience.

Further, were the Property required to be developed in strict conformance with the applicable parking standard, twenty-four (24) code compliant vehicular spaces to allow for both parallel parking and adequate one-way circulation drive aisles could not be obtained with the re-development of the current building footprint and existing lot geometry as platted.

Based on the total site that twenty-four (24) vehicular space would require, if permitted to be developed only if strict compliance with parking requirements imposed under the Zoning Ordinance, the development proposal would require a significant decrease in the building footprint, meaning the existing building would need to be razed with added costs for ground up construction with a development that would not yield a reasonable return.

Based on the traffic consultant's Parking Study memorandum and the unique use of a "pediatric only" dental office, a strict interpretation of the parking requirement would impose a much greater parking requirement than which is required to serve the proposed use, from an operational perspective.

70% of patient appointments are made with multiple siblings arriving in a single vehicle and based on current operations within the community feel the sixteen (16) proposed vehicular spaces will be adequate to service both employees and patients. 85% of patient database is under the age of 16 meaning a significant number of patients will be driven by someone else to the facility.

The unusual dimensions of the property and its surrounding conditions were created by the existing street layout, neighboring building construction and subdivision platting. The conditions that create the hardships and practical difficulties on the subject property as described were not created by the Applicant and are not due to the actions of any person presently having an interest in the property.

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

The requested variation will authorize a reduction in required off-street parking and will have no impact on the adjacent property based on its unique "pediatric only" dental office. The requested variation will have no impact on the congestion of public streets and will not result in an increase in the danger of fire or result in the endangerment of the public safety.

The immediately surrounding area is characterized by other B3 zoned lots on adjacent properties. The proposed use will be complimentary to other commercial uses along the Ogden Ave. corridor. The requested variation will allow re-development of a plighted building that is consistent with the character of the neighborhood and will provide a proposed use that is compatible with the existing surrounding land uses.