



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
 - We are seeking a parking variance to provide 105 spaces of parking for the Phoenix Closures building addition. The amount of parking spaces on site today is 88 spaces, the zoning code would require 253 spaces. We believe that this project remains within the overall intent of the zoning code, particularly item 1: To lessen congestion on the public streets. This parking variance is being requested because Phoenix Closures, Inc is not seeking to increase their workforce through this office addition, they are only relocating staff from one portion of their building to another. We believe the off-street parking portion of the Municipal Code exists to ensure there is adequate parking for properties to ensure on-street parking is not abused. Based on recent parking counts the largest number of vehicles on-site during a 31-day period was 89 vehicles. A theoretical analysis showed maximum employee counts of 89 at a mid-day shift overlaps and up to 12 visitors which would still result in only 101 spaces being used. This expansion will not cause on-street parking issues on High Grove Lane because the proposed 105 spaces will be sufficient for the business needs of Phoenix closures.
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
 - Phoenix Closures has operated for a long time in Naperville; they know their workforce size well. They are planning for modest 5 to 10 year growth in workforce. Excess parking would be an extra cost and cause unnecessary removal of greenspace from their property. Additional parking may also require the use of permeable pavement or detention enlargements which would add expenses to this project.
3. The 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 that this parking variance will alter the character of the neighborhood or be a detriment to adjacent properties, because the proposed parking amount is similar to the parking that exists today and meets the requirements of the Phoenix Closures workforce. We believe that increasing the parking amount required would be more detrimental to the neighborhood and adjacent properties, because greenspace would be removed to install unused parking spaces.