

VARIANCE REQUEST STATEMENT

Re: Office building addition and conversion of existing office area to warehouse use.

1. Variation to Chapter 28, Section 10.2-8, to allow for a drive aisle width of 11 feet where 12 feet is required.

- The referenced front drive aisle is existing and has not been problematic or compromised vehicle access, safety or use as is. As such it has not compromised safe access.
- The proposed variation is reasonably close to the required width. As such it complies with the spirit and intent of the code provision.
- The change does not alter the essence of the surrounding character and does not impact adjacent existing uses and zoning classes.
- The variance requested is the minimum necessary to allow reasonable continued use and convenient access.

2 . Variation to Chapter 28, Section 6.15-1.2(b), to waive the requirement for landscape islands at the end of certain parking rows, with respect to the south end of the proposed covered parking rows only.

- The referenced parking rows face the interior of the parking lot and abut the loading dock where truck mobility would otherwise be adversely compromised by landscape islands.
- The change does not alter the essence of the site or landscaping plan. Nor does it impact the public facing character of the property.
- The proposed site and landscape plan is consistent with the spirit and intent of the code provision.
- The variance requested is the minimum necessary to allow adequate parking, office space, and reasonable truck dock accessibility.

3 . Variation to Chapter 28, Section 6.12-1.2(a), to waive the requirement for a traffic and parking study by a qualified professional engineer.

- The proposed building expansion will not increase staffing or traffic activity. The primary purpose is to increase warehouse capacity by converting existing office space into warehouse use, and relocating the office use into the proposed office addition.
- Given no cause that would increase traffic, or change traffic patterns, waiving a traffic and parking study would not impact existing adjacent uses and zoning classes.
- The proposed variation does not compromise the intended restrictions and limitations purpose of the code provision.
- The variance requested is the minimum necessary to comply with the spirit and intent of this code provision.

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