

2. Justification

“Staff Comment #1: Provide a written justification for the parking variation based on the criteria outlined in the Village’s Zoning Ordinance, more specifically:”

- **The property in question cannot yield a reasonable return if permitted to be used only under the condition allowed by the regulations of that zone; and**

The requirement of additional 217 parking spaces on top of what is currently available at the property in question is more than what is needed by the organization. HNPC will only use this property in question for religious worship services and leasing a portion of the space to help with cost of maintenance. HNPC will do all means necessary to restrict congregational members from parking in the public streets. And as seen in the parking analysis, HNPC does not utilize more than 25 spaces at our current location and do not foresee any issues with the number of parking spaces currently available at the facility in question.

- **The plight of the owners is due to unique circumstances; and**

HNPC recognizes that the building being purchased is rather bigger than what is needed to facilitate the need of our organization. That being said, main purpose of purchasing this facility is due to the fact that more than 80% of our current congregational members reside in the north suburban area and wanted to accommodate the needs of current congregational members. The entire facility will never be used at its maximum capacity for our purposes to need expansion of the parking spaces.

- **The variation, if granted, will not alter the essential character of the locality.**

Due to our unique circumstance of being a small religious organization, number of vehicles coming into the facility will never exceed the available parking spaces. Due to the limited number of worship services throughout the year without hosting any public events, we do not foresee any alteration of the essential character of the locality. HNPC will be setting aside extra budget in the near future to make the exterior of the building more public friendly so that neighbors can enjoy the walk around the park nearby.