



March 20, 2024

To: Whom it may concern

From: Union Park District Council
Sarah Dvorak
Union Park District Council Board President

Re: United Village Phase 1 Development
Food Pavilion Variance Requests

The Union Park District Council Land Use Committee met on March 18, 2024 and the UPDC Board of Directors met on April 3, 2024. The following variance requests were discussed:

- Food Pavilion Variance Request 1 – primary pedestrian building entrance
 - o required = primary pedestrian building entrance on arterial, collector, and/or local streets
 - o proposed = neither F1 (Bldg. A) nor F1 (Bldg. B) will have a pedestrian entrance on a street
 - o UPDC position: SUPPORTS
- Food Pavilion Variance Request 2 – F1 (Bldg. A) North façade: ground floor window and door openings
 - o required = minimum of 50% of the length and minimum of 30% of the area
 - o proposed = façade 19.6% (variance 10.4%)
 - o UPDC position: OPPOSES
- Food Pavilion Variance Request 3 – F1 (Bldg. A) East façade: ground floor window and door openings
 - o required = minimum of 50% of the length and minimum of 30% of the area
 - o proposed = 22% (variance 8%)
 - o UPDC position: OPPOSES
- Food Pavilion Variance Request 4 – F1 (Bldg. B) East façade: ground floor window and door openings
 - o required = minimum of 50% of the length and minimum of 30% of the area
 - o proposed = 15% (variance 15%)
 - o UPDC position: OPPOSES

UPDC COMMENTS REGARDING FOOD PAVILION VARIANCE REQUESTS 2-4:

While UPDC acknowledges the design challenges created by the small footprint of the restaurant pavilions, the pavilions are the primary interface between the central green space and the neighborhoods to the east. [The hotel parking lot is, most certainly, not an interface for the neighborhoods to the east.] UPDC believes that the kitchen and storage space could be changed from rectangles across the back to side-by-side squares, or to a combined kitchen + storage, allowing the kitchen space to be enclosed by windows on 3 sides which would create buildings that are more inviting to the neighborhoods on the east, as well as improve livability for those who are working in the kitchens.