

EXHIBIT D

SUMMARY OF DEVELOPMENT

- a. *The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.*

The Subject Property is in close proximity to I-88 and is also a short drive to all the conveniences of Route 59, the Cantera development as well as Naperville's downtown area. The location presents an excellent opportunity to create a unique living environment for active seniors. The Petitioner's goal is to provide high quality residences in an intelligently designed living environment. The proposed development will consist of a one hundred and seventy-four (174) unit age-restricted community which will provide a much needed housing opportunity to an underserved segment of Naperville's population who desire an upscale living environment and associated amenities in close proximity to a variety of retail and convenience uses. The proposed development would create a beneficial use of the Subject Property by providing this underserved segment of the housing market with an opportunity to reside in Naperville when a traditional home no longer suits their needs. While Naperville has seen a few "senior housing" projects over the last decade, the senior housing market is diverse and addresses a broad range of wants/needs of the senior population from age 55 through more intensive assisted living. Senior housing communities such as Arbor Terrace or Harbor Chase are built upon a health care model and address seniors with more advanced needs. On the flip side, communities such as Carrillon Club provide single family dwellings in a restricted senior setting that is more attractive to residents in the younger segment of the 55+ population. Petitioner's proposed development will address a slightly older segment of the senior population than Carrillon Club.

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The development is functionally designed to meet the needs of its residents. The Property will be developed with one interconnected building. The interconnectivity of the building is essential to the programming of the community and provides residents with access to their daily functions as well as indoor parking, recreation and other amenity areas. The layout allows access to a central courtyard to ensure that each and every resident enjoys safe access to the pool and fitness amenities. Recreational amenities, including activity areas, health facilities, and a pool, are central to the operation of the community. Additionally, the first floor of the building will consist of an indoor parking area accommodating 233 vehicles which will enhance resident safety. A lobby, mail room and leasing office are conveniently located on the west side of the building. The second floor will include a courtyard that will be improved with a pool and associated active recreational amenities for community residents. The proposed development will combine attractive architectural design features, on-site amenities and active management in a zero entry-fee rental community exclusively for the 55+ population in a safe and secure setting. The residences will consist of ninety (90) one-bedroom units, seventy-four (74) two-bedroom units and ten (10) three-bedroom units and will range in size from approximately 758 square feet to 1,680 square feet.

To enhance the surrounding environment, the building was designed to evoke traditional forms and details found in the Naperville community. The proposed architecture provides complementary design. Significant features of the structure are masonry walls, decorative architectural enhancements, recessed balconies, large windows and complimentary trim work and moldings. The exterior materials are predominately brick with stone. These design features have been carried through on all four sides of the building and are utilized in ways that fit within the context of the neighborhood while still delivering a modern building its users demand.

The site is designed with two (2) access points per Naperville standards. The full ingress/egress on Diehl Road is the primary point of access that will serve both residents and guests.

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A drop-off area and guest parking is provided at the primary entrance of Diehl Road. To the east will be a secondary point of access from Raymond Drive that will be restricted to right-in / right-out. The parking garage will be accessed from ground level and is anticipated to accommodate one hundred percent (100%) of the residents' parking needs. Additionally, to properly take into account Tabor Hills assisted living community to the south, the building will be setback approximately 37.5 feet from the south property line. In addition, an extensive landscape buffer adjacent to Tabor Hills along the south property line will be installed to enhance the view to the Subject Property, and the site will be heavily landscaped in excess of City requirements.

Lastly, it is important to point out that the Subject Property is triangular in shape, partially occupied by wetlands and includes a creek running east/west. To further enhance the environment, the creek will remain, and the wetlands on-site will be preserved along with the incorporation of new native wetland plantings and the installation of a wetland buffer area. Additionally, the storm water management facilities adjacent to the wetland areas will be constructed with the incorporation of PCBMP's (Post Construction Best Management Practices).

b. The planned unit development meets the requirements and standards of the planned unit development regulations.

The proposed planned unit development meets the requirements and standards of the planned unit development regulations as follows:

- (i) Ownership and Control: The proposed development meets the ownership and control requirements.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: The proposed development meets all lot width and yard requirements. The proposed development requires deviations from the area and height requirements of the OCI zoning district.

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- (iii) Common Open Space: Common open space will be included in the development consisting of a pool, fitness area, outdoor decks, socialization areas and recreation areas. Additional outdoor open space areas will be preserved along Diehl Road and Raymond Drive.
 - (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening on the Subject Property.
 - (v) Lighting: A lighting plan has been submitted in compliance with the City's lighting requirements.
 - (vi) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation have been met. The development will include sidewalks and the proposed development will include bicycle parking.
 - (vii) Relationship to Adjoining Land: The proposed use is consistent with adjacent age restricted residential uses and will be complimentary to the surrounding uses.
 - (viii) Density Bonuses: No density bonuses are requested.
 - (ix) Park and School Sites: Park and School donations will be paid pursuant to applicable ordinances.
 - (x) Public Improvements: All public improvements will be provided for as part of the development.
- c. *The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.*

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There is a significant change in topography with the southern portion of the Subject Property being higher than the north end. As a result, the on-site storm water detention will be provided along the north and east property lines to efficiently utilize the land. The building will be located on the higher ground towards the southern property line. There are also existing wetlands on-site which will be incorporated into the proposed development plan to insure efficient utilization of the land and enhance the environment. There will also be transportation available to the residents and all public facilities and improvements will be installed as part of the development. Overall, the proposed development greatly enhances the Subject Property and efficiently utilizes the Subject Property which has been vacant and underperforming for many years.

d. *Open Space, outdoor common area, and recreational facilities are provided.*

As stated above, open space, outdoor common areas, and recreational facilities have been incorporated into the development. The open space areas will include safe and secure amenities interior to the building which include a fitness facility, a pool area, socialization areas as well as outdoor open areas on the second floor of the building. Additionally, there will be sidewalks installed as well as two large common area open spaces providing for naturalized plantings and the preservation of wetland areas. Lastly, the property is directly across the street from the Forest Preserve which offers extensive walking paths and seating areas.

e. *The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.*

The design of proposed building exceeds all subdivision control requirements. Additionally, the Petitioner is enhancing the environment and preserving natural features existing

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on-site. The waivers from zoning regulations allow Petitioner to provide a unique housing opportunity for those 55 years and older which serves a compelling community need.

f. The planned unit development is compatible with the adjacent properties and nearby land uses.

The proposed use of the Subject Property is consistent with age restricted residential uses to the south and west (Tabor Hills). Additionally, the proposed use is consistent with the Forest Preserve land to the east and will provide a transition from the intensity of the office uses to the north. The proposed development would create a beneficial use of the Subject Property that will provide a housing opportunity to the aging segment of the housing market. The planned unit development's proposed use is compatible with and serves as an excellent transitional use between the existing adjacent residential to the south and east and the business/commercial to north. It is also an excellent synergistic use with the assisted living facility to the south.

g. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.

The proposed development is consistent with the overall objectives of the City to enhance the housing stock for our aging population. The proposed development will allow for underperforming land to be utilized for its highest and best use which will in turn enhance the City's property tax bases while providing a buffer to the adjacent residential uses.