

## EXHIBIT 2 - Section 6-4-7: Standards for Amending a Planned Unit Development

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.  
*Our proposed townhomes will offer existing and new residents of Railway Plaza a “for sale” alternative and will further promote the solid architectural design and livability of a transit oriented community.*
2. The planned unit development meets the requirements and standards of the planned unit development regulations.  
*We have provided a plan that continues the creative and attractive architectural design approach to Railway Plaza which will complement the existing rental community. The new residents that it will bring will help support the adjacent retail and service businesses as intended.*
3. 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.  
*We have designed the site as efficiently as possible. By orientating the buildings away from North Aurora Road, we help mitigate the influence of traffic on North Aurora Road. We will utilize existing road networks within the community without any additional curb cuts and traffic conflicts and, as required, will incorporate and maintain the adjacent guest parking along our east property line.*
4. Open space, outdoor common area, and recreational facilities are provided.  
*This new community will introduce a well landscaped, well designed community at the main entrance to Railway Plaza in-lieu of the vacant parking lot that exists today.*
5. 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 intent of the R3 zoning district is providing multiple-family areas of a medium density character that accommodates a variety of housing types and compatible uses. This plan and the requested modifications will fulfill the intent of providing good character elevations and planning design and will complement and enhance the livability of the Railway Plaza community.*
6. The planned unit development is compatible with the adjacent properties and nearby land uses.  
*The plan unit development will be consistent and in character with surrounding land uses and adjacent property. Given the residential character of the area and the intent of a transit oriented design, a townhome development is appropriate for this site.*
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.  
*Railway Plaza was one of the first of its kind and provided the framework for many other communities to emulate a true transit oriented community that takes advantage of a commuter train asset like Metra. Our density, use, and design are exactly the type of community additions that continue was intended for this location.*

## EXHIBIT 6 - Section 6-4-3:12.1: Standards for Approving a PUD Deviation

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district

*The intent and purpose of the underlying R3 PUD at Railway Plaza was part of the overall master plan to deliver a transit oriented mix use housing community made up of both residential and convenient retail/service uses near the Metra train station. In the spirit of what Railway Plaza has delivered for years, our proposal complements the underlying zoning and surrounding uses of this PUD and a minor lot area deviation will not undermine its intent and purpose.*

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure

*In the R3 zoning district, the required area per unit is 4,000sf. Our lot area calculates to 3,936sf which represents an area reduction of only 1.6% which by definition is a very minor deviation to the area requirement. As such, this deviation will not be a detriment to the provision of municipal services and infrastructure.*

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

*The requested lot area deviation will allow us to plan the property in an organized and appropriate layout at this location. We bring a higher level of design than what currently exists in the Railway Plaza community which will be important in this location as it is the main entrance and the focal point along North Aurora Road. What currently exists today as a vacant parking lot, will be transformed into an inviting, well designed residential community.*