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## Memorandum

To: Erin Venard  
City of Naperville  
400 South Eagle Street  
Naperville, IL 60540

Date: 2-14-20  
Subject: Nap Crssngs Lot 16  
HKM Job No: 19006

From: Jared Gagliardo

Regarding: City Council Review Comments Exhibit #2  
PZC 19-1-133

EXHIBIT 2: Section 6-4-7:1: Standards for Granting or 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.

Yes. All amenities of the 2016 PUD have been retained. The site plan, amenities (ie: pedestrian links, plazas, outdoor dining, landscaping, etc) & building design are cohesive & harmonious to the intent of the existing development & design guidelines to promote a pedestrian friendly environment & invites activity.

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

Yes. The Building 7 Pad on Lot 16 was designed & prepared in the 2016 approved PUD including all loading, plazas, designated outdoor dining locations, etc. in preparation for a future outlot building to be inserted into the existing designated footprint location and PUD design, amenities, utilities, etc.

No variations from the approved PUD are being requested. All existing curbs, curb cuts, plazas, etc are being utilized per the intent of the approved PUD.

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.

Yes. This outlot pad was originally designed for a multi-use tenant building, similar to the existing buildings. All pedestrian paths, plazas, and designated outdoor dining areas have been retained.



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4. Open space, outdoor common area, and recreational facilities are provided.

Yes. The Building 7 Pad on Lot 16 was designed & prepared in the 2016 approved PUD including all loading, plazas, designated outdoor dining locations, etc. in preparation for a future outlot building to be inserted into the existing designated footprint location and PUD design, amenities, utilities, etc.

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.

There are no modifications requested to the PUD design standards. No variations from the approved PUD are being requested. All existing curbs, curb cuts, plazas, etc are being utilized per the intent of the approved PUD. Also the proposed 4782 sf building area is not exceeding the approved single story building estimated size of 6500 sf allocated for the building 7 pad.

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

Yes. The building is planned to be mixed use and/or single tenant use that will be of business, mercantile and/or restaurant use. All amenities and architectural style use the same materials and details.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

Yes. All amenities of the 2016 PUD have been retained. The site plan, amenities (ie: pedestrian links, plazas, outdoor dining, landscaping, etc) & building design are cohesive & harmonious to the intent of the existing development & design guidelines to promote a pedestrian friendly environment & invites activity. This outlot pad was originally designed for a multi-use tenant building, similar to the existing buildings. All pedestrian paths, plazas, and designated outdoor dining areas have been retained.

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