



*Activate Naperville, LLC
100 W Main St, Ste 600
Lexington, KY 40507*

Sep 16, 2024

Activate Naperville, LLC
804 S Illinois Rte 59
Naperville, IL 60540

RE: SECTION 6-3-8:2: STANDARDS FOR GRANTING OR AMENDING A CONDITIONAL USE

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;*

The subject property has operated within the B2-PUD zoning designation with an eating establishment use and has been vacant since. The proposed use is very similar to uses in the surrounding developments and therefore, the establishment of the conditional use would not be detrimental to, or endanger, the public health, safety, and general welfare. In fact, the proposed use intends to improve these facets of the community by bringing together families and friends in an immersive, memorable setting that promotes collaboration and fitness. It will be built and maintained in full compliance with all local ordinances.

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2. *The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;*

The proposed conditional use is similar to other retail and amusement uses in the surrounding area and would align with the character of the area by adding a unique entertainment option. All activities will take place entirely within the premises, ensuring no noise-related nuisance to neighboring properties. Also, the building has been vacant for some time, so the added visitors to the center should positively impact neighboring tenants.





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- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.*

The surrounding neighborhood is fully built out and well established. The proposed conditional use will be situated in an existing, stand-alone building, requiring no exceptional exterior modifications that might negatively impact adjacent properties. Once open to the public, the establishment is expected to enhance the area's development by drawing increased visitors and providing a globally recognized attraction to the community. Therefore, the petition for conditional use would not impede the normal and orderly development and improvement of adjacent properties.

- 4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.*

The comprehensive master plan allows for this conditional use within the B-2 PUD zone and is not in conflict. The proposed use is consistent with improvements made to other properties in the immediate area that have also been granted conditional uses. Therefore, the establishment aligns with the character and intended development of the surrounding properties.

RE: 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.*

The design of the planned unit development incorporates an innovative use of space to create an engaging, functional environment through the integration of both commercial and recreational elements. It will offer a unique blend of entertainment and community engagement, distinguishing it from traditional developments while enhancing the overall living and working environment for residents and visitors.





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

The planned unit development adheres to all applicable requirements and standards outlined in the PUD regulations, including land use, building code compliance, and development density. All aspects of the project have been carefully reviewed to ensure consistency with the PUD framework established by the city.

- 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.*

The physical design of the development will retain the existing, previously-approved structure, with no exterior modifications required. As such, the current design remains in full compliance with transportation and public facility requirements, while continuing to efficiently utilize the land and preserve the natural features of the site.

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

Open spaces, common areas, and recreational facilities remain unchanged as the existing exterior design of the building was previously approved and provides sufficient outdoor areas for the development's needs.

- 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 requested modifications and waivers are consistent with previously-approved designs. As there are no changes to the building's exterior or layout, the development remains compliant with the intent of the subdivision control and zoning regulations, ensuring the original design continues to fulfill all necessary requirements.



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

The proposed development is highly compatible with adjacent properties and nearby land uses. The area features a mix of entertainment and amusement venues, restaurants, and shopping, all designed to complement one another. This development will seamlessly integrate with these existing uses, enhancing the overall attraction of the area and contributing to its continued success as a vibrant commercial hub.

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

The planned unit development aligns with the city's comprehensive plan by supporting its goals for balanced growth, economic development, and community enhancement. The project reflects the city's planning policies, contributing to the long-term vision of a well-integrated, vibrant, and sustainable urban environment.

Sincerely,



Jeremiah Sizemore

President

Activate Naperville, LLC

