



**November 7, 2023**

**Mr. Jon Monsma**, Project Manager  
City of Naperville  
**Transportation, Engineering, and Development Business Group**  
400 S Eagle Street  
Naperville, IL 60540

Re: **New Clubhouse at The Views of Naperville**, SWC Ogden & Royal St. George

Mr. Monsma;

Below are the required responses to the Standards for Amending a PUD for the proposed demolition of the existing outdated clubhouse and pool, and building a new clubhouse and pool in the same general location in The Views residential complex.

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

The new clubhouse design is contemporary, yet fits the residential nature of the site. It is oriented towards the creek and takes advantage of the location and the views by utilizing expansive glass walls. It provides the residents with more communal gathering places, a party room with outdoor deck, and an up-to-date fitness center. To reduce stormwater run-off, porous pavers are utilized in the parking lot. The building meets all current energy codes and uses contemporary materials and construction.

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

All requirements are met.

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 new building is designed with the existing land topography. It provides more space between the clubhouse and the mid-rise residential building by moving away from the latter. Parking layout is re-designed to provide a more compact footprint, and new landscaping integrates the new construction into the existing environment.



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

An open-air pool/deck, an outdoor seating area with a fireplace, and resident BBQ area are provided at the lower level, as well as a deck for the living room and party room spaces at the upper level.

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.*

No deviations are requested.

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

No change in use is proposed. The new clubhouse replaces an outdated smaller one in the same area of the development.

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

No deviation from the Comprehensive Plan is proposed.

Sincerely;

Mehran Farahmandpour  
Principal, Maemar PC



**March 22, 2024**

**Mr. Jon Monsma**, Project Manager  
City of Naperville  
**Transportation, Engineering, and Development Business Group**  
400 S Eagle Street  
Naperville, IL 60540

**Re: New Clubhouse at The Views of Naperville, SWC Ogden & Royal St. George**

Mr. Monsma;

Below are the required responses to the Standards for Approving a PUD Deviation for the proposed demolition of the existing outdated clubhouse and pool, and building a new clubhouse and pool in the same general location in The Views residential complex. This request is for the encroachment of 6 new parking spaces in the required setback from Royal St. George Drive. The new parking spaces are designed to line up, and continue, the existing line of 10 parking spaces.

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

This deviation does not affect the intent and purpose of the underlying zoning district. The density, use, bulk regulation, number of required parking spaces, etc. are all existing with no proposed change.

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

The new parking spaces replace other parking areas which are being removed. The new parking lot design includes pervious pavers, and meets all current engineering requirements. The burden on the storm sewer system is not increased. No other municipal infrastructure is affected.

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.*



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The deviation request is part of a comprehensive program to better serve the residents of The Views, and provide a more up-to-date living environment for the community. The parking spaces, requiring deviation, are part of the new larger clubhouse, and re-designed parking area in front, with better access to the building, and eliminating two dead-end parking areas. With new lighting and landscaping, the parking lot exposed to Royal St. George, and the lighted corner, will be much improved.

Sincerely;

Mehran Farahmandpour  
Principal, Maemar PC