



Iroquois Center Ph. 2 Development Petition – 6/6/25 Responses to Standards

Section 6-4-7:1: Standard 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.

Response: *The proposed minor change to the planned unit development (PUD) will modify the existing shopping center parking lot to a more efficient layout that will allow for additional parking stalls onsite. There are 30 new parking proposed in front of the main building to provide convenience and safety for customers. In addition, the new parking layout will incorporate additional sidewalks, cross walks, and accessible aisles to further enhance safety for customers parking at the center. Three light poles will also be relocated onsite as part of this change, however impacts to site photometrics will be minimal.*

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

Response: *The proposed redevelopment will meet the requirements and standards of the planned unit development regulations and no deviations are anticipated. With the redevelopment there will be additional parking, new landscape islands, and new sidewalks proposed within the shopping center. Façade improvements are also proposed for the two existing buildings, however no new buildings are proposed with this phase of the development. This request for a Minor Change to the PUD will be an amendment to a previous Minor Change to the PUD for the first phase of development, which included demolition of a portion of the existing building and creation of a new lot for the existing Chick-fil-A site.*

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.

Response: *The modifications to the existing parking lot will allow for efficient vehicular circulation of the shopping center and allow for additional parking to accommodate future tenants. The existing driveways along Ogden Avenue and Iroquois Avenue will be maintained and many of the existing one-way aisles have been widened to 18' to meet current code requirements to allow for increased space between parked vehicles and drivers.*

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

Response: *The proposed redevelopment will preserve the existing stormwater detention areas/open space in the back of the building and any landscape islands being removed will be replaced per the City Landscape Ordinance. The open space south of the main building will also be preserved, however it is intended for future development once a tenant for this area is identified.*

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5. The modifications in design standards from the subdivision control regulations and the waiver in bulk regulations from the zoning regulations fulfill the intent of those regulations.

Response: *There are no proposed modifications in design standards from the subdivision control regulations or waiver in bulk regulations proposed with this Minor Change to the PUD. This Minor Change to the PUD is required to amend the approved PUD to reflect the proposed parking and building façade improvements.*

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

Response: *The proposed redevelopment is compatible with the adjacent properties and nearby land uses. It is located within a commercial retail subdivision and along a major commercial corridor in the city. It is anticipated that redevelopment along the Ogden Avenue frontage will draw additional interest into the shopping center and complement the adjacent surrounding commercial uses.*

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

Response: *The repropoed development fulfills the objective of the comprehensive plan and planning policies of the city. The city's Comprehensive Plan identifies the future land use of the subject property as Urban Center. The proposed modifications to the shopping center will continue to align with the Urban Center classification as identified in the Comprehensive Plan.*