

PBH Windscape, LLC and Windscape Naperville, LLC

Windscape of Naperville

Exhibit A – Description of PUD Deviations

1. Buildings #873 and #859 (the “Buildings”) within the property located at 896 Benedetti Drive, Naperville, Illinois and commonly known as the Windscape of Naperville Apartments (the “Property”) encroach into the 30-foot setbacks by approximately 5 feet and 4.1 feet, respectively. The 30-foot setbacks were prescribed by the PUD Ordinance for Windscape Village (the “PUD Ordinance”) approved by the City of Naperville (“City”) as Ordinance No. 84-173 on November 5, 1984. Petitioner requests deviations from these requirements to modify the setbacks to 25 feet in order that the Buildings will be compliant with Section 6-6E-7(2) of the City’s Zoning Ordinance (“Zoning Ordinance”).
2. The PUD Ordinance for the Property prescribes a minimum of 604 parking spaces at the Property. This figure was based on the following calculations:

1.5 spaces per 1-bedroom unit	384
2 spaces per 2-bedroom unit	192
28 spaces for the office/clubhouse	28
Total required	604

The Property was developed and constructed in accordance with this parking requirement. However, the prior owner modified the Property for compliance with Americans with Disabilities Act (“ADA”) standards, at which time the number of available spaces was reduced to 580. Petitioner requests a deviation from the approved PUD Ordinance in accordance with Section 6-4-3-12 of the Zoning Ordinance to allow the reduction in the overall number of parking spaces on the Property from 604 to 580.