

## Response to Standards – Tesla Supercharging Station 2724 Showplace Drive, Naperville, IL 60564

Dear Plans Examiner,

GPD Group, Inc. – 184-007100 ("GPD") is responding to the request to provide a letter regarding the response to standards:

### **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.
  - a. The Planned Unit Development promises to bring added value to an underutilized portion of the land through electric vehicle charging. The current use of the space—boundary parking for nearby retail—would be developed into another destination for residents and visitors alike. As EV usage continues, the City of Naperville will be at the forefront of innovation in adopting this charging technology.
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
  - a. A charging station like this would be planned and constructed with the utmost attention and care to the surrounding space. Every measure would be taken to meet the requirements of the PUD regulations and maintain the standards of safety and design set forth by the City of Naperville.
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.
  - a. The plans submitted represent hours of coordination with the site host, utilities, and jurisdiction to ensure an efficient and high-quality development. Equipment has been placed to respect the site's existing conditions and promote a development that enhances both the charging experience and surrounding space.
4. Open space, outdoor common area, and recreational facilities are provided.
  - a. The site is open for electric vehicle charging, with care taken to maintain much of the existing landscaping in the surrounding site. The associated electrical equipment is also enclosed to maintain lines of sight and protect against intrusions.
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.
  - a. The project equipment and fence enclosure will encroach into the existing 20' building setback. The following equipment listed below denote the distance at which it encroaches into the setback:
  - b. Tesla charging posts encroach ~4'-7".
  - c. Tesla charging cabinets 1, 4 encroach ~2'-2". Tesla charging cabinets 2 & 3 encroach ~8'-0".
  - d. The transformer encroaches ~2'-7".

- e. The fence enclosure encroaches ~9'-0".
  - f. Charging equipment in this site would draw attention and use to this part of the land.
  - g. By modifying design standards and waiving specific regulations, the equipment can be placed to serve residents of Naperville and visitors alike best.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
- a. The convenience of existing parking draws patrons to local properties and retail spaces. Electric vehicle charging enhances existing parking and land uses while affording time to support existing businesses. As vehicles charge, time can be allotted to patronize surrounding stores.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.
- a. A charging station enhances underutilized spaces, supports residents and businesses in the surrounding spaces, and encourages innovation in the broader built environment. The implementation complements the existing space design along Showplace Drive and serves the needs of the thriving numbers of EV users throughout Naperville.

#### **EXHIBIT 6: Section 6-4-3:12.1: Standards for Approving a PUD Deviation**

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district; and
  - a. We are requesting a deviation to Naperville municipal code Section 6-2-14 to allow a Tesla Supercharging station to be installed within the 20' setback. The following equipment listed below denote the distance at which it encroaches into the setback:
    - i. Tesla charging posts encroach ~4'-7".
    - ii. Tesla charging cabinets 1, 4 encroach ~2'-2". Tesla charging cabinets 2 & 3 encroach ~8'-0".
    - iii. The transformer encroaches ~2'-7".
    - iv. The fence enclosure encroaches ~9'-0".
  - b. Commercial spaces, as designated in the City of Naperville Zoning Code, would be further supported by the increased number of patrons which an electric vehicle charging station would provide. An electric vehicle charging station would complement and enhance the property's existing use by drawing new visitors to the space and enhancing the experience of those who already patronize there. Drivers who visit the station can spend downtime in the commercial center, supporting existing commercial spaces.
2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure; and
  - a. Coordination with the utility and the City of Naperville has been done to ensure that electrical equipment is installed safely and used to support positive uses. The existing parking lot infrastructure would be improved to prepare the site for vehicle charging and would be maintained to ensure lasting use.
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.
  - a. Electric vehicle charging stations such as this work to improve the existing conditions of a site by attracting greater use and consistent maintenance for the benefit of the surrounding area. In this case, underutilized parking spaces can be renovated with forward-thinking designs in order to draw additional users to the space and support nearby businesses.

Should you require any other information, please don't hesitate to contact me at 330.572.3508.

Sincerely,

Sarah J. Honeycutt  
Project Coordinator