

CONDITIONAL USE GRANTING A PLANNED UNIT DEVELOPMENT

The requested Conditional Use for a Planned Unit Development meets the requirements for a Planned Unit Development under the Naperville Municipal Code and is appropriate based upon the following factors:

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

The Subject Property has a creek running through it and a large wetland area that will be protected in the development of the Subject Property. The PUD is designed in such a manner that the front building facades face the perimeter of the Subject Property, and the parking areas and drive aisles are on the interior of the property, away from adjacent residential uses. The buildings are clustered, leaving nearly 48% of the Subject Property as open space. The Community will be served with the following amenities: a 9,500 square foot clubhouse, a pool with a pool house, an improved playground, and a dog park.

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

a. *To stimulate creative approaches to the residential, commercial and industrial development of land.*

The Petitioner is developing the property by clustering the buildings, working around the wetland and creek in order to preserve these natural features. Nearly 48% of The Belvedere will be open space. The development will also feature indoor and outdoor amenities.

b. *To provide more efficient use of land.*

The Petitioner is developing the property by clustering the buildings, working around the wetland and creek in order to preserve these natural features and provide for a more efficient use of the available land. Nearly 48% of The Belvedere will be open space.

c. *To preserve natural features and environmental resources, and provide outdoor common area, open space and recreation areas in excess of that required under existing zoning regulations.*

The Petitioner is developing the property by clustering the buildings to preserve the natural features of the site. Nearly 48% of The Belvedere will be open space. The development will also feature a clubhouse, outdoor pool, pool house, dog park and playground.

d. *To develop new approaches to the living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems, and public facilities.*

The Southwest Community is lacking rental opportunities and this development will fill that gap in the housing market. The elevations provided show a mix of stone, horizontal and vertical cement fiber board, roofing materials, and color palette. The Belvedere will provide a number of outdoor amenities and a clubhouse to enhance the living

environment. The development is close to shopping, restaurants and recreational activities making it the perfect location for the future residents.

e. To unify buildings and structures through design.

The elevations provided show a mix of stone, horizontal and vertical cement fiber board, roofing materials, and color palette. The Belvedere will provide a number of outdoor amenities and a clubhouse to enhance the living environment.

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.

As stated above, the Subject Property has a creek running through it and a large wetland area that will be protected in the development of the Subject Property. The PUD is designed in such a manner that the front building facades face the perimeter of the Subject Property and the parking areas and drive aisles are on the interior of the property, away from adjacent residential uses. The buildings are clustered, leaving the large wetland area and the creek as open space. Nearly 48% of The Belvedere will be open space. The Community will be served with the following amenities: a 9,500 square foot clubhouse, a pool with a pool house, an improved playground, and a dog park.

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

The buildings are clustered, providing for large wetland and detention areas and the creek constituting a portion of the nearly 48% open space on the Subject Property. The Community will be served with the following amenities: a 9,500 square foot clubhouse, a pool with a pool house, an improved playground, and a dog park.

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 proposed multifamily development meets the subdivision control regulation and no waivers in bulk regulations and zoning regulations.

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

The residential PUD is compatible with the existing residential and commercial uses in the area. The PUD will provide for the development of additional housing opportunities to those who currently reside in Naperville or wish to reside in Naperville. It will also provide an opportunity for those seeking an attainable rental opportunity within walking distance of necessities such as pharmacies, grocery stores, retail, dining, recreation, and entertainment venues to be able to enjoy such a lifestyle. In addition, the PUD will provide for the development of underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's workforce and retail and property tax bases. The PUD will provide for improvement over the existing unused buildings and greenhouses on the Subject Property.

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

As stated above, the Property is designated as Urban Center in the Master Plan. The Belvedere is consistent with the Master Plan in that multifamily units are considered supporting uses for the primary commercial, retail, services, restaurants, entertainment, and office uses. As the City recognized in Neighborhood Centers section of the Master Plan regarding City property on IL Route 59 and 103rd Street called the South 20, "vacant commercial buildings at 95th Street and at other areas to the South may indicate the commercial potential is limited." Being off of IL Route 59 on 111th Street, makes the potential for commercial viability of this Property even more remote. With the commercial uses on IL Route 59 and 111th Street, the supporting use of

multifamily residential housing is consistent with the Land Use Master Plan.

The Master Plan also pointed out that 75% of the housing stock in Naperville is single family detached homes and there are very few multifamily housing opportunities south of 75th Street. The Master Plan stated that an increase in housing diversity, including different price points, housing types and locations, will help provide options to appeal to residents of different income levels. The Vision of the City is to provide residents with access to sustainability, walkability, affordability, and accessibility of housing in Naperville. Creative and innovative infill redevelopment projects are suggested to support the City's vision. The Belvedere is the perfect fit for the redevelopment of the Property.

Pursuant to the Master Plan, Urban Centers are primarily located along major transportation corridors like IL Route 59 and are oriented toward automobile traffic moving throughout the City, focusing on mobility. Consistent with the Urban Center designation, Urban Centers may include higher density residential uses on the periphery to better transition to residential area, which is precisely what Petitioner is fulfilling with the Belvedere. The Key Considerations include repositioning Urban Centers as vibrant destinations. The addition of residents within walking distance to the commercial center on IL Route 59 and 111th Street will assist in attracting and keeping businesses in the commercial center. The integration of residential and commercial areas will contribute to the activity of the Urban Center and support housing diversity. There are few rental opportunities in the southwest sector of the City, so this development will be supportive of the housing diversity highlighted in the Master Plan. For all of the reasons listed above, the Belvedere is consistent with the Master Plan.