

October 20, 2016, revised December 2, 2016, revised June 3, 2021

Submitted by River Main, Naperville, LLC for inclusion with previously submitted PUD package, with requested modifications.

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.**

Yes, the River Main development design provides for an exciting “290” degrees of visibility for tenants, guest and patrons. A particularly enhancing project amenity is the accessibility to the upper board and lower river walks.

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

The River Main (RM) design is intended to be responsive to the “call” of the Downtown 2030 strategic plan which targets the rebuild of the commercial district immediately South of the river bounded by Main and Webster Streets. The “call” is for the development to be holistically planned in line with established Planned Unit Development (PUD) guidelines. Further, the planning efforts were guided by requirements and standards of the Water Street vision documents, and of course the general City building codes and regulations. Details of the RM building are intended to add to the class and ambiance and draw of past, current, and future development efforts in the Water Street District and around the City’s, which has made our Downtown so inviting for Citizens and Guests.

- 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 River Main development is intended to dominate the prominent and highly visible downtown Naperville “peninsula” location, with an exciting dynamic multi discipline & faceted four and a half story masonry & glass, retail and office structure. As originally designed, the RM features emphasizes and enhances the visual and physical contact with the mighty roaring DuPage River, while not impeding in anyway the utility of the Boardwalk or Riverwalk amenities.

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

The above is provided for through access to the board and river walks, that borders the developments North side. The glass box feature pushes out over the board walk and a segment of the arched front pushes out over the river walk. The overhang is planned to be lighted to ensure the North face of the building is inviting attractive during all weather and lighting conditions. The height from boardwalk to overhang is~ 12 feet, while the short-bowed segment over the Riverwalk is at ~22 feet.

- 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.**

Based on the property dimensions and current design, a variance was requested and granted to increase the FAR, in the late 2016 timeframe.

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

River main will be compatible with the adjacent properties in terms of mass and material used as well as the intended tenant use. The size is in line with the bulk and high of the Water Street district. The glass box does not interfere with adjacent tenant facilities.

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

The River Main (RM) design is responsive to the “call” of the Downtown 2030 strategic plan which targets the rebuild of the commercial district immediately South of the river bounded by Main and Webster Streets. The “call” is for the holistically planned development to be in line with established Planned Unit Development (PUD) guidelines. Further, the planning efforts were guided by requirements and standards of the Water Street vision documents, and of course the general City building codes and regulations. Details of the RM building are intended to add to the class and ambiance and draw of past, current, and future development efforts in the Water Street District and around the City’s, which has made our Downtown so inviting for Citizens and Guests.