

ADJUSTEMENTS TO THE APPROVED BUILDING ELEVATIONS, SITE PLAN,

LANDSCAPE PLANS, AND OPEN SPACE EXHIBIT

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

The Subject Property is in close proximity to I-88 and is also a short drive to all the conveniences of Route 59, the Cantera development as well as Naperville's downtown area. The location presents an excellent opportunity to create a unique living environment. The Petitioner's goal in adjusting the landscape plans, open space exhibit, site plan and building elevations is to provide high quality residences in an intelligently designed living environment. The proposed development will consist of a one hundred and seventy-four (174) unit age-restricted community which will provide a much needed housing opportunity to an underserved segment of Naperville's population who desire an upscale living environment and associated amenities in close proximity to a variety of retail and convenience uses. The proposed development would create a beneficial use of the Subject Property by providing this underserved segment of the housing market with an opportunity to reside in Naperville when a traditional home no longer suits their needs.

The revisions to the landscape plans, open space exhibit, site plan and building elevations insure the development is functionally designed to meet the needs of its residents and provide a complimentary aesthetic to the adjacent properties. The Property will be developed with one interconnected building. The interconnectivity of the building is essential to the programming of the community and provides residents with access to their daily functions as well as indoor parking, recreation and other amenity areas. The layout allows access to a central courtyard to ensure that each and every resident enjoys safe access to the pool and fitness amenities. Recreational amenities, including activity areas, health facilities, and a pool, are central to the operation of the community as are depicted on the revised site plan, landscape plan and open space exhibit. The second floor will include a courtyard that will be improved with a pool and associated active recreational amenities for

community residents. As such the revisions to the landscape plans, open space exhibit, site plan and building elevations will enhance the architectural design features and onsite amenities and landscaping.

To enhance the surrounding environment, the building elevations have been revised to evoke traditional forms and details found in the Naperville community. The proposed architecture provides complementary design. Significant features of the structure are masonry walls, decorative architectural enhancements, recessed balconies, large windows and complimentary trim work. The exterior materials are predominately brick and stone. These design features have been carried through on all four sides of the building and are utilized in ways that fit within the context of the neighborhood while still delivering a modern building its users demand.

The site is designed with two (2) access points per Naperville standards and the site plan has been updated to enhance circulation. The full ingress/egress on Diehl Road is the primary point of access that will serve both residents and guests. A drop-off area and guest parking is provided at the primary entrance of Diehl Road. To the east will be a secondary point of access from Raymond Drive that will be restricted to right-in / right-out. The parking garage will be accessed from ground level and is anticipated to accommodate one hundred percent (100%) of the residents' parking needs.

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

The proposed planned unit development meets the requirements and standards of the planned unit development regulations as follows:

- (i) Ownership and Control: The proposed development meets the ownership and control requirements.
- (ii) Area, Lot Width, Yard, and Height/Bulk Requirements: The proposed development meets all lot width and yard requirements. The proposed

development requires deviations from the area and height requirements of the OCI zoning district.

- (iii) Common Open Space: Common open space will be included in the development consisting of a pool, fitness area, outdoor decks, socialization areas and recreation areas. Additional outdoor open space areas will be preserved along Diehl Road and Raymond Drive.
- (iv) Landscaping, Screening, and Tree Preservation: A revised landscape plan has been submitted in compliance with the City's requirements for landscaping and screening on the Subject Property.
- (v) Lighting: A lighting plan has been submitted in compliance with the City's lighting requirements.
- (vi) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation have been met. The development will include sidewalks and the proposed development will include bicycle parking.
- (vii) Relationship to Adjoining Land: The proposed use is consistent with adjacent age restricted residential uses and will be complimentary to the surrounding uses.
- (viii) Density Bonuses: No density bonuses are requested.
- (ix) Park and School Sites: Park and School donations will be paid pursuant to applicable ordinances.
- (x) Public Improvements: All public improvements will be provided for as part of the development.

- c. *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 revisions to the open space exhibit, landscape plan and site plan take into account the significant change in topography with the southern portion of the Subject Property being higher than the north end. As a result, the on-site storm water detention will be provided along the north and east property lines to efficiently utilize the land. The building will be located on the higher ground towards the southern property line. There are also existing wetlands on-site which will be incorporated into the proposed development plan to insure efficient utilization of the land and enhance the environment. Overall, the proposed development greatly enhances the Subject Property and efficiently utilizes the Subject Property which has been vacant and underperforming for many years.

- d. *Open Space, outdoor common area, and recreational facilities are provided.*

As stated above, open space, outdoor common areas, and recreational facilities have been incorporated into the development. The open space areas will include safe and secure amenities interior to the building which include a fitness facility, a pool area, socialization areas as well as outdoor open areas on the second floor of the building. Additionally, there will be sidewalks installed as well as common area open spaces providing for naturalized plantings and the preservation of wetland areas. Lastly, the property is directly across the street from the Forest Preserve which offers extensive walking paths and seating areas.

- e. *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 design of proposed building exceeds all subdivision control requirements. Additionally, the Petitioner is enhancing the environment and preserving natural features existing

on-site. The waivers from zoning regulations allow Petitioner to provide a unique housing opportunity which serves a compelling community need.

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

The proposed use of the Subject Property is consistent with age restricted residential uses to the south and west (Tabor Hills). Additionally, the proposed use is consistent with the Forest Preserve land to the east and will provide a transition from the intensity of the office uses to the north. The proposed development would create a beneficial use of the Subject Property that will provide a housing opportunity to an underserved segment of the housing market. The planned unit development's proposed use is compatible with and serves as an excellent transitional use between the existing adjacent residential to the south and east and the business/commercial to north. It is also an excellent synergistic use with the assisted living facility to the south.

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

The proposed development is consistent with the overall objectives of the City to enhance the housing stock for our aging population. The proposed development will allow for underperforming land to be utilized for its highest and best use which will in turn enhance the City's property tax bases while providing a buffer to the adjacent residential uses.

DEVIATION TO THE PLATTED SETBACKS ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES.

a. The Petitioner has shown that strict adherence to the provisions of this Title would cause unnecessary hardship due to conditions which are unique to the site and not caused by the owner or petitioner.

The Petitioner's request arises from the fact that the McDowell Point Plat of Subdivision recorded in DuPage County as Document No. 2008-143214 anticipated that an office building would be constructed on the Subject Property and noted the following platted setbacks which are