



July 17, 2019

Ms. Kasey Evans
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

Re: **Ducky's Car Wash; 1090 75th Street, Naperville, IL – Exhibit 2**
A/E Project No: 19-102

Dear Ms. Evans:

The following response addresses each of 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 the land and living environments.
A. Yes, the existing development is currently an approved planned unit development. We are only proposing a small addition to the existing building within the existing PUD.
2. The planned unit development meets the requirements and standards of the planned unit development regulations.
A. Yes, the existing development is currently an approved planned unit development. We are only proposing a small addition to the existing building within the existing PUD.
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. Yes, the site is efficiently designed to include additional landscaping, new vacuum stations and an emergency fire lane.
4. Open space, outdoor common area and recreational facilities are provided.
A. Yes, there is new open landscaping space proposed per the attached plans.
5. The modification 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. Yes, we are only proposing a small addition to the existing building within the existing PUD.
6. The planned unit development is compatible with the adjacent properties and nearby land uses.
A. Yes, the existing 1-story building and addition are proposed to be clad with new brick and large glass panels similar to the adjacent commercial developments.
7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.
A. Yes, the existing development is currently an approved planned unit development.

Thank you and please feel free to call me if you have any questions or require additional information.

Sincerely,
DAVID A. SCHAEFER ARCHITECTS PC

David A. Schaefer, ALA
President

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