



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.

Innovation is the process of making changes to something, precisely what we are trying to accomplish. We are requesting the city of Naperville allow us to execute our innovative and creative ideas to visually transform an underperforming property, to a new vibrant business. Painted facades create a clean aesthetic that becomes an impactful backdrop for a food establishment.

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

The parcel of land where the building resides is no longer part of the Riverbrook Center. It was sold to the Karras specifically for a new concept restaurant development. The previous owner was well aware of the transformation intent for the building.

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 site has been effectively designed to provide for transportation and public facilities. Parking has been designed to facilitate traffic and customer flow.

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

The plan is to create an alfresco dining experience on the east site of the building. A overhead door will open to meld outdoor and indoor branded spaces together. The twinkly Italian sting lights, fire pits and vegetation create an warm inviting ambiance for customers. Thus why it is increasingly important that exterior and interior design are unified and represent the brand.

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.

What we are requesting is frequently done in retail strip mall scenarios, specifically in Naperville. Restaurants are regularly branded out lot building with their own design standards.

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

The Up North Restaurant real-estate parcel of land has been detached from the Riverbrook Center. It maintains the same architectural design vernacular but the change in color signifies the transformation to a new destination location. We have no desire to be a hidden gem like the family friendly train themed restaurant in the center.

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

This particular PUD is in a struggling end of town. The center has a large grocery retail space that has been leased to be left vacant, which presents a huge obstacle to navigate. As the struggling center works to reinvent itself by selling off portions of the property it is imperative to distinguish this restaurant building. The main objection we received of the city reviewer is to painting the brick that it may peel. However, our painting contractor is following the necessary steps to power wash and prime the building, along with adhesion testing to prevent any possible maintenance issues in the future. A great example of this practice is paint on brick is vintage billboards, which are directly on brick and can be seen 80 years later. While painting brick is an urban trend, Naperville is a sophisticated enough metropolitan hub to be able to respond favorably to this aesthetic choice.



UP NORTH

ALE HOUSE