



Guzman y Gomez Mexican Kitchen
Fox River Commons Shopping Center
Naperville, IL
JSD #24-14769

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.

Response: The development of the new Guzman y Gomez Mexican Kitchen (GyG) project will involve the demolition of a vacant two-story restaurant and its associated parking field to make way for two (2) new restaurant concepts on the southern end of the Parcel 1 of the Fox River Commons Shopping Center. GyG believes that redeveloping this parcel of land and half of this new redeveloped area will assist in helping to revitalize this shopping center and improve the overall look, aesthetics and appearance of this section of Route 59 by building a fresh new structure and increasing the amount and variety of landscape materials across the property, helping this overall commercial area of Naperville to continue to be successful into the future.

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

Response: The proposed redevelopment of this portion of Parcel 1 has been designed with the intent to meet the requirements and standards of the planned unit development regulations. The site layout, parking, building materials, landscaping, and lighting meet the PUD regulations and will complement the existing subdivision and surrounding uses in this commercial corridor of Route 59.

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.

Response: GyG's proposed redevelopment of 1.180 acres of Parcel 1 seeks to utilize land both efficiently and with forethought as to how the site would layout best to work with traffic patterns already existing on the greater site. The positioning of the site access and GyG drive-thru provides for sufficient stacking capacity, eliminates potential for congestion on-site, and locates drive access furthest from the main entry drive, minimizing any exiting issues from GyG's site while also assisting to prevent the same for overall circulation/traffic patterns. GyG also proposes an outdoor dining/patio area be located in the southeast corner of the front area of the restaurant. A sidewalk along Route 59 is being provided to continue the community's desire to have an uninterrupted pedestrian way. Additionally, the site has been handsomely landscaped, providing for the continuation of attractive views along the Route 59 corridor with the revitalization of these older properties.

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

Response: The redesign of the south +/-1.180 acres of Parcel 1 was completed while trying to minimize loss of existing pervious area. Outside of providing the required pedestrian walk along the frontage of Route 59, which is intended to connect with and become part of Naperville's communitywide pedestrian/bicycle path system, there has been only minimal net loss of green

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area. The proposed redevelopment will also provide a covered outdoor patio area located near the center of the store's front elevation, featuring twelve (12) tables and a combination of bench seating and fifteen (15) chairs for a total of twenty-four (24) seats. A rack for bicycle parking will also be provided near the southeast end of the front of the store.

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.

Response: The proposed redevelopment to the best of our understanding, is no longer proposing to modify design standards from the subdivision control regulations or requesting waivers in any bulk regulation from the zoning regulations to fulfill the intent of those regulations. We believe that we are developing within the regulations provided us and no longer seeking any deviations.

6. The planned unit development is compatible with the adjacent properties and nearby land uses.
Response: The redevelopment of the south +/-1.180 acres of Parcel 1 with a new fresh Guzman Y Gomez Mexican Kitchen concept will be completely compatible with all adjacent properties and nearby land uses. This site is part of the Fox River Commons Shopping Center and is surrounded by all commercial uses up and down the commercial corridor of Route 59 through the City of Naperville. This fresh new fast casual Mexican Restaurant will brighten a center that needs new growth and revitalization. The proposed GyG, with its new-look building construction, parking facilities and landscape, will brighten the overall property and complement the center as well as the surrounding area.

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

Response: This PUD is part of the Regional Center land use group of the comprehensive plan that looks to provide access to a diverse mix of uses such as national/chain restaurants, entertainment, movie theaters, and big and mid-box shopping opportunities. This redevelopment assists in fulfilling objectives of the comprehensive plan and planning policies developed and supported by the City. This planned unit development is near major regional transportation routes such as interstates 88 and 55, and direct access to Routes 59 and 34. This development, like all developments along this corridor, draws visitors and employees to the area. By adding to the diversity and cultural style of fast casual dining available to the community, this development also makes it possible to generate both employment opportunities and tax revenue for the local economy.