

Entitlement Request Table

Entitlement Request		Location of Applicable Standards in Development Petition
1	Rezoning the subject property from ORI (Office, Research, and Light Industry) District to OCI (Office, Commercial and Institutional) District	Pages 9-13
2	A preliminary plat of subdivision	Pages 42-43
3	A conditional use for multi-family residential	Pages 38-41
4	A conditional use for general retail and eating establishments	Pages 38-41
5	A conditional use for parking as a principal use	Pages 41-42
6	Approval of a conditional use to establish the Hines Diehl Road Resubdivision PUD, and a preliminary PUD plat, on the subject property with deviations to the following sections of the Naperville Municipal Code:	Pages 14-25
7	<ul style="list-style-type: none"> • 5-2C-3 to reduce the percentage of masonry material required on a multi-family residential building to approximately 23%; 	Pages 34-35
8	<ul style="list-style-type: none"> • 5-10-3:5 to eliminate the fence required along the rear property line; 	Pages 30-31
9	<ul style="list-style-type: none"> • 6-7F-5 to increase the permissible residential density to approximately 1 unit per 440 sq. ft. of lot area; 	Pages 28-30
10	<ul style="list-style-type: none"> • 6-7F-7 to reduce the required minimum yards in various locations of the proposed development, including: <ul style="list-style-type: none"> • Lot 1 (Commercial) - Front yard setback deviation along Diehl Road for both the building and parking area • Lot 2 (Commercial) - Front yard setback deviation along Diehl Road for both the building and parking area • Lot 3 (Multi-family) - Front yard setback deviation (building is setback less than 20 ft. from the front property line); interior side yard setback deviation on the east side • Lot 4 (Parking deck) – Front and interior side yard setback deviations (to reduce the setbacks applicable to the perimeter of the lot the parking deck is on) • Lot 5 (Parking lot) – Front yard setback deviation along Diehl Road for the parking area 	Pages 31-34

11	<ul style="list-style-type: none"> 6-7F-8 to increase maximum permitted building height from 43 ft. to 58 ft., and the maximum floor area ratio from 1.5 to 2.4 for the multi-family residential building; 	Pages 27-28
12	<ul style="list-style-type: none"> 6-9-3:1 to reduce the required number of parking spaces from 2.25 spaces to approximately 1.6 spaces per dwelling unit; and, 	Pages 25-27
13	<ul style="list-style-type: none"> 6-16-4:2 to allow up to 20 sq. ft. of wall signage on a residential building. 	Pages 35-36
14	<ul style="list-style-type: none"> Section 7-4-3:6.1 to not require a public utility a drainage easement around each subdivided lot. 	Pages 36-38