

pedestrian connectively. The central courtyards will provide a shared private greenspace including seating areas, walkways, and mail facilities. Each home will have a two car garage as well as driveway parking for an additional two cars. Lastly, with regard to setbacks, the site plan has been designed to meet and exceed all applicable R-3 setback requirements.

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

The Naperville Crossings Planned Unit Development was approved as a mixed use development consisting of entertainment uses, residential uses, office uses and retail/commercial uses. Over the past 15 years retail/commercial uses have filled in along Route 59, a movie theater was constructed internal to the site, and the Tapestry Apartment Community was constructed. While the retail areas adjacent to Route 59 have filled in over the years, the lots adjacent to 95<sup>th</sup> Street along with internal lots 9 and 21 have sat totally dormant. On January 15, 2019 the City Council rezoned the Subject Property to R-3 PUD to allow for residential uses to contribute to the overall success of the mixed use vision for Naperville Crossings. The proposed residential community will provide for the development of underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's retail and property tax bases. The proposed residential community is also in conformance with the City's official plans in that the Naperville Crossings Planned Unit Development has always been intended to be a mixed-use development.

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

There are no variances being sought by the Petitioner. The proposed Major Change to the Planned Unit Development will allow the Petitioner to utilize the Subject Property to an extent that is compatible with the surrounding environment and to its highest and best use. 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 the applicable standards of the R-3 zoning district.
- (iii) Common Open Space: Common open space was master planned as part of the development improvements for Naperville Crossings. Additional open space areas have been incorporated into the plan as central courtyards, buffer areas as well as additional improvements to the detention basin on Lot #13.
- (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening upon development of the Subject Property.
- (v) Lighting: The proposed development complies with the City's exterior lighting regulations.
- (vi) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation will be met and exceeded.
- (vii) Relationship to Adjoining Land: The proposed residential use is consistent with the mixed-use concept of the Naperville Crossings Planned Unit Development and will actually enhance the viability of the commercial uses within the development. Additionally, the proposed major change will provide for a residential development which is consistent with the adjacent

zoning of the Heatherstone Subdivision (R-3A PUD) and Fire Station #10 (R-3 PUD) to the West and Primrose daycare to the south.

- (viii) Density Bonuses: No Density bonuses are requested.
- (ix) Park and School Sites: Park and School donations will be required as part of this development. The Owner has already dedicated Lot #12 to the City of Naperville to provide for Fire Station #10.
- (x) Public Improvements: All public improvements have been provided for as part of the Naperville Crossings PUD, including signalized access points at Route 59 and 95<sup>th</sup> Street and a dedication of land which is now home to Fire Station No. 10.

*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.*

There are no existing natural features on the site. The Subject Property has already been subdivided and improved. The existing site consists of roughly graded vacant land. The future plan will incorporate residential uses, maximize connectivity to the existing retail component of Naperville Crossing and support the viability of the overall development. Overall, the proposed residential community will greatly enhance Naperville Crossings and efficiently utilize residential property which has been vacant and underperforming for many years. The proximity of extensive retail opportunity will significantly reduce the need for vehicular travel.

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

Open space and outdoor common area including central courtyards have been incorporated into the future residential site plans and reviewed by city planning staff to confirm compliance with the City's open space requirements. Additionally, recreational opportunities are provided

within the Naperville Crossings Subdivision which include health and fitness uses, a movie theater, retail and shopping uses as well as dining.

- 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 Petitioner is not seeking any modifications in design standards from the subdivision control regulations or waivers in bulk regulations from the zoning regulations.

- 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 the proposed mixed-use development of Naperville Crossings. Naperville Crossings was conceptualized as a mixed-use development with a combination of retail, service commercial uses, professional and medical office uses and residential uses. The retail commercial component of the development is largely developed along Illinois Route 59. The proposed residential development will provide for a beneficial use of the Subject Property. The proposed community will bring additional patrons to the development and thereby support the viability of the commercial portions of Naperville Crossings. Additionally, the proposed development is consistent with the established residential uses to the west (Heatherstone Subdivision), as well as the Primrose daycare facility to the north.

- 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 Naperville Crossings Planned Unit Development, which anticipated a mixed-use development. In addition, the proposed development is consistent with the formerly approved residential component on the Subject Property. Lastly, the proposed rezoning is consistent with the City's comprehensive plan which designated the Subject Property as mixed-use residential and commercial.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to: 1) grant a major change to the Naperville Crossings Planned Unit Development and approve the PUD Plan for the Subject Property as depicted on the plans submitted herewith.

RESPECTFULLY SUBMITTED this 18 day of June, 2019.

PETITIONER:

**CALATLANTIC GROUP, INC.,**

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