

1. The Petitioner seeks revocation of the Main Street Promenade Addition Planned Unit Development (Ordinances 08-221 and 08-223).
2. The Petitioner seeks approval of a conditional use for a Planned Unit Development Plan and Plat of Subdivision.
3. The Petitioner seeks approval of an off-street parking deviation to reduce the required parking ratio from two (2) spaces per unit to one (1) space per bedroom for the one (1) bedroom units and two (2) spaces per unit for the two (2) bedroom units and on-site guest parking of six (6) spaces.
4. The Petitioner seeks a deviation to exceed the B-4 zoning district's maximum setback of six (6) feet to provide a side yard setback exceeding one hundred and thirty (130) feet along the shared property line with Benton Terrace.
7. The Petitioner seeks approval to buy-in to the downtown parking special service area relative to the first floor commercial component.
8. The Petitioner seeks a deviation to permit parking to be located in the interior side yard
9. The proposed entitlement requests meet all City and State requirements for the development of Subject Property and will facilitate the beneficial use of the Subject Property as stated below.

SUMMARY OF DEVELOPMENT

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

The Subject Property is located in the heart of Naperville's acclaimed downtown which offers shopping, dining, employment, and an exceptional social culture. As such, the location presents an opportunity to provide a commercial/residential mixed use development enhancing our downtown core and also attracting young professionals and empty nesters to our community with a unique new residential opportunity. To this end, extensive care was taken in the development of the site plan to fit harmoniously within the context of our downtown core.

The proposed mixed use development will consist of approximately 14,000 square feet of first floor retail and forty-seven (47) residences on floors two (2) through five (5). The residences aim to provide an additional housing opportunity to an underserved segment of Naperville's population sometimes referred to as "Renters by Choice". This segment of the housing market is composed of predominantly young professionals or empty nesters looking to avoid the daily responsibilities of home ownership but who require an upscale living environment and associated amenities in close proximity to a variety of employment opportunities, retail, entertainment and convenience uses. The proposed development will create an optimum use of the Subject Property by providing this segment of the housing market with an opportunity to reside in Naperville while also enhancing our real estate tax base, infusing our local economy with additional income and improving our work force.

The Petitioner's goal is to provide high quality residences in an intelligently designed living environment. As such, the community will be functionally designed to meet the needs of its residents. Recreational amenities, including activity areas are central to the operation of the community. The proposed development will combine attractive architectural design features, on-site amenities and active management to create a unique residential opportunity in the downtown area. The residences will consist of forty-three (43) one bedroom, and four (4) two bedroom units, and will average approximately 964 square feet. The predominance of one and two bedroom units is indicative of a housing choice that will primarily suit young professionals, empty nesters and not families.

With regard to architecture and the surrounding environment, the community was designed by Sullivan, Goulette & Wilson Architects to build upon and be complimentary to the existing Main Street Promenade Buildings and compliment the downtown core. The exterior of the building will fit seamlessly into the downtown core by borrowing elements of architectural expression balanced with subdued colors that will enhance the surrounding Main Street Promenade buildings. The exterior

elevations are finished on all sides using a material palette that reinforces the sense of place that has been established by the Main Street Promenade. The ground level will be predominantly glass along the street frontage which compliments the existing retail storefronts and will help support the surrounding retail uses.

In addition to the harmonious architecture, a complimentary landscape plan has been created to enhance the view to the Subject Property and the City's downtown streetscape. The landscape plan will include substantial landscape treatments along the perimeter roadways including parkway trees consistent with the existing Main Street Promenade buildings. Sidewalks will be incorporated along Main Street and Benton consistent with the existing downtown streetscape and consistent with the City's 2018 Streetscape Recommendations.

The building has been designed with multiple access points. The full ingress/egress on Benton Avenue is the primary point of access that will provide the residents with access to the parking area and building lobby. Secondary tenant access will be provided off the adjacent alley. Lastly, at the request of City Staff and the neighboring property owner, the Petitioner will be extending the alley to connect to Main Street to improve upon emergency vehicle access as well as loading activities. Currently delivery trucks are forced to back out onto Webster Street.

Additionally, it is important to note that all public utilities and the storm water management facilities were sized to properly accommodate development of the Subject Property when the original Main Street Promenade was constructed

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

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 all lot width and yard requirements with the exception of the requested deviation to exceed the B-4 zoning districts' maximum permitted setback of six feet (6').
- (iii) Common Open Space: Common open space will be included in the development as amenity space.
- (iv) Landscaping, Screening, and Tree Preservation: A landscape plan has been submitted in compliance with the City's requirements for landscaping and screening on the Subject Property.
- (v) Lighting: A lighting plan will be submitted in compliance with the City's lighting requirements.
- (vi) Pedestrian and Bicycle Circulation: The provisions pertaining to Pedestrian and Bicycle Circulation have been met. The development will include sidewalks, and the proposed development will include bicycle parking.
- (vii) Relationship to Adjoining Land: The proposed use is complimentary to the surrounding uses as well as the vision for Main Street Promenade and will actually enhance the overall vibrancy of the commercial and office uses in the downtown. Additionally, at the request of the adjacent Benton Terrace neighbors the Petitioner has increased the shared setback from 10' to approximately 130'.
- (viii) Density Bonuses: No density bonuses are requested.

(ix) Park and School Sites: Park and School donations will be paid pursuant to applicable ordinances.

(x) Public Improvements: All public improvements will be provided for as part of the development.

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 existing site consists of roughly graded vacant land. The proposed plan maximizes connectivity to the existing commercial areas and supports the overall vibrancy of the downtown. Overall, the proposed development greatly enhances the Subject Property and efficiently utilizes property which has been vacant and underperforming for many years.

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

Open space and recreational facilities have been incorporated into the development. The open space areas will include safe and secure amenities including a fitness area and common areas.

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 design of the proposed building exceeds all subdivision control requirements. Additionally, the Petitioner is enhancing the environment. The waivers from zoning regulations allow Petitioner to provide a unique housing opportunity which serves a compelling community need.

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

The proposed use of the Subject Property is complimentary to the existing Main Street Promenade developments and will provide a residential opportunity to those that wish to reside in

a downtown environment. The proposed development would create a beneficial use of the Subject Property that will provide an underserved segment of the housing market and also provide a boost to the existing commercial uses.

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 vision for the Main Street Promenade development and is consistent with the overall objectives of the City's 2030 plan as it enhances the City's downtown commercial core and also enhances the City's housing stock.

REQUEST TO REVOKE MAIN STREET PROMENADE ADDITION PLANNED UNIT DEVELOPMENT ORDINANCES 08-221& 08-223

The Main Street Promenade Addition PUD was approved in 2008 as Ordinances 08-221 and 08-223 at the request of the former owner/developer of the Subject Property ("Prior PUD Approval"). The Prior PUD Approval anticipated a mixed use building consisting of retail on the first floor and office uses on the upper floors. Subsequent to the Prior PUD Approval being granted no final plat of subdivision was ever approved, no plat of subdivision was recorded, no development fees were paid and no further activity took place on the Subject Property. The failure of the project to move forward is indicative of the current office market and availability of office space in the downtown leaving the Subject Property dormant for the past 10+ years. City Code recognizes instances such as this and expressly authorizes the City Council to revoke an existing Planned Unit Development under certain circumstances including, but not limited to the owner's failure to commence construction. Consistent therewith the Petitioner is seeking revocation of the Prior PUD Approvals so that it may commence with a clean slate and move forward with its mixed use residential and retail development which more appropriately addresses the needs in the downtown.

DEVIATION TO REDUCE THE REQUIRED OFF-STREET PARKING