

## EXHIBIT C - RESPONSES TO STANDARDS FOR AMENDING A PLANNED UNIT DEVELOPMENT

### **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.

*The proposed use of the subject property will be an amenity to the community and presents an innovative and creative approach to the development of the property and the nearby working and living environments.*

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

*The planned unit development meets the requirements and standards of the planned unit development regulations, except as noted herein.*

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 subject property is located just north of Ferry Road at Route 59. Due to its location and proximately to both Route 59 and the I-88 Tollway, the subject property has excellent access to arterial roads and therefore satisfies the transportation needs of the planned unit development. Conservation easements, which were previously established on the subject property, will provide for natural open space on the subject property.*

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

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*Significant open space has been incorporated into the subject property, including the conservation easement area and perimeter landscaped areas. A decorative retention pond can be utilized for a seasonal outdoor community hockey surface. The pond is also planned to have positive drainage to allow additional green space for outdoor events.*

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.

*The proposed development fulfills the purpose and intent of the ORI District and is expected to positively contribute to the quality of life for Naperville residents, employees and visitors. The proposed development complies with the zoning regulations with the exception of the requested parking deviation and setback deviation along Corporate Lane (see Exhibit 6).*

6. The planned unit development is compatible with the adjacent properties and nearby land uses. *The existing land uses surrounding the subject property are: City of Warrenville residential to the North, industrial to the East, Office/Retail/Hotel to the South, and Monarch Landing Retirement Community to the West. The proposed modifications to the subject property are compatible with the surrounding area and the Naperville community. The sport and event center with full-service restaurant will be easily accessible to the community in general and its location will be complimentary of the surround land uses.*

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

*The Northwest Sector Plan acknowledges the I-88 Tollway Corridor as a key location with exceptional visibility and access. The proposed development acknowledges the Corridor's role as a premiere destination in the City of Naperville, and adds a unique destination which complements the adjacent uses. The proposed development is thoughtfully planned to act as a transition between the industrial warehouse uses on Corporate Lane, and both Monarch Landing to the west and the adjacent residential uses to the north.*