



Heritage Square Development Petition – 8/31/18

Exhibit 2: Section 6-4-7:1: Standard 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 intent of the original planned unit development (PUD) will be maintained with the addition of the proposed restaurant. Heritage Square will remain a community shopping center, however the addition of a restaurant located along the IL. Route 59 corridor will provide a focal point to the shopping center and attract more business to the plaza. The restaurant will replace an existing American Mattress store, which is one of many mattress stores along Route 59 with limited shoppers frequenting the facility. The original PUD allows for some restaurant use (up to 5,000 SF) and the inclusion of the Lazy Dog restaurant will meet the intent of that plan.*

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

Response: *The original planned unit development will be amended to allow for an increase in restaurant use beyond the 5,000 SF allowable limit. The remainder of the shopping center will be compliant under the original requirements of the PUD. An amended PUD plan is included with this submittal for reference.*

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: *The planned unit development will have adequate parking to serve the proposed restaurant and the other existing retail uses within the shopping center. There are two access drives to the shopping center which will be maintained, including one along IL Route 59 and one along Aurora Ave. IL Route 59 and Aurora Ave are major arterial streets in Naperville and allow for direct access to the shopping center from any direction in the City.*

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

Response: *The planned unit development has an existing dry bottom detention facility along IL Route 59 which serves a buffer to the development. There is also an existing landscape buffer along Aurora Avenue which will be maintained with the proposed amendment.*

5. The modifications in design standards from the subdivision control regulations and the waiver in bulk regulations from the zoning regulations fulfill the intent of those regulations.

Woolpert, Inc.
1815 South Meyers Road, Suite 950
Oakbrook Terrace, IL 60181
630.424.9080 www.woolpert.com

Response: *There are no modifications to the design standards from the subdivision control regulations proposed with the amended PUD. Current zoning regulations under the original PUD will also be maintained with the amended PUD.*

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

Response: *The planned unit development is located along IL Route 59 which is major commercial corridor in the City. There are an abundance of retail shopping centers and restaurants, including Westfield Fox Valley Mall, along a 4 mile stretch of the road from Interstate Route 88 to 75th Street. The PUD matches the overall character of the surrounding area.*

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

Response: *The character and intent of the planned unit development, as well as the conformity to the comprehensive plan will be maintained with this amendment*