

July 6, 2020

Erin Venard
City of Naperville
400 South Eagle Street
Naperville, IL 60540

RE: City Council Review Comments PZC 20-1-04

Exhibit 2 - Standards for amending PUD

Exhibit 6 – Standards for approving a PUD deviation for the partial bypass lane

Exhibit 6 – Standards for approving a PUD deviation for the stacking variance

Dear Ms. Venard,

Please accept the following responses to the City Council review comments provided on July 6, 2020 for consideration of the approval regarding the requested deviations.

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.

Yes. All amenities of the 2015 PUD have been retained including site plan amenities such as pedestrian links, plazas, outdoor dining, and landscaping. Landscaping will be supplemented due to the proposed drive through addition to create a net zero deviation in plantings. The building design is cohesive & harmonious to the intent of the existing development and design guidelines to promote a pedestrian friendly environment & invites activity.

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

Yes. The Building 7 Pad on Lot 16 was designed and prepared in the 2015 approved PUD including all loading, plazas, designated outdoor dining locations, etc. in preparation for a future outparcel building to be inserted into the existing designated footprint location and PUD design, amenities, utilities, etc.

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.

Yes. This outparcel pad was originally designed for a 6,500 square foot single use tenant building, similar to the existing buildings. The proposed building is 4,678 square feet and



includes three tenant spaces that will include a single restaurant and other permitted uses. All pedestrian paths, plazas, and designated outdoor dining areas have been retained.

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

Yes. The Building 7 Pad on Lot 16 was designed and prepared in the 2015 approved PUD including loading, plazas, designated outdoor dining areas, in preparation for a future outparcel building to be built in the existing designated footprint location and PUD design, amenities, utilities, etc. Landscaping will be supplemented due to the proposed drive through addition to create a net zero deviation in plantings.

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.

Yes. There are no modifications to the design standards from the subdivision control regulations and waivers in bulk regulations. All existing curbs, curb cuts, and plazas are being utilized per the intent of the approved PUD. Additionally, the proposed 4,768 square foot building area is not exceeding the approved 6,500 square foot single story building planned for the building 7 pad.

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

Yes. The building is planned to be mixed use that will include a single restaurant and other permitted uses. All amenities, building architectural style, design details and high quality materials are intended to be similar to the adjacent buildings.

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

Yes. All amenities of the 2015 PUD have been retained including site plan amenities such as pedestrian links, plazas, outdoor dining, and landscaping. Landscaping will be supplemented due to the proposed drive through addition to create a net zero deviation in plantings. The building design is cohesive & harmonious to the intent of the existing development and design guidelines to promote a pedestrian friendly environment & invites activity. This outparcel pad was originally designed for a 6,500 square foot single use tenant building, similar to the existing buildings. The proposed building is 4,678 square feet and includes three tenant spaces that will include a single restaurant and other permitted uses. All pedestrian paths, plazas, and designated outdoor dining areas have been retained.

EXHIBIT 6: Section 6-4-3:12.1: Standards for Approving a PUD Deviation for a partial bypass lane.

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.



No. Due to the recent pandemic, prospective tenants are requesting drive through locations at a higher rate. The drive through amenity provides benefits for parents with young children, customers that do not have time to dine-in, and alternative options during in-climate weather conditions. A drive through also provides limited contact, exposure to crowds, and has allowed many businesses to remain open to support the community needs during government mandated closures. The proposed concept maintains the intent and purpose of the commercial B2 PUD and provides additional benefits to business owners, customers and the surrounding community.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

The existing center includes mixed use retail and restaurants with existing drive through locations, thus establishing a precedence for the consideration and value of this amenity. The intent is to create an option for prospective tenants to provide a quick serve drive through. The proposed bypass lane is designed to maximize vehicle egress in case of an emergency allowing bypass for seven out of eight cars. The existing pedestrian path will be modified and the link to the adjacent sidewalks will be retained. A high curb and relocated light bollards will be placed to meet code and provide customer safety.

3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The requested deviation would benefit the planned unit development by filling the vacant lot with a complementary high level design, enhance the center with another drive through business option, and add to the overall business activity at the center in the event of current or future government mandated shut downs due to community safety concerns. A drive through option is convenient and attractive to customers and tenants respectively. The addition of a drive through will aid in meeting the current business demands and provide more opportunity to diversify and expand the tenant mix within the center.

EXHIBIT 6: Section 6-4-3:12.1: Standards for Approving a PUD deviation for the stacking variance

1. Whether the requested deviation would undermine the intent and purpose of the underlying zoning district.

No. Due to the recent pandemic, prospective tenants are requesting drive through locations at a higher rate. The drive through amenity provides benefits for parents with young children, customers that do not have time to dine-in, and alternative options during in-climate weather conditions. A drive through also provides limited contact, exposure to crowds, and has allowed many businesses to remain open to support the community needs during government mandated closures. The proposed concept maintains the intent and purpose of



the commercial B2 PUD and provides additional benefits to business owners, customers and the surrounding community.

2. Whether the requested deviation would be a detriment to the provision of municipal services and infrastructure.

The existing center includes mixed use retail and restaurants with existing drive through locations, thus establishing a precedence for the consideration and value of this amenity. The intent is to create an option for prospective tenants to provide a quick serve drive through amenity to allow stacking for up to eight cars. A tenant has not been identified; however, the future tenant lease will include the eight-car stacking limitation. We are seeking conditional approval subject to the following conditions:

- i. The future tenant is required to submit data, including but not limited to data surveying the same business in comparable location, or surveying a different business with a similar business model, demonstrating that the proposed number of stacking spaces is adequate for the tenant. This data is subject to review and approval by the Zoning Administrator. If the data is not approved by the Zoning Administrator, said tenant shall have the right to seek approval of a stacking space variance subject to review and approval by the Planning and Zoning Commission and City Council.
 - ii. If, following approval of the tenant's data for stacking spaces, the City's Zoning Administrator determines that the tenant's stacking needs are not being accommodated on the Subject Property, the owner of the Subject Property (or Owner's successors, transferees, and assigns) shall promptly take adequate measures to adjust their business operations such that the stacking needs of said tenant can be adequately met on site. Such measures may include, but are not limited to, providing a limited drive-through menu, providing an employee on-site to facilitate drive-through customer transactions, providing reserved parking spaces for customers to pick-up carry-out orders, constructing additional stacking spaces as necessary, and/or ceasing use of the drive-through, which measures shall be subject to the review and approval of the Zoning Administrator. Failure to timely take adequate measures to adequately accommodate tenant stacking needs on the Subject Property to the satisfaction of the City's Zoning Administrator may result in the City's revocation of one or more of the variances approved herein.
3. Whether the requested deviation would contribute a planned unit development which offers a superior level of design, amenity enhancement, or environmental benefit; or would enhance community vitality through the inclusion of attainable or barrier free housing.

The requested deviation would benefit the planned unit development by filling the vacant lot with a complementary high level design, enhance the center with another drive through business option, and add to the overall business activity at the center in the event of current or future government mandated shut downs due to community safety concerns. A drive through option is convenient and attractive to tenants. The addition of a drive through will aid in meeting the current business demands and provide more opportunity to diversify and



PHILLIPS EDISON & COMPANY®

expand the tenant mix within the center.

END OF RESPONSES

Sincerely,

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Management Agent for Naperville Crossings Station LLC

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