



**APPLICATION FORM D
FOR PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT**

RIVERVIEW WEST

Name of Development/Subdivision

2021-0097

Project Number (for office use only)

Approval Criteria for Planned Unit Development

In recommending approval or conditional approval of a General Site Plan for an SD District Development (including Development Control Regulations associated therewith) or a Preliminary or Final Plan for a Planned Unit Development (PUD), the Plan Commission shall transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are complied with. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with.

Please review and provide a written response indicating how the proposed Planned Unit Development will meet these criteria:

1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in Warrenville Zoning Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

4. PUBLIC WELFARE

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

7. CIRCULATION

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes.

Open space between all buildings is adequate to allow for light and air, access by fire fighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

- a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body
- b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

10. PUBLIC SERVICES

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

11. PHASING

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

Applicant Response:

Please see response on the attached sheet dated February 18, 2021

THE ABOVE INFORMATION IS TRUE AND ACCURATE TO
THE BEST OF MY KNOWLEDGE AND BELIEF



Signature of Applicant/Agent

John C. Schiess / Agent

(Print Name)

February 24, 2021

Application Date

February 18, 2021

Application Form D
Final Planned Development Unit
Riverview West Development - Phase 2
Responses

1. Superior Design

Applicant Response: By incorporating new uses not contemplated in the previous zoning, specifically higher density housing, the proposed development is able to capture opportunities in the residential market. Moreover, with the Applicant's modification to the Preliminary approval, the development can now take advantage of certain market realities – specifically the Build to Rent (BRT) market sector. The Developer seeks to propose townhome living in a rent to own environment. In addition to the new townhome designs, the townhouse renters will be able to have access to all of the amenities of the multi-family building in Phase One of this development. Inshort, the Developer has made a strategic decision to provide a new housing type: new townhomes for rent. As the market report shows, this provides the developer with residences with few competitors – a new rental townhome community.

2. Meets PUD requirements

Applicant Response: The PUD application meets Warrenville's Zoning Ordinance in spirit and received preliminary approval by the City Council with certain modifications to the use and design standards. The Applicant now requests a review of final documents, specifically architectural drawings, landscape drawings and engineering drawings that may require a re-review of the previously approved design modifications. Further, it should be noted that a Plat of Re-subdivisions is proposed as part of the final approval. The documents that support the submittal for final approval are contained in this application.

3. Consistent with City Plan

Applicant Response: As stated in the documents for preliminary approval, the proposed development is generally consistent with the Objectives of the City of Warrenville's Comprehensive Plan. However, as also noted previously, the PUD considers a residential use that was not previously provided. Of note, the change of use was approved as part of the Preliminary Approval.

4. Public Welfare

Applicant Response: The Applicant is submitting architectural plans, landscaping plans and engineering plans for final approval. The submitted plans will be review by City Staff to ensure that they comply with City Codes and ordinances and since codes and ordinances are guided by protection of the public welfare, then it is reasonable to assume that the proposed developemnt, if approved by City Staff, will not be detrimental to public welfare.

5. Compatible with Environs

Applicant Response: Even though the docuemnts submitted as part of this submnittal for final approval have minor modifications to the townhouse buildings and lot line locations as part of the Plat of Resubdivision, the documents are generally consistent with the documents submitted as part of the Preliminary Approval. Therefore, it stands to reasona that the PUD is still compatible with the envorons as part of this standard.

6. Natural features

Applicant Response: Even though the docuemnts submitted as part of this submnittal for final approval have minor modifications to the townhouse buildings and lot line locations as part of the Plat of Resubdivision, the documents are generally consistent with the documents submitted as part of the Preliminary Approval. Therefore, it stands to reason that the PUD is still consistent with the preservation of natural features as part of this standard.

7. Circulation

Applicant Response: Even though the docuemnts submitted as part of this submnittal for final approval have minor modifications to the townhouse buildings and lot line locations as part of the Plat of Resubdivision, the documents are generally consistent with the documents submitted as part of the Preliminary Approval. Therefore, it stands to reason that the PUD is still consistent with the circulation features previously approved as part of this standard since there is no change proposed to the previously approved circulation components.

8. Open Spaces and Landscaping

Applicant Response: Even though the documents submitted as part of this submittal for final approval have minor modifications to the townhouse buildings and lot line locations as part of the Plat of Resubdivision, the documents are generally consistent with the documents submitted as part of the Preliminary Approval. Therefore, it stands to reason that the PUD is still consistent with the open spaces and landscaping previously approved as part of this standard since there is no change proposed to the previously approved open spaces and landscaping.

9. Covenants

Applicant Response: The Applicant and the Developer shall submit a set of covenants that will set out regulations for ownership of the main parcel and the rental of townhomes for the review and approval by City Staff.

10. Public Services

Applicant Response: Even though the documents submitted as part of this submittal for final approval have minor modifications to the townhouse buildings and lot line locations as part of the Plat of Resubdivision, the documents are generally consistent with the documents submitted as part of the Preliminary Approval. Therefore, it stands to reason that the PUD is still consistent with the public services standard previously approved as part of this standard since there is no change proposed to the previously approved land uses, intensities and phasing of the PUD.

11. Phasing

Applicant Response: Even though the documents submitted as part of this submittal for final approval have minor modifications to the townhouse buildings and lot line locations as part of the Plat of Resubdivision, the documents are generally consistent with the documents submitted as part of the Preliminary Approval. Therefore, it stands to reason that the PUD is still consistent with the Phasing previously approved as part of this standard since there is no change proposed to phasing of the development.