

EXHIBIT C - RESPONSES TO STANDARDS FOR GRANTING A CONDITIONAL USE

EXHIBIT 1: Section 6-3-8:2: Standards for Granting or Amending a Conditional Use

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare; and
The conditional use of a full-service restaurant will be in addition to the restaurant and food-service venues located adjacent to the subject property and therefore the establishment, maintenance and operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.
2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
The subject property is located in the area of the I-88 Tollway Corridor which has been developed with various office, commercial, industrial, entertainment, hotel, and restaurant, as well as a senior living community. The conditional use of a full-service restaurant will not be injurious to the use and enjoyment of other properties in the area, nor will it substantially diminish or impair property values in the area.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district; and
The adjacent properties have already been developed and therefore the requested conditional use will not impede their normal and orderly development.
4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.
The establishment of the conditional use is not in conflict with the adopted comprehensive master plan. Per the comprehensive master plan, the subject property is designated "Business Park". The proposed conditional use of a restaurant complements the existing industrial warehouse facilities along Corporate Lane, and provides an amenity for adjacent employees, residents, and visitors. The Northwest Sector Plan acknowledges that ancillary commercial uses are considered appropriate for the I-88 Tollway Corridor.

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.