

EXHIBIT 1: Standards for Granting or Amending a Conditional Use

To: City of Naperville

From: Michaela Walker, PE
Kimley-Horn and Associates, Inc.

Date: December 13, 2019

Re: **Proposed Firestone Complete Auto Care
2643 Forgue Drive
Naperville, IL**

Standards:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare

The proposed Firestone development in Cantore Place will not be detrimental to or endanger the public's health, safety, morals, comfort or general welfare. The property is an existing outlot within the overall development and will not adversely impact the surrounding properties and public. The lot was master planned for a retail establishment with pedestrian and vehicular access under the Cantore Place Final PUD, 03-166. During peak hours, 9 to 11 employees will be working. Typical hours of operations are 7am to 7pm Monday thru Friday, 7am to 6pm on Saturday and 9am to 5pm on Sunday.

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 conditional use will not adversely impact the surrounding property values and will not be injurious to the use and enjoyment of the surrounding parcels. Adding the Firestone to the existing development, provides for more uses within one general location of the Cantore Place. There is no heavy engine work, major transmission work, body work or painting, towing, or sale of over the counter auto parts or fluids to customers, resulting in low noise generation, with less than 40db outside of the Service Bay area. All recycled products are legally hauled away by licensed recyclers. No underground storage tanks are used for any operations at Firestone.

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

The Firestone development meets the normal and orderly development and provides improvement for the surrounding property as a use within the district by meeting City code and health regulations.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

The proposed Firestone development in Cantore Place is in general compliance with the adopted PUD ordinance and master plan for the development.

EXHIBIT 2: Standards for Amending a Planned Unit Development

To: City of Naperville
From: Michaela Walker, PE
Kimley-Horn and Associates, Inc.
Date: December 13, 2019
Re: **Proposed Firestone Complete Auto Care
2643 Forgue Drive
Naperville, IL**

Standards:

1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.

The proposed Firestone will be harmonious with the previously approved innovative and creative approach as approved by Cantore Place Final PUD 03-166.

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

It is understood that the Cantore Place 11 PUD meets all requirements and standards of the planned unit development regulations (excluding building height). The proposed Firestone requests a conditional use and is in compliance with the Cantore Place Final PUD 03-166. Please note that as part of the PUD major amendment, we are requesting a change to the underlying height approved for Lot 11.

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 proposed Firestone is in compliance with the previously approved land planning as approved by Cantore Place Final PUD 03-166. Pedestrian and vehicular cross access will be provided through the site for public access. Landscaping will be provided in compliance with the PUD ordinance and additional landscaping provided for screening along residential areas.

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

The proposed Firestone will be harmonious with the previously approved open space as approved by Cantore Place Final PUD 03-166.

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 Firestone will be in compliance with the previously approved zoning regulations as set forth by Cantore Place Final PUD 03-166. A conditional use will be requested for the automobile use.

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

The proposed Firestone is compatible in the B-2 Community Shopping district and overall development, promoting one-stop shopping within Cantore Place marketplace with the variety of uses and services. The proposed development will also provide additional sales tax and community-based services for the betterment of the driving public.

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

The proposed Firestone is in general conformance with the intent and spirit of the Comprehensive Plan of the City and existing Cantore Place Final PUD 03-166.