

**EXHIBIT 1:**

**SECTION 6-3-8:2: STANDARDS FOR GRANTING OR AMENDING A CONDITIONAL USE**

776 S. Rt 59, Naperville, IL (PIN: 07-22-300-036)

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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 requested conditional use to allow the tenant build-out of the daycare center (with off-hours activity center use) within the existing covered mall building will not be detrimental to, or endanger the public health, safety, and general welfare. The existing indoor mall after the proposed daycare center under conditional use, shall still have all the required parking, sidewalks, drainage, and all site amenities. Furthermore, nearby properties will more easily be developed and/or occupied, leading to additional investments, new development, and increased property values.

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 proposed daycare (with off-hours activity center) will further benefit/ compliment the neighboring commercial and residential communities and will not be injurious to the use and enjoyment of other properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed daycare/ activity center shall be part of the existing covered mall building and will be a tenant build-out of the anchor building project. No additional building square footage is requested. An outdoor play area for the kids will be proposed, which will enhance the property and be more acceptable/ enjoyable to the residential communities on the east side.

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 request for the conditional use will conserve and improve the value of property throughout the community. By better aligning the city's zoning regulations with the current market conditions for commercial property, adjacent properties will more easily be developed and/or occupied. It is the expectation, that this leads to additional investment and new development, all of which contribute to the conservation and growth of property values.

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

The proposed conditional use (daycare center/ activity center) is intended to serve the surrounding community and shall be part of overall covered mall building's anchor building development and will not conflict with adopted comprehensive master plan.

Please contact us should you have any questions or concerns regarding this matter. Thank you.

Prepared by:  
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Submitted on behalf of the Owner.  
Vinoz Channamolu  
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**EXHIBIT 2:**

SECTION 6-4-7:1: STANDARDS FOR GRANTING OR AMENDING A PLANNED UNIT DEVELOPMENT  
776 S. Rt 59, Naperville, IL (PIN: 07-22-300-036)

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

Amending the planned unit development, to accommodate the proposed daycare/ off-hours activity center shall not result in altering the existing land and the living environments. The daycare shall be part of the existing covered mall building. No added building footprint is suggested. Introduction of daycare in fact shall bring in more cohesive development and will benefit the surrounding businesses/ residences.

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

The proposed daycare center shall generally meet all the requirements and standards of the existing PUD in place. Any additional requests/ requirements as suggested by the city's planning/ building department shall also be incorporated into the design.

**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 daycare shall be open from 6:30 AM to 6:30 PM. The activity center shall be open to public during daycare off hours, generally after 5:00 PM, when the daycare center shall not be utilizing its activity rooms. By proposing the daycare center, no change is suggested to the existing onsite parking- except (1) regular parking stall is proposed to be converted in an ADA stall, traffic circulation pattern, ingress/ egress to the property, and the R.O.W. Additionally, no change is suggested to the existing storm water/ detention- Proposed Civil Plans with calculations have been provided. The daycare shall utilize the existing dumpster & the trash compactor on-site, that is provided for all the mall tenants on the northeast corner of the mall. The back side of the proposed daycare shall have a play-area with play equipment's. Entire play area for the kids shall be fenced.

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

Same as response # 3

**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.***

No modifications to the existing design standards are suggested, except to let the daycare center be an allowable use in the existing PUD in place.

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

Same as response #1.

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

Same as response #2

Please contact us should you have any questions or concerns regarding this matter. Thank you.

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