

EXHIBIT 1: SECTION 6-3-8:2: STANDARDS FOR GRANTING OR
AMENDING A CONDITIONAL USE 1032 OGDEN AVE, NAPERVILLE, IL
60540 (PIN: 08-08-300-001-0000)

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

Alianza Mufflers & Brakes' establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare of the general public or adjacent land. At the location on Ogden Avenue, Alianza Mufflers & Brakes will not perform any work outside of the premises; all repairs will be done inside by an expert. The work being done indoors will result in no noise and no disturbances to surrounding neighbors. Any chemicals such as oil will be kept in a safe tank to later be picked up by qualified professions (i.e., Southwest Oil, a licensed and insured special waste hauler), to dispose of, in a safe and secure manner. Alianza Mufflers & Brakes provides safe and clean services to our customers. Alianza is well organized and performs cleaning/maintenance on a daily basis. Under the conditional use, this location will still have all the required parking, sidewalks, and drainage in compliance with the City of Naperville. This business will provide its customers with automobile services, without causing any endangerment to the public health or general welfare. With its occupancy, Alianza Mufflers & Brakes will serve to promote new development in surrounding area.

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.

Alianza Mufflers & Brakes 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 area. This business will do the opposite; it will benefit neighbors with quick, efficient and low-price services for their vehicles. This will help bring property value up by allowing Naperville residents to fix their vehicles closer to home. In addition, the conditional use will not be injurious to the use and enjoyment of other property in the immediate area since the work will be completed inside and will adhere to the City of Naperville's performance standards for noise levels.

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.

Alianza Mufflers & Brakes will not impede the normal and orderly development and improvement of adjacent property. This business will provide an efficient use of land, compatible with the adjacent properties. No major changes will be done to existing property. The office area and bathrooms will be repainted, as well as new furniture will be added for a more innovative look. There will be no outside movement. By occupying this location, the value of properties throughout the community will improve. It is expected to

lead to additional investments and new developments, therefore contributing 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.

Alianza Mufflers & Brakes will not conflict with the adopted comprehensive master plan. Our business looks to increase economic viability by offering automobile services to customers, closer to home. Alianza's vision aligns with the master plan by striving to enhance the character and sense of place of Ogden Avenue while adding value to Naperville's economy. By being located in the central area, Alianza is an ideal service business; keeping a service mix of uses as stated by the master plan. This family-owned business will help enhance and improve the area.

5. Additional information on business.

Alianza Mufflers & Brakes' business hours will be 8:30 am to 5:30 pm Monday through Saturday, with the business being closed on Sundays. Walk-ins will be welcome, as well as appointments. Services offered will be tune-ups, brakes, exhaust, suspension, tires, battery replacement, alternator replacement, starter replacement, radiator replacement, wiper change, tire rotation, oil change and check engine diagnosis. All work will be performed indoors. Noise level will be modest and in compliance with Naperville's Municipal Code. There is one entrance through the front for customers (office area) and 3 garage doors on the side, as well as a back entrance. This family-owned business looks to help Naperville resident's find a convenient place for their automobile needs.

PLEASE CONTACT US SHOULD YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING THIS MATTER. THANK YOU.

Prepared by:
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