

EXHIBIT 1
CONDITIONAL USE 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;

Petitioner is seeking a conditional use to locate a daycare center, preschool, primary school and its supporting uses (Montessori Campus) on property located in the B5 Secondary Downtown District. The existing building, drive through, and associated parking lots were used as a retail bank for many years, but have not been utilized as such for many years. The Petitioner is seeking to repurpose the existing building and utilize the existing drive aisles and parking lot for this conditional use. The establishment, maintenance and operation of the Montessori Campus on the Subject Property will not have a detrimental or negative impact upon the public health, safety, or general welfare. In fact, the establishment of the Montessori Campus will promote the public health, safety, and welfare of the community by providing childcare services to the neighborhood and additional educational alternatives via its preschool and primary school. The proposed Montessori Campus will enhance the viability of the downtown core, commercial uses, and office uses within the vicinity by providing consumers and foot traffic. The proposed conditional use will allow underperforming land to be utilized as a daycare center, preschool and primary school, which, in turn, will support the adjacent commercial development and enhance the City's property tax base while providing a buffer to the adjacent uses. Lastly, there is an appreciable need for day care facilities, preschools, and primary schools in the downtown 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;*

The Montessori Campus will not be injurious to the other property in the immediate area for purposes already permitted. The surrounding properties include similar institutional uses, including churches, preschools and schools, office buildings to the north and south, and office building and a restaurant to the west across Washington Street. The proposed Montessori Campus is consistent with the institutional nature of the area and will have no negative effect on the surrounding property owners' use of their properties. As stated above, the use of the existing empty building will allow for underperforming land to be utilized as a daycare center, preschool and primary school, which will not diminish or impair property values of the neighborhood. The proposed conditional use will provide a buffer to the properties to the east and north, while supporting the adjacent commercial development and enhancing the City's property tax base.

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;*

As stated above, the uses on the adjacent property are institutional uses and office uses. There is little, if any, unimproved property in the vicinity that would be affected by the establishment of the Montessori Campus on the Subject Property. Even with future redevelopment, the proposed Montessori Campus uses would be in harmony with future redevelopment by providing childcare and proven alternative childcare and educational opportunities to neighbors and future residents in the area. Repurposing the empty building will not impede the orderly development and improvement of the adjacent property but will enhance development of adjacent properties permitted in the district.

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

The adopted comprehensive master plan shows this property is in the East Sector Plan, located outside of the Downtown Plan's boundaries. The Subject Property is identified as Mixed-Use which allows for combined uses or a single use within a building. The proposed use is in compliance with the Mixed-Use designation as it provides for a single use; namely a Montessori daycare center, preschool and primary school, within one building. The proposed use is institutional in nature, is surrounded by other institutional uses as provided in the Naperville Downtown 2030 Plan and will provide for a transitional use from neighboring residential and institutional uses to the downtown business core district and Washington Street. Further, the Subject Property is unsuitable for retail or office development, which is borne out by the lack of pedestrian activity in this area, the lack of other retail uses to support retail at this location, the nearby existence of the downtown core with retail uses, and the softness of office market in this area. Additionally, there are several properties in the vicinity with superior frontage and access to support retail and commercial uses. Finally, the property has been vacant and underperforming with the current B5 zoning classification, which is why Petitioner is seeking a text amendment to allow daycare centers, preschools, primary schools, and their supporting uses as conditional uses in the B5 District

5. *The establishment of the conditional use will help to achieve the land use recommendations provided in Naperville Downtown 2030;*

While the Subject Property is not included in the Naperville Downtown 2030 Plan, the establishment of the Montessori Campus will help provide a mix of uses in the Secondary Downtown District. The 2030 Plan was designed to provide a lively mix of places to

live, work, and play. The proposed use will complement this goal by providing childcare and educational opportunities for Naperville families. Additionally, the Future Land Use Map in the 2030 Plan shows institutional uses immediately adjacent to the Subject Property, making the proposed conditional use consistent with and complementary to the surrounding uses identified on the 2030 Plan. Further, this use will help protect neighboring residential uses by providing a transitional use from residential neighborhoods to Washington Street and the downtown core uses. The Montessori Campus provides another destination for learning in the area, and its location near Central Park, the Library, and the Children’s Museum will help spark creativity and growth. The Montessori Campus is also consistent with the land use objective of “step-down intensity from the retail core to moderate uses which provide on-site parking and serve as a buffer to established residential neighborhoods adjacent to downtown.” The establishment of the conditional use will positively impact the character of the downtown. Therefore, the establishment of the conditional use will help to achieve the land use recommendations provided in Naperville Downtown 2030.

6. *The establishment of the conditional use is appropriate given the existing uses and improvements surrounding the subject property.*

The establishment of the Montessori Campus on the Subject Property is appropriate given the institutional and office uses surrounding the Subject Property. The Montessori Campus will provide a transitional use from the religious uses and neighborhoods to Washington Street and the downtown core area. In addition, the establishment of the Conditional Use for the Montessori Campus will provide a much-needed childcare and alternative educational opportunity to the neighborhood and surrounding residential areas. This use is consistent with the institutional uses that surround the Subject Property

along with Saints Peter and Paul Catholic School and Washington Junior High in the immediate vicinity of the property.