

Taste Buds Kitchen - Response to Standards for 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;

At Taste Buds Kitchen, the well-being of our guests, staff, and the local community is our highest priority. We maintain a rigorous safety culture that is deeply embedded in our culinary programming and daily management. Our organization strictly complies with all local and national health and safety regulations, ensuring a secure environment for guests of all ages. We actively implement industry leading food handling protocols and safety standards to ensure our kitchen studio remains a safe, welcoming space for everyone.

The proposed operation as an “amusement” establishment aligns seamlessly with the existing character of the surrounding developments. Given this compatibility, the establishment of this conditional use will not be detrimental to, or endanger, the public health, safety, or general welfare. On the contrary, Taste Buds Kitchen is dedicated to enriching the community by providing a unique space where families and friends can gather for culinary education and to create experiences. Our facility will be constructed and meticulously maintained in full compliance with all local codes and ordinances to ensure we remain a positive asset to the neighborhood.

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;

Taste Buds Kitchen is a culinary entertainment business designed to enrich the Naperville community while maintaining full harmony with our neighbors. As an entirely indoor operation, our events do not produce outdoor noise, specialized exterior lighting, or amplified sound that would disturb adjacent businesses or residents.

Our kitchen studio functions primarily through pre-scheduled bookings. This model effectively manages the flow of guests, prevents unscheduled crowds, and ensures a quiet, organized environment. Other Taste Buds Kitchen locations have been successfully integrated into high end mixed use and commercial districts nationwide, demonstrating a consistent record of being excellent neighbors without negatively impacting property values or local enjoyment.

We are committed to maintaining an upscale, well-designed facility and providing top tier service that reflects the high standards of the surrounding neighborhood. Rather than posing a nuisance, Taste Buds Kitchen serves as a family friendly amenity that provides a safe and engaging space for local families and professionals. By attracting community focused foot traffic, we provide a positive secondary benefit to neighboring tenants. Our presence is

consistent with existing recreational uses in the area and will support the long term vibrancy and desirability of the local property market.

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;

Taste Buds Kitchen will occupy an existing commercial space, ensuring that the physical footprint, building height, and exterior structure remain unchanged. Our presence will not obstruct access, visibility, or natural light for any neighboring businesses, nor do we have plans to install any new fencing or external barriers. Any modifications to the storefront or signage will be executed with a focus on professional design that aligns with local standards and complements the current aesthetic of the district.

As an indoor, low impact culinary studio, our operations are contained and non-intrusive, ensuring we do not interfere with the activities of adjacent properties. We are proud to join other local establishments such as Funtopia and Escapology, which successfully operate under similar classifications. By following this established precedent, Taste Buds Kitchen will contribute to a cohesive business environment while respecting long standing development patterns.

Given that the surrounding area is already well established and fully developed, our transition into this space requires no radical alterations that would negatively affect nearby land. Instead, we anticipate that our kitchen will serve as a positive addition to the center, driving increased foot traffic and supporting the continued economic vitality of the community.

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

The establishment of this conditional use is not in conflict with the adopted comprehensive master plan. Our proposed operation aligns with the City's long term land use goals by providing a community focused amenity that integrates seamlessly with the existing local landscape. As an indoor, appointment only culinary entertainment venue, Taste Buds Kitchen operates as a controlled and professionally managed environment. Our model ensures that we complement both the neighboring commercial tenants and nearby residential zones without introducing disruptive elements like excessive noise or traffic congestion, directly supporting Naperville's commitment to sustainable and family friendly development.

Furthermore, the comprehensive master plan explicitly allows for this conditional use within the B-2 PUD zone. This alignment is consistent with the established character of the immediate area; specifically, neighboring businesses such as Funtopia and Escapology share the same "amusement" use designation. These establishments have proven that such uses are compatible with the district's development goals and successfully serve the local community.

Per the intent of the B-2 Community Shopping Center District, Taste Buds Kitchen aims to serve a broad consumer population through our culinary entertainment services. We are a

service oriented establishment dealing directly with consumers within a multi-business shopping center.

We believe that Taste Buds Kitchen is an ideal fit for this location and remains in full compliance with Naperville's planning framework.