

EXHIBIT 1
CONDITIONAL USE STANDARDS

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;*

Petitioner is seeking a conditional use to locate a townhome community called The Prosperita and its supporting uses on vacant land that Petitioner is seeking to annex and rezone to OCI (Office, Commercial and Institutional) District at the southwest corner of Diehl Road and Mill Street. The establishment and maintenance of the townhome community on the Subject Property will not be detrimental to or endanger the public health, safety or general welfare. In fact, the establishment of The Prosperita will promote the public health, safety, and welfare of the community by allowing underperforming, vacant land in DuPage County to be utilized as a residential development, which, in turn, will support the commercial development and employment opportunities in the area and enhance the City's property tax base.

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 Prosperita townhome development will not be injurious to the other property in the immediate area for purposes already permitted. Other than a small parcel across Diehl Road to the north, the surrounding properties are completely built out with commercial and institutional uses. As stated above, the proposed conditional use will allow underperforming land to be utilized as a residential development, which, in turn, will support commercial and employment opportunities in the area. Therefore, The Prosperita will enhance the use and enjoyment of the other property in the area for the uses permitted, including retail, fitness, restaurant, entertainment, and employment uses. Further, by utilizing an underperforming lot, property values in the vicinity will not be diminished or impaired but will likely be enhanced by the high-end townhome development to support of the surrounding uses.

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;*

There is little unimproved property in the vicinity that would be affected by the establishment of The Prosperita on the Subject Property, except the small vacant parcel to the north of Diehl Road. Adding additional rooftops to the area will enhance the viability of the surrounding area and make the unimproved property to the north more desirable to a commercial or institutional user. The proposed Prosperita townhome development would be in harmony with any future development to the north by providing consumers and employees for future commercial or institutional users. The establishment of The Prosperita will not impede the orderly development and improvement of the adjacent undeveloped property but will enhance development of any adjacent properties.

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

The Master Plan shows this property as City Commercial and Employment Center. The Prosperita offer supporting uses to the City Corridor designation on the far southern edge of the Subject Property. While attached residential uses are not considered primary or supporting uses in the Employment Center designation, they provide a nice transition from Mill Street, which is an arterial street to the residential uses to the southwest. Additionally, the Subject Property has remained vacant for a number of years. Post-pandemic, vacant office space is available in the I-88 Corridor, and commercial development has decreased, making this parcel less likely to be developed with an office or commercial use. The residential uses will provide living opportunities near commercial, office, restaurant, entertainment, and recreational uses and major transportation roadways providing for mobility of the residents. The proposed townhome development is not in conflict with the adopted Master Plan but in harmony with it.