

## Responses to the Standards for Granting a Conditional Use

6. Petitioner seeks approval of a Plat of Subdivision, a copy of which is attached hereto as **Exhibit A**, to consolidate the property into a single outlot within which are located three building pads.

7. The Plat of Subdivision meets all of the requirements for approval of a preliminary plat of subdivision under the City's Subdivision Ordinance.

8. The two proposed duplex buildings are each allowed as "permitted uses" under the City's R-2 zoning district; however, Petitioner seeks a conditional use in the R-2 district to permit development of the rear building which is classified as "single family attached dwellings" in the R-2 district.

7. The proposed development meets all of the requirements for the approval of a conditional use as follows:

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

The intent of the R-2 Zoning District is to "Provide multiple-family areas of a low density character to accommodate a variety of housing types and compatible uses". The surrounding area can appropriately be characterized as providing a broad range of housing types and other compatible uses consistent with the intent of the R-2 zoning district. While the predominant land use in the area is detached single family homes, the Subject Property is immediately adjacent to a 3-story multi-family Sunrise Senior Living facility. Continuing to the east along Chicago Avenue is the City's Fire Station #1 and the Charlestown Woods townhome community. The north side of Chicago Avenue similarly contains a variety of uses including single family homes, multi-family residences, offices, and a restaurant.

Petitioner seeks to add to this diversity of uses along the Chicago Avenue corridor by

adding a new upscale row home product that will provide a unique alternative to the tear downs and major rehabilitation projects that predominate in neighborhoods immediately east of the Subject Property. The Subject Property is uniquely situated to provide this type of diversity in housing type given its isolated location from surrounding neighborhoods and the fact that there is no real opportunity for interconnection into these neighborhoods. Petitioner believes that the alternative housing type will be attractive to buyers given its proximity to downtown Naperville. Petitioner believes that the approval of the conditional use will improve the overall general welfare of the community.

*b. 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; and*

The conditional use will facilitate the improvement of the Subject Property through the elimination of the existing structures and construction of new upscale housing stock. The development will increase property values and improve the overall housing stock in the area.

Nearby single family neighborhoods will not be negatively impacted. Chicago Commons will have a sole point of access on Chicago Avenue. The new buildings will be 3-stories, but will not rise to the same overall height as the adjacent 3-story Sunrise Senior Living. Moreover, Chicago Commons will not abut any single family residence, but is separated from adjacent single family development by East Greens Park.

*c. 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; and*

Establishment of the conditional use for Chicago Commons will not impede the normal and orderly development of adjacent property for uses permitted in the zoning district. The use of the immediately adjacent properties is well established. To the east, Sunrise, the Fire Station and

Charlestown Woods are all more intensive uses of land than is proposed for Chicago Commons. East Greens Park provides a clear line of demarcation between the Subject Property and other single family detached homes to the west. Similarly, Chicago Avenue provides another clear line of demarcation from properties to the north. However, it is reasonable to conclude that the significant investment in Chicago Commons and increasing property values could help facilitate redevelopment of certain underutilized properties to the north on Chicago Avenue.

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

The City's 1998 East Sector Update to the Comprehensive Master Plan (the "Plan") governs the Subject Property. While the Plan designates the Subject Property for "low density single family", the Plan is 20 years old and fails to account for significant changes that have occurred since it was adopted. Downtown Naperville has grown significantly over the last two decades and is a key attraction that makes possible and appropriate the type of development proposed here. Charlestown Woods and Sunrise Senior Living were both approved since adoption of the Plan, thereby helping to reshape the character of the neighborhood consistent with the proposal for Chicago Commons.