

DESCRIPTION OF REQUEST/STANDARDS FOR GRANTING OR AMENDING A CONDITIONAL
USE TO ALLOW FOR PROFESSIONAL OFFICES INCLUDING A LAW FIRM

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.

Response: The proposed amendment from a chiropractic office to a law office will not be detrimental to, nor endanger, the public health, safety, or general welfare. The requested use will continue to operate within the same building footprint, parking area, and site layout that have existed and functioned safely for nearly three decades. Our law practice typically generates less traffic than would be expected at a chiropractic office, noise, and physical activity than a chiropractic office, resulting in reduced impact on surrounding properties and neighborhood circulation. No modifications to the building, access points, or utilities are proposed. Accordingly, the change in use maintains—if not enhances—the existing level of safety and compatibility with the 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.

Response: The proposed amendment will not be injurious to the use and enjoyment of nearby properties nor will it diminish or impair property values within the neighborhood. The property has operated successfully as a low-intensity professional office for nearly 30 years with no reported adverse impacts on adjacent uses. The transition from a chiropractic office to a law office will maintain similar operating characteristics—limited client visits, normal business hours, and minimal traffic or noise generation. The continued use of the site as a small professional office within an existing building will preserve the character of the area and remain compatible with surrounding properties, thereby protecting neighborhood stability and property values.

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.

Response: The proposed amendment will not impede the normal and orderly development or improvement of adjacent properties for uses permitted within the district. The property has operated as a low-intensity professional office since 1996 without adverse impact on surrounding residential or commercial uses. The proposed law office will maintain the same scale, general hours of operation (business hours, M-F), and general character as the existing chiropractic office. Furthermore, the law office will have less traffic than the current chiropractic office. No exterior changes or site alterations are proposed, and the existing parking and access will remain adequate for the use. As such, the continued professional office use will remain compatible with the surrounding area and will not hinder future development consistent with district standards.

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

Response: The proposed amendment is not in conflict with the City of Naperville's adopted Comprehensive Master Plan. The R1B zoning classification allows, as a conditional use, home-to-office conversions for professional offices in certain areas along Ogden Avenue. There is currently a law office operating almost directly across the street at 210 Ogden Avenue. The existing and proposed uses are both professional office uses that support small business operations within a transitional area between residential and commercial land uses. The law office use remains consistent with the Plan's goals of promoting adaptive reuse of existing structures, encouraging neighborhood-compatible professional services, and supporting local employment opportunities. Because no physical expansion or intensification of the site is proposed, the amendment aligns with the Plan's intent to maintain stability and compatibility within established areas of the community.

Thank you,

A handwritten signature in black ink, appearing to read 'Blake Rosenberg', with a stylized, looping flourish extending from the end.

Blake Rosenberg

Manor Law Group, LLC