

EXHIBIT 1:**SECTION 6-3-8.2: STANDARDS FOR GRANTING OR AMENDING A CONDITIONAL USE**

776 S. Rt 59, Naperville, IL (PIN: 07-22-300-036)

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

The requested conditional use to allow the tenant build-out of the daycare center (with off-hours activity center use) within the existing covered mall building will not be detrimental to, or endanger the public health, safety, and general welfare. The existing indoor mall after the proposed daycare center under conditional use, shall still have all the required parking, sidewalks, drainage, and all site amenities. Furthermore, nearby properties will more easily be developed and/or occupied, leading to additional investments, new development, and increased property values.

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 proposed daycare (with off-hours activity center) will further benefit/ compliment the neighboring commercial and residential communities and will not be injurious to the use and enjoyment of other properties for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed daycare/ activity center shall be part of the existing covered mall building and will be a tenant build-out of the anchor building project. No additional building square footage is requested. An outdoor play area for the kids will be proposed, which will enhance the property and be more acceptable/ enjoyable to the residential communities on the east side.

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.***

The request for the conditional use will conserve and improve the value of property throughout the community. By better aligning the city's zoning regulations with the current market conditions for commercial property, adjacent properties will more easily be developed and/or occupied. It is the expectation, that this leads to additional investment and new development, all of which contribute to the conservation and growth of property values.

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

The proposed conditional use (daycare center/ activity center) is intended to serve the surrounding community and shall be part of overall covered mall building's anchor building development and will not conflict with adopted comprehensive master plan.

Please contact us should you have any questions or concerns regarding this matter. Thank you.

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Submitted on behalf of the Owner.
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