

EXHIBIT I

City of Crest Hill Standards for Special Uses

12.7-6 STANDARDS FOR SPECIAL USES ([ZONING ORDINANCE](#), p-134)

No special use, including Planned Unit Developments, shall be recommended by the Plan Commission unless said Commission shall find:

1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.
RESPONSE: The special use request will not be detrimental to the community and endanger the public health, safety or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
RESPONSE: The special use request will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
RESPONSE: The special use request will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
RESPONSE: The proposed development has adequate utilities, access points, and necessary drainage facilities provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
RESPONSE: The project provides adequate access and circulation within the proposed development. The site has two proposed access points for proper circulation to avoid traffic congestion. The secondary access currently there is an existing 25-foot ingress/egress easement for the secondary access.
6. That special use shall in all other respects conform to the applicable regulations of this Ordinance and other applicable City regulations, except as such regulations may in each instance be modified by the City Council pursuant to the recommendation of the Plan Commission.
RESPONSE: The special use conforms to the City of Crest Hills Ordinances and will comply with any modifications made by the City Council and/or plan commission.