

### **Response to the Standards for Conditional Use**

**“That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.”**

The garden center will be replacing an abandoned building that welcomed vandalism and vagrancy. The new garden center will not only sell gardening products and host seasonal events, but will be a place that the community can be proud of.

**“That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood in which it is to be located.”**

The garden center will only be operated during our normal business hours and as always we will be conscious of our neighbors. We will provide an aesthetically pleasing fence that will be replacing a dilapidated fence and abandoned building. We believe this addition will only have positive impacts on the neighborhood’s property value.

**“That the establishment of the conditional use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district”**

Our business will work in conjunction with the surrounding businesses to revitalize the Eastgate Shopping Center. We look forward to partnering with the Prairie Food Co-op in the future and the development of the garden center will not impede their plans.

**“That the adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided”**

All necessary provisions will be made to account for these requirements as required by code.

**“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”**

Public access to the garden center will only be available through the front parking lot side of the center. The conditional use will improve any congestion as we will no longer have to store our product in the parking lot during our busiest seasons. The garden center will be self-contained and allow for the free flow of traffic around it.

**“That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village of Lombard”**

The current Comprehensive Plan calls for the Village to “Work proactively to identify businesses seeking expansion and promote Lombard’s willingness to help them expedite their development and approval processes.” Ace has been a proud member of this community for sixty years. Over the last three years we have made improvements on the interior of the store and now we are looking to expand and make

improvements to the exterior. The garden center will be positive addition to our business as well as the community.

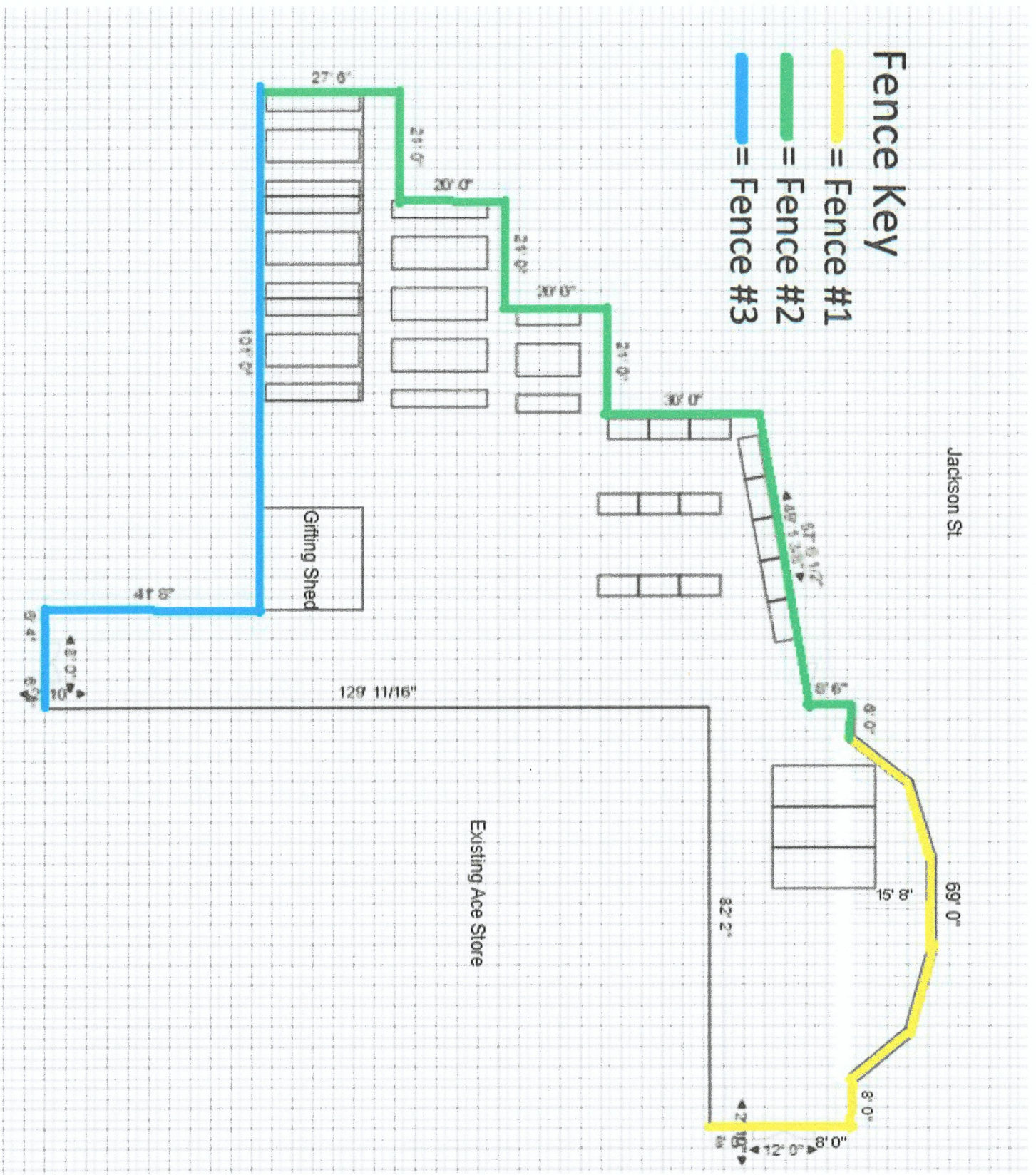
**“That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission”**

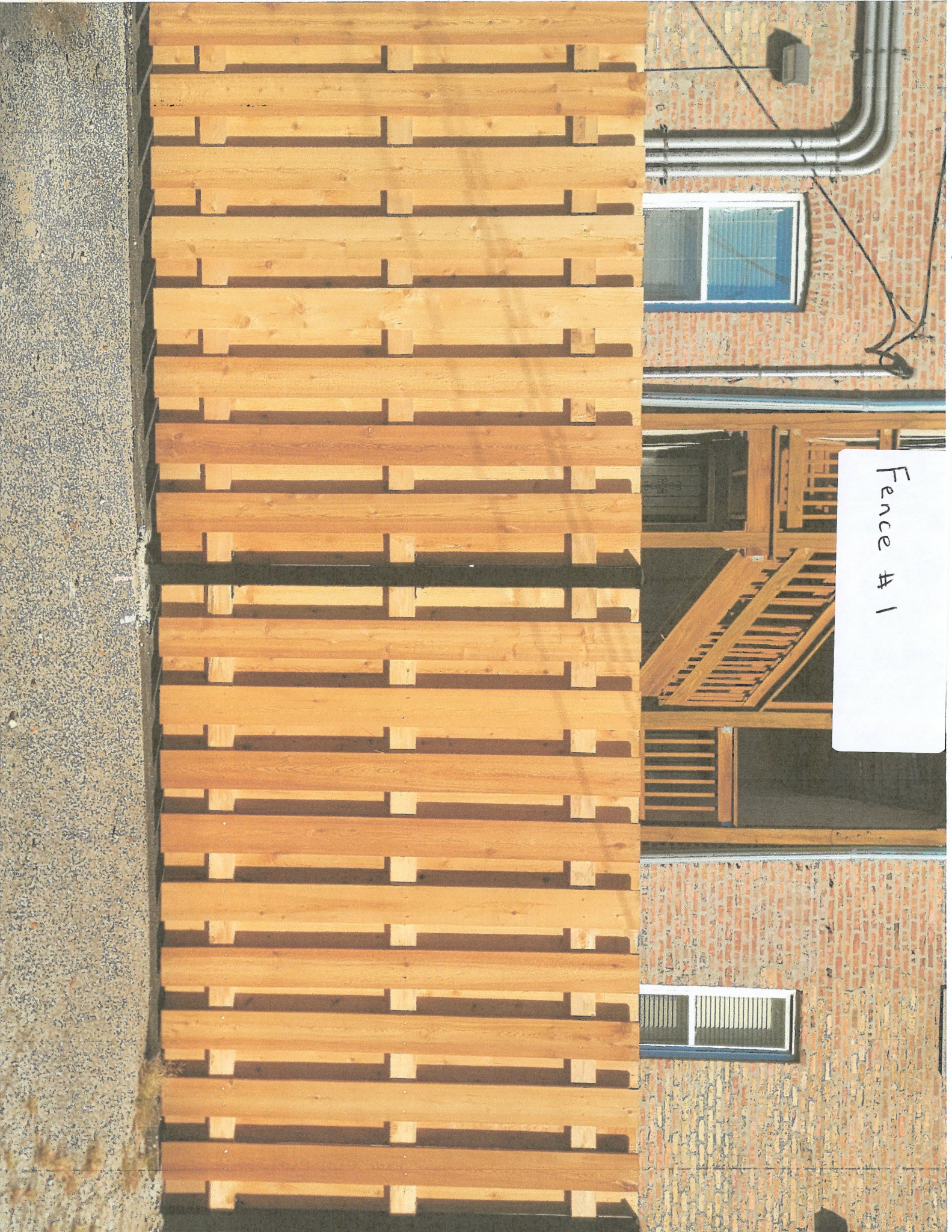
Two of the goals stated in the 2014 Westmore Meyers plan are to “preserve and improve aesthetic characteristics” and to “encourage the most desirable and efficient uses of land while enhancing the physical environment”. While our location falls just outside the boundaries of this plan, we believe this project will help to achieve these goals. We will conform to all necessary regulations and board recommendations in the development and execution of the garden center.



# Fence Key

- Yellow line = Fence #1
- Green line = Fence #2
- Blue line = Fence #3





Fence # 1

Fence #2



Fence #3

