

RESPONSES TO SPECIAL USE STANDARDS

HARBORCHASE SENIOR LIVING

1. The proposed project offers a viable housing opportunity for the elderly generation living in the community who may require additional assistance. Moreover, directly behind the project are multi-family and single-family residential units, which makes this project compatible with the surrounding area as a transitional buffer from 143rd to the residential and commercial uses to the West. In addition, it puts a current vacant lot back to good use for the community.
2. As mentioned above, the area consists of numerous multi-family and single-family residential units. The addition of a senior living facility in a predominantly residential area should not change the community character.
3. The petitioner is very familiar with the current architectural makeup of the area. The elevations call for a beautiful combination of brick and stone veneer. Upon completion, the proposed project should be aesthetically pleasing to the eye and enhance the overall look of the area.
4. The location for the proposed project is currently a vacant lot. The vacant lot brings in nominal taxes to the Village on a yearly basis of \$112.00. The senior living facility would put this vacant lot back to great use. Petitioner believes the proposal to be a good transitional use to the multi-family and single-family residential units from the commercial uses located to the West. Additionally, it would be far less disruptive in terms of traffic to the predominantly residential neighborhood than that of a retail development. Overall, the proposed project should have a positive financial impact on that area and the community at large.
5. The developer has had numerous discussions with Village Staff to ensure that all public facilities and services will be capable of serving the special use at an adequate level of service as dictated by the Village.
6. The petitioner has retained the services of licensed architects, licensed engineers and a land planner. There are no easements that are contemplated to be given or received from adjoining property owners to facilitate the development of the subject property.

7. A study was conducted showing that the proposed location has been farmland that was previously farmed for over 100 years. Therefore, the development will not adversely affect a known archaeological, historical or cultural resource.

8. The petitioner has worked closely with Village Staff to ensure that the use will comply with any and all Village requirements.