

**1492 W. Ogden Avenue**

**Standards for Granting or Amending a Conditional Use  
Section 6-3-8:2**

Standards For Conditional Uses: The commission shall not recommend nor the city council grant a conditional use in a particular zoning district or districts unless it shall make findings based upon the evidence presented to it in each specific case that:

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 subject property and contiguous properties along Ogden Avenue have multiple automobile dealers, service and retail uses that have been in operation for years with no detrimental impact to the public health and safety. The proposed car wash use is consistent with the neighboring uses. Therefore, the establishment of the conditional use would not be detrimental to, or endanger the public health, safety and general welfare of the public; and,*

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 surrounding neighborhood is entirely made up of retail and industrial uses within the B-3 and B-2 districts. The proposed conditional use, which is consistent with existing uses and therefore would not substantially diminish or impair property values within the neighborhood; and*

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. (Ord. 80-5, 1-21-1980)**

*The surrounding neighborhood is built out and well established. The proposed conditional use is consistent with current uses and would not negatively impact the use of the adjacent properties. Therefore, the petitioned for conditional use would not impede the normal and orderly development and improvement of the adjacent property.*

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

*The City of Naperville Master Plan designates that the Subject Property, and contiguous properties along Ogden Avenue as a "City Corridor" with applicable Zoning Districts to include B-2, B-3, OCI, TU, and PUD. The Subject Property is zoned B-3 which specifically allows for a car wash as a conditional. Therefore, the conditional use is not in conflict with the adopted comprehensive master plan.*