

CONDITIONAL USE TO ALLOW TOWNHOMES IN THE R-2 ZONING DISTRICT

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

The R-2 Zoning District intent is to “provide multiple-family areas of a low density character to accommodate a variety of housing types and compatible uses”. The proposed conditional use will not be detrimental to or endanger public health, safety or the general welfare. The conditional use will provide for the development of additional housing

opportunities to those who currently reside in Naperville or wish to reside in Naperville. It will also provide an opportunity for those seeking an upscale row home opportunity within walking distance of necessities such as pharmacies, retail and dining and entertainment venues to be able to enjoy such a lifestyle. In addition, the conditional use will provide for the development of underperforming land to be utilized for its highest and best use which will in turn support the adjacent commercial development and enhance the City's workforce and retail and property tax bases. The proposed amendment is also in conformance with the City's official plans for the Subject Property.

- b. 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; and*

The conditional use will provide for the improvement of the Subject Property which will improve property values in the area as well as the elimination of the existing structures. As a result the property values in the area will increase, and the housing stock will be improved.

- c. 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; and*

The Proposed development is consistent with the City's master plan for this property and the R-2 Zoning District which will then help insure the normal, orderly and desirable development of the Subject Property and adjacent areas. The proposed development will create the highest and best use of the Subject Property and eliminate the existing houses and unnecessary access points on Aurora Avenue.

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

The proposed development is right on target with the City's R-2 zoning district as evidenced herein which is the comprehensive master plan for this area.