

community's housing market and provide additional housing options to all that want to live in Naperville.

STANDARDS FOR REZONING FROM B-2 TO THE OCI DISTRICT

- a. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and other official plans of the City; and*

The amendment will promote the public health, safety, comfort, convenience, and general welfare. The City of Naperville is perennially rated as one of the top cities in the United States. The City provides an extraordinary quality of life, with significant employment opportunities, world-class education, and a safe environment to raise a family. For decades, Naperville has been a particularly attractive destination for couples starting or growing their families. According to Chicago Metropolitan Agency for Planning (CMAP), within Naperville, single-family residential accounts for nearly 43% of land use, while multi-family residential only accounts for roughly 3%. The traditional housing market has remained strong over the several decades, but Naperville's population has shifted and demand for alternative housing product has risen. For the general welfare of the community and future success, Naperville must increase its housing stock specifically designed to meet the unique needs of the younger demographic as well as housing options for aging adults who no longer desire traditional single-family homes. This aligns directly with the Master Plan's guiding principal of "ensuring housing is diverse, response to community needs, and accessible to everybody" and with the directive that "the City should emphasize housing diversity to ensure Naperville offers homes that are comfortable, affordable, and inclusive to everybody.

- b. The trend of development in the area of the Subject Property is consistent with the requested amendment; and*

The trend of development in the area of the Property is consistent with the proposed OCI

District. The Property was annexed and zoned in the City in 1997. At the time of annexation, the area around the Property was utilized for residential and agricultural purposes. Over the last nearly three decades, the area has transformed with significant new commercial development along Route 59 to the west and 75th Street to the south. To the north and the east, four new attached single-family residential neighborhoods have been developed. These dynamics have placed the Property at a transitional point between intensive commercial uses along regional arterial roadways and transitional attached single-family neighborhoods. The OCI District is specifically intended to address this type of scenario. Under the Code, “it is the intent of the OCI district to act as a transitional zone between intensive business areas and residential neighborhoods” (Section 6-7F-1). The OCI District represents an excellent transitional use compatible with the adjacent attached single-family neighborhoods located north of Audrey Ave, buffering them with a compatible residential use from the commercial intensity on the south side of Audrey Ave.

c. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.

The existing zoning classification for the Property is B-2 (Community Shopping Center District) and was established upon annexation of the Property approximately 28 years ago. The intent of the B-2 district is to “accommodate the needs of a much larger consumer population than is served by the neighborhood convenience shopping district” (Section 6-7B-1). Regional shopping centers to the south, including the Home Depot, Whole Foods, Walmart, Costco and Lowes are all zoned B-2 and draw regional shoppers due to access and frontage along Route 59 and 75th Street. The Property is uniquely situated benefiting from limited frontage along Route 59 and frontage along Audrey Ave. Resubdividing the Property will preserve a dedicated lot fronting Route 59, protecting its highest-value and highest-visibility potential for future commercial development. This request preserves the opportunity for ongoing sales tax, business attraction, and

commercial vitality, while allowing the remainder of the Property to be developed with a multi-family residential use that complements the existing surrounding residential uses of Mayfair townhomes to the north and east. This approach balances economic development goals with neighborhood compatibility and maximizes long-term benefit to both the City and local residents.

The primary frontage of the Property is along Audrey Ave. Audrey Ave is a collector roadway, adjacent to residential subdivisions. With Mayfair townhomes to the north and east, and the abundance of commercial to the south and west along 75th Street and Route 59, the Property provides the ideal opportunity for a transitional use due to its surrounding context.

d. The subject property has not been utilized under the existing zoning classification for a substantial period of time; and

The Property has remained vacant for nearly three decades despite the fact that the surrounding area has been substantially developed. This prolonged vacancy demonstrates that the B-2 zoning classification hasn't been suitable or marketable for typical commercial development. While the commercial uses with frontage along the major corridor of Route 59 and 75th Street have successfully supported active retail and restaurant uses, the Property's location along Aurora Avenue positioned behind Home Depot, Dick's Sporting Goods, and the Springbrook Shopping Center functions as a "back-of-house" corridor rather than a visible or accessible commercial frontage. As a result, the Property has not attracted viable B-2 development. Given these conditions, the Property is better positioned to serve as a transitional use between the commercial intensity of Route 59 and the established residential neighborhoods to the east, making multi-family residential development a more appropriate and productive land use for this long-underutilized parcel.

e. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

The amendment will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. The Property is presently vacant and undeveloped, with the Property being utilized for agricultural purposes and generating minimal property taxes. The development of the Property for a productive use will preserve to the character of the neighborhood, prevent against inconsistent B-2 high intensity uses, and will generate new revenue streams for underlying taxing districts.

The proposed OCI District is specifically intended to act as a transitional zone between intensive business areas and residential neighborhoods. The district is intended to contain office, residential and institutional and support commercial facilities (Section 6-7F-1). The proposed zoning will effectively “downzone” the Property, permitting less intensive uses than otherwise permitted under the existing B-2 zoning. This “downzoning” of the Property is appropriate as a transition away from more intensive commercial corridors along Route 59 and 75th Street toward residential neighborhoods to the north and east.

STANDARDS FOR CONDITIONAL USE IN THE OCI ZONING DISTRICT:
MULTI-FAMILY DWELLINGS

The requested conditional use for multi-family dwellings in the OCI Zoning District is appropriate based upon the following factors:

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

The proposed conditional use will not be detrimental to or endanger public health, safety or the general welfare. The proposed conditional use will facilitate the development and construction of a new apartment community which will provide 236 dwelling units targeted to a broad range of people, including the younger generation and 55+ demographic. This type of development is