

## Exhibit C. Response to the Standards for Granting the Rezoning

### **REZONING FROM OCI TO B-1**

- 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 current OCI zoning district allows for an overall density on-site that is 10 times what the petitioner is proposing. The OCI zoning district permits a floor area ratio of 1.5 with no height limitation for commercial uses. The proposed B-1 zoning sought only allows about 22% of what is allowed in the existing OCI zoning district. Additionally, Petitioner is only proposing square footages of about one half of what is permitted in the B-1 zoning district. Essentially, the OCI zoning district would permit a massive building and associated parking/traffic on the Subject Property by right which may or may not be the right fit for the Subject Property.

The B-1 zoning district is defined as “a neighborhood convenience shopping center district intended to provide convenience shopping for persons living in adjacent residential area” which is exactly what is proposed in this instance. As such, the requested amendment will promote the public health, safety, comfort, convenience, and general welfare in many ways. The amendment will also provide for the development of underperforming land to be utilized for its highest and best use which will in turn support the adjacent residential areas, the adjacent

commercial areas and enhance the City's property tax bases. The amendment will have a very positive effect on the essential character of the neighborhood. The net result will be increased convenience to the adjacent residents and an enhanced property tax base for the City. In addition, the Petitioner has designed the site in a manner which takes the concerns of the adjacent residences into consideration and enhances the overall area. As intended by the Code, the proposed B-1 district use will provide for the transition between the intensive uses of Washington Street to the residences to the west and south.

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

The proposed rezoning is consistent with the Naperville Plaza Shopping Center located immediately adjacent to the Subject Property which is actually zoned B-2. Additional conveniences in this specific location would certainly provide a positive boost to the adjacent area as well as a complimentary land use.

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

The proposed B-1 zoning will allow for multiple uses which are complimentary to the area and are intended for neighborhood convenience such as bakeries, beauty salons, ice cream stores, cafes, health spas, coffee shops, restaurants as well as office uses which are all complimentary to the greater neighborhood. The current OCI zoning district allows for an overall density on-site that is 10 times what the petitioner is proposing. The OCI zoning district permits a floor area ratio of 1.5 with no height limitation for commercial uses. The proposed B-1 zoning sought only allows about 22% of what is allowed in the existing OCI zoning district. Additionally, Petitioner is only proposing square footages of about one half of what is permitted in the B-1 zoning district. Essentially, the OCI zoning district would permit a massive building

and associated parking/traffic on the Subject Property by right which may or may not be the right fit for the Subject Property.

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

The Subject Property is currently vacant and has been vacant for almost 6 months. Prior to demolition of the building the former bank had relocated and deed restricted the Subject Property prohibiting any further financial uses. Additionally, the building was antiquated, divided oddly and not viable as a future office building without considerable expenditure that precluded future viability. Multiple potential tenants and architects were unable to make the building work. As such the only option was a clean slate. After review of the existing OCI zoning code uses and allowances, the Petitioner did not feel that a massive office building, apartments or other uses although most profitable were the best uses for the neighborhood. Noting that the current OCI zoning district allows for an overall density on-site that is 10 times what the petitioner is proposing. Essentially, the OCI zoning district would permit apartments or a massive building and associated parking/traffic on the Subject Property by right which may or may not be the right fit for the Subject Property. As a result, the Petitioner studied the neighborhood to find the correct complimentary fit which we believe is office and neighborhood convenience retail and which requires a rezoning to B-1.