

MAP AMENDMENT TO REZONE THE SUBJECT PROPERTY TO OCI

The requested Map Amendment, rezoning the Subject Property from A-1 in Will County to OCI in the City meets the requirements for a Map Amendment under the Naperville Municipal Code and is appropriate based upon the following factors:

1. 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.

The amendment will promote the public health, safety, comfort, convenience, and general welfare in many ways. First, the amendment 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 attainable rental opportunity within walking distance of necessities such as pharmacies, grocery stores, retail, dining, recreation, and entertainment venues to be able to enjoy such a lifestyle. In addition, the amendment 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 amendment will provide for improvement over the existing unused buildings and greenhouses on the Subject Property. While the Comprehensive Plan shows the Subject Property as Mixed Use Commercial Retail Office, the location of the Subject Property off of Route 59 does not lend itself to commercial or retail uses. After the pandemic, there is no demand for office space with many companies continuing to allow employees to work from home, and vacant office space is abundant on the I-88 corridor. The better use for the Subject Property is the proposed use allowing this sector of the City to be served with rental housing opportunities.

2. The trend of development in the area of the Subject Property is consistent with the requested amendment.

The trend of development in the area is largely residential. There is a need in the Southwest Community, however, for rental housing opportunities. The Subject Property will provide a transition from the commercial uses on the east to the residential properties to the west. The property to the south is also residential in Will County, adjacent to industrial property to the east, so the multifamily residential use will be consistent with these residential uses. The property to the north is Tamarack Golf Club, so the proposed use will have no impact on that property.

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

The existing zoning classification is A-1 Agricultural uses in Will County. The requested zoning classification for residential uses in the City is more suitable than agricultural uses in this area surrounded by commercial, residential and industrial uses. The multifamily rental units will provide a unique housing opportunity unavailable in this area of the City in close proximity to living necessities. Additionally, there is no doubt that the residential use is preferable to the closed nursery property that has been closed for 4 years. The requested OCI zoning will permit a desirable multifamily development that will create an efficient use of the Subject Property as well as the resources located in close proximity.

4. The Subject Property has not been utilized under the existing zoning classification for a substantial period of time.

The Subject Property has not been utilized as a nursery for four (4) years, which is an underutilization of the Subject Property and totally out of character for this residential and commercial area. As the Subject Property currently sits empty, it is fair to say it has not been utilized under the existing agricultural zoning classification.

5. 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 actually have a very positive effect on the essential character of the neighborhood and will benefit the adjacent property by providing a compatible residential use. The proposed development plans will provide additional housing opportunities and will also have a positive effect on the sustainability of the adjacent commercial uses. The net result will be increased viability of the Subject Property and surrounding area in its entirety and an enhanced retail and property tax base for the City. In addition, the Petitioner has designed the site in a manner which will have the least impact on the adjacent properties by keeping all parking areas and drive aisles internal to the development and maintaining the existing evergreen tree line on the western property line. The proposed residential use will also serve as a buffer for the residences from the commercial uses on Route 59.