

CONDITIONAL USE TO ALLOW MULTI-FAMILY IN THE OCI ZONING DISTRICT

The requested Conditional Use to allow multi-family residential units in the OCI Zoning District meets the requirements for a Conditional Use under the Naperville Municipal Code and 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 and general welfare; and

The proposed conditional use for Forest Meadows will not be detrimental to or endanger public health, safety or the general welfare. The use provides for additional and desirable living options that help complement the surrounding area while also improving the real estate tax base and value of adjacent properties. As stated in the Master Plan, the community is better served with homes of different types, styles, and densities. The proposed development will complement an area already consisting of a wide variety of land uses by introducing rental housing options where they are currently lacking, thereby improving the public welfare and satisfying the City's vision for broad diversity in housing.

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 with a new, attractive, desirable residential use which will increase property values in the area as well as eliminate an underutilized parcel with a relatively unattractive and unusable building. As a result, the property values in the area will increase as well as the housing stock improved with a new multi-family use. Further, the proposed Forest Meadows development will create the highest and best use of the Subject Property, thereby promoting the desirability of properties in the neighborhood.

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.

The adjacent properties are essentially already developed and will not be impacted by the introduction of Forest Meadows. The proposed development is consistent with the City's Master Plan for this property which will help ensure the normal, orderly and desirable development of the Subject Property and nearby areas. The proposed development will create the highest and best use of the Subject Property and eliminate an underutilized, poorly maintained building that is out of character with the area.

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

The proposed development is consistent with the City's Master Plan designation of City Corridors for this segment of land on the north side of 75th Street. The Forest Meadows apartment community is consistent with the Master Plan in that multi-family residential buildings are considered supporting uses for the more intense primary commercial and retail uses designated for City Corridors in the Master Plan. Further, the Master Plan includes numerous statements as to the need for a range of housing types allowing for increased densities in a multi-family residential setting. The increase in housing diversity is intended to "appeal to a variety of

income levels, including young families, aging residents, and people with disabilities”. The Forest Meadows conditional use helps the City further that goal of diversity, making it entirely consistent with the Master Plan.