

MAP AMENDMENT TO REZONE THE SUBJECT PROPERTY TO OCI

The requested Map Amendment, rezoning the Subject Property from R-2 in DuPage 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:

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.

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 a rental opportunity within walking distance of necessities such as grocery stores, pharmacies, retail, banking, dining, recreation, office, worship, medical, 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 nearby commercial developments and enhance the City's workforce and retail and property tax bases. The amendment will provide for improvement over the existing outdated and non-functional single-family home and garage on the Subject Property. The location of the Subject Property fronting 75th Street does not lend itself to a single-family use. The better use for the Subject Property is the proposed use of Forest Meadows allowing this portion of the City to be served with rental housing opportunities.

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

There is a need in this quadrant of the City for rental housing opportunities. The Subject Property will provide a transition from the more intensive commercial and retail uses on the east to the less intensive uses of properties to the west and residential properties to the south of 75th Street. The Master Plan encourages diversity in housing and notes the suitability of rezonings for increased density in areas adjacent to arterial roadways and close to walkable commercial areas and other amenities. The Subject Property fits these parameters perfectly.

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

The existing zoning classification of R-2 (Single Family Residence District) is intended for large lot residential (typically on well and septic systems) in DuPage County. The requested OCI zoning classification for residential uses in the City is more suitable for this area given that it fronts 75th Street and is surrounded by commercial, utility, forest preserve, religious institution,

and other related uses, making Forest Meadows a suitable transition use for this area. The proposed apartment community will provide a unique housing opportunity unavailable in this area of the City and in close proximity to living necessities. The requested OCI zoning will permit a desirable multi-family development that will create an efficient use of the Subject Property as well as the many resources located nearby.

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

The home on the Subject Property has not been occupied as a residential use for a substantial period of time and is the only remaining single-family home on the north side of 75th Street between Naper Boulevard and Washington Street. In fact, the most recent use of the property was a doctor's office, a use that may not have been operated in accordance with the County's applicable zoning ordinance. There is no kitchen in the structure at the present time, making it wholly unusable under its current zoning classification. Given the many other uses along this road (retail, medical office, electric utility, car wash/sales, veterinary clinic, religious institution, etc.), a single-family home is clearly an underutilization of the Subject Property and out of character for this portion of 75th Street. As the Subject Property has been empty for an extended period, it has clearly not been utilized under the existing County zoning classification.

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

Properties in the vicinity of the Subject Property include a variety of distinct uses—residential, major retail/commercial, worship, medical office, veterinary office, forest preserve, utility, restaurant, and similar uses. The neighborhood and adjacent properties will not suffer any detriment with the addition of a multi-family residential use on the subject site. The amendment will likely result in a very positive effect on the essential character of the

neighborhood and will benefit the adjacent properties 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 nearby 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 preserve the existing evergreen tree line on the southern property line along 75th Street.