

STANDARDS FOR REZONING FROM B-2 TO OCI

- 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. To meet demand, home builders built 1,000's of new single-family homes through the 1980's, 1990's and early 2000's. While the traditional housing market has remained strong over the last decade or two, Naperville's population has grayed and demand for alternative housing product has risen. Between the 2010 and 2020 census, the number of Naperville residents aged 65+ nearly doubled while the percentage of Naperville's population in that same 65+ age-cohort increased from under 8% to 13%. These numbers are expected to continue to grow through 2029 when the youngest of the Baby Boomer Generation is anticipated to reach the age of 65. For the general welfare of the community, Naperville must increase its housing stock specifically designed to meet the unique needs of the growing senior demographic, and in particular, the growing segment of the population 85+.

- 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 zoning amendment. The Property was annexed and zoned in the City in 1997- approximately 25 years ago. At the time of annexation, the area around the Property was utilized for county residential and agricultural purposes. Over the last twenty-five years 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 zoning 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 zoning represents a “downzoning” from the existing B-2 zoning of Property and will permit transitional uses compatible with the adjacent attached single-family neighborhoods located north of Audrey Avenue.

- 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). The B-2 zoning classification was established upon annexation of the Property approximately 25 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. While the Property does have limited frontage along Route 59, the Property is not of comparable size or configuration and does not share frontage attributes of nearby properties that have been developed in the B-2 district. The primary frontage of the Property is along Audrey Avenue. Audrey Avenue is a collector roadway, providing access to residential subdivisions to the north and providing access/loading to commercial properties to the south. The location and orientation of the adjacent Springbrook Commons, with the rear of commercial buildings addressing Audrey Avenue, evidences the City's acknowledgement that Audrey Avenue would never be a commercial corridor.

Uses permitted in the OCI District include banks and financial institutions, civic buildings, cultural institutions, nursery schools, offices, and religious institutions. While commercial uses are permitted, the uses are generally less intensive than the general commercial (Nordstrom Rack or Whole Foods), restaurant (Meatheads) or marijuana dispensary (Sunnyside) type uses permitted in the B-2 district. Conditional uses in the OCI District include a convalescent home, hotel, and a variety of residential uses not otherwise permitted in the core B-2 district. Institutional uses or more intensive residential uses are an appropriate use of the Property given the Property's relationship to the existing commercial development to the south and existing medium-density residential uses to the north.

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

At all times the Property has remained vacant under its current zoning classification. The Property was annexed to the City in 1997 and at that time zoned B-2 under the City Code. The property has failed to develop under the existing B-2 zoning classification over the last twenty-five (25) years.

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 to minimize applicable property taxes. The development of the Property for a productive use will be accretive to the character of the neighborhood and will generate new revenue streams for underlying taxing districts.

The proposed OCI zoning 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.