

## **CONDITIONAL USE TO ALLOW MULTIFAMILY IN THE OCI ZONING DISTRICT**

The requested Conditional Use to allow multifamily 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:

*1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.*

The proposed conditional use will not be detrimental to or endanger public health, safety or the general welfare. The use provides for needed and desirable living options that help create enhanced living opportunities and compliment the surrounding area while also improving the real estate tax base and value of adjacent properties. The proposed development will also improve an area which is currently an inoperable nursery which is out of character for the area. Lastly, the proposed residential use will provide a buffer between the existing residences to the west and the commercial uses to the east which will improve the public welfare.

*2. 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.*

The conditional use will provide for the improvement and revitalization of the Subject Property with residential uses, which will improve property values in the area. As a result of the development of the Subject Property, the property values in the area will increase, and the housing stock will be improved.

*3. 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 largely developed. The proposed development will not impede the normal, orderly and desirable development of the undeveloped adjacent areas. The proposed residential use is consistent with the residential areas in the vicinity and will not prevent the

development or improvement of surrounding properties. The proposed development will create the highest and best use of the Subject Property and will provide for a new rental housing opportunity in the area.

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

As stated above, the Property is designated as Urban Center in the Master Plan. The Belvedere is consistent with the Master Plan in that multifamily units are considered supporting uses for the primary commercial, retail, services, restaurants, entertainment, and office uses. As the City recognized in Neighborhood Centers section of the Master Plan regarding City property on IL Route 59 and 103<sup>rd</sup> Street called the South 20, “vacant commercial buildings at 95<sup>th</sup> Street and at other areas to the South may indicate the commercial potential is limited.” Being off of IL Route 59 on 111<sup>th</sup> Street, makes the potential for commercial viability of this Property even more remote. With the commercial uses on IL Route 59 and 111<sup>th</sup> Street, the supporting use of multifamily residential housing is consistent with the Land Use Master Plan.

The Master Plan also pointed out that 75% of the housing stock in Naperville is single family detached homes and there are very few multifamily housing opportunities south of 75<sup>th</sup> Street. The Master Plan stated that an increase in housing diversity, including different price points, housing types and locations, will help provide options to appeal to residents of different income levels. The Vision of the City is to provide residents with access to sustainability, walkability, affordability, and accessibility of housing in Naperville. Creative and innovative infill redevelopment projects are suggested to support the City’s vision. The Belvedere is the perfect fit for the redevelopment of the Property.

Pursuant to the Master Plan, Urban Centers are primarily located along major

transportation corridors like IL Route 59 and are oriented toward automobile traffic moving throughout the City, focusing on mobility. Consistent with the Urban Center designation, Urban Centers may include higher density residential uses on the periphery to better transition to residential area, which is precisely what Petitioner is fulfilling with the Belvedere. The Key Considerations include repositioning Urban Centers as vibrant destinations. The addition of residents within walking distance to the commercial center on IL Route 59 and 111<sup>th</sup> Street will assist in attracting and keeping businesses in the commercial center. The integration of residential and commercial areas will contribute to the activity of the Urban Center and support housing diversity. There are few rental opportunities in the southwest sector of the City, so this development will be supportive of the housing diversity highlighted in the Master Plan. For all of the reasons listed above, the Belvedere is consistent with the Master Plan.