

CONDITIONAL USE TO ALLOW SINGLE-FAMILY ATTACHED HOMES

IN THE OCI ZONING DISTRICT

1. The proposed development meets the requirements for a conditional use as follows:

- 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 conditional use will enable the development of the Subject Property to facilitate the logical growth and extension of the City in a creative and innovative fashion, in support of the general welfare of the City. Petitioner's proposal is the product of modern innovative planning, resulting in a unique environment sought out by young professionals and empty nesters. Petitioner's proposed planned unit development is consistent with the City's land use master plan which anticipates this property as medium density residential. Petitioner's proposed development at this particular location is situated to provide desirable housing in the interest of the Naperville public and will contribute to the general welfare of the community. Notably, there has been an influx of suburban, single family attached homebuyers, and a lack of housing stock to satisfy the

recent demand. M/I believes that the proposed development will be very successful at this location provided the adjacent land uses. The development will provide a natural transition from the single-family homes to the north and office/business uses to the south, all of which is in line with the purpose of the OCI district and the designated future land use under the City's land use master plan. Accordingly, M/I's proposed Development will contribute to the general welfare of the neighborhood and community by providing a diverse housing stock and additional residents to continue to support the City's tax base and the business community, which will ultimately support the long-term viability of the Corridor.

- 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 proposed demolition of the existing structure on the Subject Property is a net benefit to other properties in the area. In reducing the supply of office space, the market will move closer toward balance of supply and demand. Only after supply and demand reach equilibrium will the office market begin to rebound to a point where reinvestment begins to make economic sense. The redevelopment of the Subject Property as a townhome community will support the ultimate turnaround of the office market by creating a more dynamic and vibrant community. Recognizing the Subject Property's shortcomings provided its lack of Warrenville Road frontage allows Petitioner to repurpose the Subject Property in a way much more compatible with the surrounding areas. The proposal removes blighted conditions that are not viable for future users while addressing the growing need for diverse housing in Naperville. In turn, the proposal ultimately supports the long-term viability of the I-88 Corridor as an employment center by way of helping to balance the supply and demand of available offices.

Petitioner has strategically minimized the scope of disturbance associated with the overall

development of Northwoods. The total area of the Property is over 530,000 square feet, but Petitioner's net new impervious area is just 21,000 square feet. Petitioner proposes the establishment of a large "Preservation Covenant" which will forever protect the natural resources on the eastern portion of the Property. Along the shared property line with the Danada Forest Preserve, Petitioner proposes a 15' native planting buffer zone which will create a natural transition between development and the Forest Preserve Property. In total, the plan for Northwoods incorporates 7.85 acres of open space (as measured per Naperville Code), representing approximately 65% of the total area of the Property. Accordingly, the conditional use will not be injurious to adjacent properties.

- 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; and*

The proposed development will not impede normal and orderly development or improvement of adjacent property. The adjacent properties to the north are single family residential in unincorporated DuPage County. In addition, Petitioner proposes the establishment of a large "Preservation Covenant" which will forever protect the natural resources on the eastern portion of the Property adjacent to the eastern wetlands. The Property west is owned by the Forest Preserve District of DuPage County and will not be developed. South of the Property and east of the entrance drive are large office users – namely Chervon and BMO Harris Bank. These offices have Warrenville Road frontage and BMO even has visibility from I-88. The proposed community makes it possible for these offices with prime frontage within the Corridor to have a better chance at occupancy success by removing a competing and available office building and replacing it with a use that provides a logical land use transition and is much more compatible with its surrounding properties in accordance with the Land Use Master Plan.

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

The Subject Property is designated for “medium density residential” under the City’s future land use plan. The goal of medium density residential designated properties is to respect the character of existing neighborhoods while supporting the City’s changing demographics and market. Notably, the primary use identified for medium density residential designated properties are single-family attached homes. The City’s land use master plan’s guiding principle #1 is “ensuring housing is diverse, responsive to community needs, and accessible to everybody.” To achieve this goal, the City notes the importance of preservation of neighborhood character and natural areas and supporting redevelopment that is compatible with natural resources. Not only will the proposed townhome community enhance the diversity of the City’s housing stock and address the needs of buyers in all stages of life, but Petitioner has also taken great care to preserve the site’s natural features to create a unique residential enclave to provide the appropriate transitions between uses, all in line with the adopted land use master plan.