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on-site. The waivers from zoning regulations allow Petitioner to provide a unique housing opportunity for those 55 years and older which serves a compelling community need.

f. The planned unit development is compatible with the adjacent properties and nearby land uses.

The proposed use of the Subject Property is consistent with age restricted residential uses to the south and west (Tabor Hills). Additionally, the proposed use is consistent with the Forest Preserve land to the east and will provide a transition from the intensity of the office uses to the north. The proposed development would create a beneficial use of the Subject Property that will provide a housing opportunity to the aging segment of the housing market. The planned unit development's proposed use is compatible with and serves as an excellent transitional use between the existing adjacent residential to the south and east and the business/commercial to north. It is also an excellent synergistic use with the assisted living facility to the south.

g. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the City.

The proposed development is consistent with the overall objectives of the City to enhance the housing stock for our aging population. The proposed development will allow for underperforming land to be utilized for its highest and best use which will in turn enhance the City's property tax bases while providing a buffer to the adjacent residential uses.

REZONING FROM ORI to OCI

The requested rezoning from ORI to OCI meets the requirements for a rezoning 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 current zoning of the Property is "ORI", Office Research & Industrial. The applicable land use plan that covers the Property is the 1996 Northwest Sector Revision of the Naperville

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Comprehensive Master Plan (“Northwest Plan”). The Northwest Plan identifies the Property as being designated for Commercial. The Northwest Plan is over 22 years old and under this designation the Subject Property has remained vacant and underperforming. Additionally, the Petitioner believes that the “ORI” zoning designation is inappropriate based on the established residential character surrounding the Property. Permissible uses in the Industrial Districts include uses such as medical cannabis distribution, warehouses, laboratories, manufacturing, assembly and food processing which are incompatible uses with the existing character of the area. Rather, Petitioner believes that a designation of OCI (Office, Commercial and Institutional) is appropriate for the Property. The OCI District does not permit any of the incompatible uses outlined above. Uses permitted in the OCI district include things such as churches, office buildings, veterinary offices, hotels, and multi-family dwellings. Moreover, the defined intent of the OCI District is to “act as a transitional zone between intensive business areas and residential neighborhoods”. In this instance, Diehl Road and Raymond Road are rather intensive roadways designed to convey traffic to/from highways and provide intra-community connectivity. Here, the proposed OCI zoning and age-restricted residential use will provide for the transition between the intensive uses on the north side of Diehl Road and the Tabor Hills residential areas to the south while also being complimentary to the forest preserve area to the east.

Lastly, the amendment will provide for the development of additional housing opportunities to those who currently reside in Naperville or wish to reside in Naperville. 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 adjacent commercial development and enhance the City’s retail and property tax bases.

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

The proposed zoning is consistent with the trend of development along the Mill and Raymond

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corridor. The property to the south is occupied by the Tabor Hills community which is directly in line with the proposed development of the Subject Property for residential purposes. Additional residents in this specific location would certainly provide a positive boost to the adjacent area as well as a complimentary land use. Also, the proposed residential community will be complimentary to the existing forest preserve property to the east.

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

The proposed residential use at this location is consistent with the Tabor Hills community to the south as well as the forest preserve to the east. 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 resources located in close proximity. The proposed age-restricted apartment community is considerably more in line with the adjacent uses than currently permitted industrial uses.

- d. The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.*

Under its current zoning designation, the Subject Property has remained vacant and unimproved. The unique configuration of the Subject Property along with the existence of wetlands has hindered its development as an industrial use.

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

The Subject Property has been vacant at all times under its existing ORI zoning designation.

- f. 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 actually have a positive effect on the character of the neighborhood. The proposed use is in line with the existing Tabor Hills community to the south and will bring additional users to the Forest Preserve to the east. The net result will be increased viability to the Subject Property and surrounding areas in its entirety and an enhanced retail and property tax base for the

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City. In addition, the Petitioner has designed the site in a manner which takes the concerns of the adjacent property including providing extensive landscaping, enclosing the dumpsters and providing the majority of parking interior to the building. The proposed residential use will also serve as a buffer for the residences from the traffic and public transportation along Diehl Road and I-88.

DEVIATION TO REDUCE THE REQUIRED OFF-STREET PARKING FROM 2.25 SPACES PER UNIT TO 1.75 SPACES PER UNIT

a. The requested deviation would not undermine the intent and purpose of the underlying zoning district.

There will be a total of 304 parking spaces provided with 233 of those spaces being inside parking and the remaining 71 being outdoor spaces. Of the total 304 spaces, 44 spaces will be dedicated to guest parking and the remaining 260 spaces will be assigned. The proposed deviation to reduce the required off-street parking from 2.25 to 1.75 spaces per unit is consistent with the purpose and intent of the zoning regulations. The purpose of the off-street parking requirement is to ensure that adequate parking is provided to meet the demand. Accordingly, the Code provides that each property must provide on-site parking to meet the anticipated parking demand, based on the use of the individual property. The City of Naperville code does not consider the nature of residential developments, but instead states 2.25 spaces per unit regardless of how many bedrooms, the specific use or the location of the development.

Furthermore, the recently approved Avenida age restricted development parking needs analysis submitted with that project detailed that the age-restricted nature of the project dictates significantly different parking needs. The Avenida parking needs analysis concluded that 1.13 spaces per unit would be sufficient parking for the proposed project which was approved in 2017. This conclusion was based on both secondary research and a detailed field study of similarly situated projects. Professional publications reviewed for purposes of the Avenida parking needs analysis recommended parking ratios of 1 space per unit, 0.5 spaces per unit and 0.6 spaces per unit. The detailed field study