

### **REZONING TO OCI**

The requested Rezoning from B-3 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 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 an attainable rental opportunity within walking distance of necessities such as pharmacies, grocery stores, retail and dining and entertainment venues to be able to enjoy such a lifestyle. In addition, the amendment will provide for the development of unsightly and 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 workforce and retail and property tax bases. The proposed amendment is also in conformance with the City's official plans and initiative to provide affordable housing. Lastly, the amendment will provide for improvement of the existing dilapidated hotel consistent with the

City's initiate to improve the Ogden Avenue corridor.

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

The Subject Property is currently occupied by the Regency Inn, a motel use. The property to the north is a vacant Ford Dealership which will be redeveloped in the future. The property to the east was recently rezoned to allow for a preschool use which is complimentary to the proposed residential community. Additionally, the property to the south was recently annexed to the city and zoned for residential purposes which is also consistent with the proposed residential use.

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

The requested zoning classification is directly in line with the City's vision for both improvement to the Ogden Avenue corridor and desire to provide attainable housing opportunities in close proximity to living necessities. Additionally, there is no doubt that a blighted motel is not a suitable use for this highly visible location. 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.

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

The existing motel is failing and suffers from low rental rates and low occupancy rates. The Subject Property is not viable in its current state being occupied by a motel with considerable deferred maintenance. Under its current zoning designation, the Subject Property has remained substantially vacant and unimproved and served as an eye-sore for our community. The highest and best use is as a residential multi-family community.

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

*substantial period of time.*

The Subject Property is occupied by a blighted hotel which is an underutilization of the Subject Property and totally out of character for this area. As the Subject Property is blighted, it is fair to say it has not been utilized under the existing zoning classification.

*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 very positive effect on the essential character of the neighborhood and will benefit the adjacent property 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 adjacent commercial uses. 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 City. In addition, the Petitioner has designed the site in a manner which takes the concerns of the adjacent properties by enclosing the dumpsters and providing additional landscape screening along the residential property line. The proposed residential use will also serve as a buffer for the residences from the traffic and public transportation along Ogden Avenue.