

EXHIBIT 4

STANDARDS FOR GRANTING A MAP AMENDMENT (REZONING)

Section 6-3-7:1: Standards for Granting a Map Amendment (Rezoning):

1. *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and official land use plan and official plans of the City;*

The Petitioner is seeking to annex the Subject Property and rezone it from R-3 in DuPage County to OCI (Office, Commercial, Institutional) District in the City of Naperville. The surrounding properties in the City of Naperville are zoned OCI, with the exception of Nike Park, which is zoned R-1. The property to the west is zoned S-D, Special Development District in Warrenville, but is office uses and a water tower. With the school on the corner as an institutional use, the surrounding City properties being zoned OCI, and the Master Plan classifying the Subject Property as Employment Center, the requested amendment complies with the policies and Master Plan of the City.

2. *The trend of development in the area of the subject property is consistent with the requested amendment;*

The trend of development in the area is OCI zoning with the exception of Nike Park, which is zoned R-1, but could still be considered an institutional use.

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

The existing zoning classification is R-3 in DuPage County. The requested OCI zoning is more appropriate and suitable for this major office, commercial and institutional corridor than single family detached residential zoning. The school will provide that same institutional feel along Mill Street and Diehl Road, and the townhomes on the southern portion of the Subject Property provide a nice transition from Mill Street to the residential uses to the southwest.

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

The Subject Property has been vacant since the property was platted and zoned R-3 in DuPage County in 1926. The Subject Property is underutilized, and the proposed uses will help make underperforming property viable, improving the City's tax base.

5. *The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to the adjacent property.*

The essential character of the area is office, commercial and institutional uses. The rezoning to OCI will not alter the essential character but will be consistent and harmonious with the essential character of the neighborhood. Since the adjacent properties are office, institutional, vacant, and Nike Park, the proposed amendment will not be a substantial detriment to adjacent property.