

TIAA Naperville – 2019 Corporate Lane and 2043 Corporate Lane
Required Response to Standards Exhibit

EXHIBIT 4 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 other official plans of the City.

RESPONSE: *The proposed map amendment promotes the public health, safety, comfort, convenience and general welfare of the City. The current use of the Properties will not change, merely the amendment will allow Petitioner to continue to own and utilize the Properties to their fullest extent. The proposed amendment complies with the policies and official land use plan and other official plans of the City, as they are currently complying properties and seek to remain so via the amendment.*

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

RESPONSE: *The Properties are located within an industrial/business park and the surrounding properties are mostly used for industrial purposes. The trend of development in the area of the Properties is consistent with the requested amendment.*

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

RESPONSE: *The current zoning classification of the Properties are Office/Research/Light Industrial. The Properties are operated as industrial warehouses. Amending the zoning map to zone the Properties as Industrial will permit a use more suitable than the uses permitted under the existing zoning classification.*

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

RESPONSE: *The current zoning classification allows the Properties to exist as a conditional use, which is set to expire. The proposed amendment would allow for the Properties to exist as a permitted use, and utilize the correct zoning classification.*

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

RESPONSE: *The Properties are located within an industrial/business park and the surrounding properties are mostly used for industrial purposes. The proposed amendment will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent properties.*