

The Subject Property is currently zoned ORI (Office, Research and Light Industrial). Nokia is requesting a rezoning with respect to Lot 4 to R2 (Single-Family and Low Density Multiple Family Residence District) with a conditional use for a Planned Unit Development (“PUD”). At this time, Nokia is not submitting a preliminary plat of planned unit development (“PUD Plat”). As such, a developer will need to comply with the PUD Plat procedures set forth in Section 6-4-4 prior to developing Lot 4. Such procedures require notice, a public hearing and approval by the City Council.

As set forth below, this request is consistent with the City’s standards for Granting a Map Amendment (Rezoning) as set forth in Section 6-3-7:1.

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.

The proposed rezoning will promote the public health, safety, comfort, convenience and general welfare by facilitating (i) removal of an unsightly and obsolete parking lot, and (ii) development of an economically idle lot in a manner that this consistent with the trend of the development in the surrounding area.

As noted below, Lot 4 is adjacent to (i) residential and institutional uses (to the north and west) and (ii) office, research and light industrial uses to the South. The requested R2 zoning will promote the public health, safety, comfort, convenience and general welfare by providing an appropriate buffer/transition between such uses. Moreover, the PUD will permit the use of creative approaches in order to maximize this objective.

The Subject Property is subject to the East Sector Plan Update (1999) of the City’s Comprehensive Master. The Plan classifies the Subject Property as “Office/Research and Development”. The Plan includes a goal of preserving and providing “a high quality living environment in residential neighborhoods that contain a diverse housing supply”. As Lot 4 is adjacent to residential and institutional uses (to the north and west), the proposed rezoning will support this goal by protecting “Protect residential neighborhoods from the encroachment or incompatible activities or land uses which may have a negative impact on a residential environment.” The R2 District will provide some flexibility to provide a variety of housing types without compromising the “low density residential character” that predominates East Sector.

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

Lot 4 is adjacent to the following uses:

West- Institutional (DuPage County Forest Preserve District) (not in Naperville)

North - Institutional (DuPage County Forest Preserve District) (not in Naperville)

East - Single Family Attached (Fairmeadow Land) (not in Naperville; however, the East Sector Update notes that “[t]he City will cooperate with other jurisdictions in development compatible land uses on land adjacent to Naperville” (p. 38))

Townhouses (Danada Woods) (This subdivision was zoned ORI before being rezoned to its current use)

Though the future use of Lot 4 is unknown, all of the permitted uses in the R2 District (see below) are consistent with these adjacent uses and development trends.

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

The R2 District permits the following uses:

- *Primary and secondary schools that do not have boarding facilities.*
- *Preschools, when accessory to a primary or secondary school.*
- *Golf courses.*
- *Parks, playgrounds, and forest preserves.*
- *Single-family detached dwellings.*
- *Residential care homes.*
- *Two-family dwellings and duplexes.*

In addition, numerous compatible conditional uses are permitted (subject to appropriate approvals) (e.g., single family attached homes). As noted above, these uses are consistent with the residential and institutional uses of the west, north and east of Lot.

The existing ORI District permits the following uses:

- *Banks and financial institutions.*
- *Civic buildings.*
- *Engineering and testing laboratories and offices.*
- *Laboratories, offices, and other facilities for research and development.*
- *Low nuisance industrial activities, including, but not limited to, electronic and scientific precision instruments manufacture, cloth products manufacture, light machinery production and assembly, printing and publishing.*
- *Offices—Business or professional.*
- *Offices/clinics—Medical or dental.*
- *Warehouses and storage facilities, but excluding motor freight terminals.*
- *Warehouse, self-storage.*
- *Fitness facility.*
- *Medical cannabis dispensing organization.*
- *Sleep clinics.*

In addition, numerous conditional uses are permitted (subject to appropriate approvals) (e.g., airport; food manufacture, packaging and processing; utility facilities; sales and storage of building materials; hotels).

Unlike the R2 District, most of the uses in the ORI district would be incongruous with the residential and institutional uses to the west, north and east of Lot 4. As such, the requested zoning is consistent with surrounding uses and will preserve the character of the neighborhood.

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

As of the date hereof, Lot 4 is vacant. The southeasterly portion of Lot 4 is improved with an unsightly and obsolete surface parking lot. On information and belief, aside from parking, Lot 4 has never been used for any use permitted under the ORI District.

Note: Due to the variances sought in this Application, the parking lot is not required in connection with the operation of the office buildings located on Lots 2 and 3.

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

Development of the Property in the current ORI District could be incongruous with (and be a detriment to) the adjacent properties. However, the uses in the requested R2 consistent with the residential and institutional uses of the west, north and east of Lot 4. As such, the requested zoning is consistent with surrounding uses and will preserve the essential character of the neighborhood.