

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; and

We currently own the adjacent property at 2115 W. Diehl Rd. which is already zoned ORI. Rezoning this subject property is consistent with the adjacent property and the City of Naperville's long range plan.

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

The adjacent property is already zoned ORI and the trend of development in the area is predominantly industrial, which is compatible with the ORI designation. Furthermore, the subject property was originally zoned ORI prior to the rezoning and subdivision that occurred in 2011.

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

The adjacent property is under the same ownership as the subject property, and is already zoned ORI. The requested zoning classification is comparable to the existing zoning, and more desirable for the property owner for consistency and potential business expansion. Rezoning the property to back to ORI restores the property's original zoning designation and intended use.

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

The subject property was rezoned to OCl and subdivided in 2011 as part of the Season's Commons proposal. Following these approvals, only the southern lot (Lot 1) was developed under the OCl zoning designation with a hospice care facility. The subject property (Lot 2 of Season's Commons) is undeveloped and not being utilized with under the new OCl zoning classification. Rezoning to ORI restores the property's original zoning and simplifies possible business expansion for Illinois Auto Electric Co. in the future.

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

The subject property was originally zoned ORI prior to the rezoning and subdivision that occurred in 2011. The adjacent property remains under the ORI zoning designation and permitted land uses in the ORI district are consistent and compatible with the surrounding properties that are already developed.