

Exhibit 4 to Petition for Development Approval

**RESPONSES TO STANDARDS FOR
GRANTING A MAP AMENDMENT (REZONING)**

**Auburn Manor Subdivision
9S364 Naper Boulevard**

DRH Cambridge Homes, Inc. (“Petitioner”) provides the following responses to the standards of review for a map amendment (rezoning) to classify (i) the property commonly known as 9S364 Naper Boulevard and identified as “Parcel 1” in the legal description attached to Petitioner’s *Petition for Development Approval* and (ii) the property currently without an assigned address and identified as “Parcel 2” in the aforementioned legal description (collectively, “Subject Property”) in the R3A Medium Density Multiple-Family Residence District upon annexation of said Parcel 1 to the City in accordance with Section 6-5-3 of the *City of Naperville Zoning Ordinance*.

- 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 requested map amendment promotes the public health, safety, comfort, convenience and general welfare through its compliance with the City’s current *Comprehensive Master Plan – 1998 East Sector Update* (“East Sector Plan”) objective to “promote a balanced development scheme” through “varying densities of residential dwelling units including...townhomes” because the map amendment is sought to accommodate Petitioner’s proposed development of an eight-unit townhome community to be integrated into the surrounding neighborhood of detached single-family and attached single-family dwelling units. Additionally, the site plan for the proposed community is carefully designed in accordance with the East Sector Plan’s objective to “minimize land use conflicts between existing and proposed developments” by, for example, providing an increased building setback of not less than 64 feet from the Subject Property’s west lot line adjacent to the existing detached single-family residential dwelling units located west of the Subject Property. This provides a setback of 58 additional feet above and beyond the six-foot setback required by the R3A district regulations.

The requested map amendment also complies with the East Sector Plan’s goal of ensuring that “all redevelopment/infill development shall be of a type and a density that is compatible with the surrounding area.” Consistent with the three- and four-unit townhomes that exist immediately north of the Subject Property along Elyse Lane and Bourbon Lane, Petitioner’s proposed eight-unit townhome community proposed for the Subject Property will consist of two four-unit buildings and provide a lower density than that allowed by the R3A district regulations. Similarly, the requested map amendment complies with the East Sector Plan’s goal to “promote diversity in housing types (detached

single-family, duplexes, townhomes, apartments)” and that plan’s associated policy to “promote a mixture of lot sizes and housing types.” The requested map amendment will allow for integration of attached single-family residential dwelling units adjacent to existing detached and attached single-family residential dwelling units. Moreover, the requested map amendment will enable compliance with the East Sector Plan’s policy that “[m]edium/high density residential development should be located to provide...a transition between low density residential [(e.g., detached single-family dwelling units)] and more intensive uses or transportation elements [(e.g., collector or arterial roadways)].” The requested map amendment will allow Petitioner’s proposed eight-unit townhome community to serve as a transition between the existing single-family dwelling units west of the Subject Property and Naper Boulevard east of the Subject Property.

It is also important to note that the City previously adopted Ordinance No. 06-159 whereby the City approved an annexation agreement for the Subject Property and expressly determined that application of the R3A zoning district to the Subject Property “will inure to the benefit and improvement of the City and its residents and will promote the City’s sound planning and development and will otherwise enhance and promote the general welfare of the City’s residents.” The requested map amendment is identical to that contemplated under Ordinance No. 06-159 and approved under Ordinance No. 06-162.¹

For the foregoing reasons, the requested map amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the City’s applicable policies and official land use plan.

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 of the Subject Property is consistent with the requested map amendment. Attached single-family development in both the R3 and R3A zoning districts exists immediately north of the Subject Property. Both the requested map amendment and the proposed use of the Subject Property are consistent with the trend of development established by those existing zoning classifications and land uses.

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

Parcel 1 of the Subject Property is currently located in unincorporated DuPage County and currently zoned in the county’s R-3 Single-Family Residence District as a relic of the surrounding area’s use and development prior to the

¹ The approvals granted under Ordinance Nos. 06-159 and 06-162 have expired.

current development trend. That existing zoning classification requires a lot width of at least 100 feet. Due to the Subject Property's width of approximately 161 feet along its frontage to Ursuline Avenue, the Subject Property could be developed with only one detached single-family dwelling unit on a lot of greater than one acre, which would be out of character with the surrounding neighborhood and an unsuitable use of the Subject Property. By contrast, the requested map amendment to zone the Subject Property in the City's R3A zoning district upon the City's annexation of Parcel 1 of the Subject Property will be consistent with the character of the surrounding neighborhood and will allow more suitable use of the Subject Property for development of eight attached single-family townhome units as Petitioner proposes.

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

Parcel 1 of the Subject Property has not been utilized under the existing DuPage County R-3 zoning classification for a period of more than ten years. Regardless, that existing zoning classification is inappropriate for the Subject Property for the reasons stated above. Parcel 2 of the Subject Property has not been utilized since it was platted approximately 28 years ago.

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 City's grant of approval of the requested map amendment will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. To the contrary, the requested map amendment to allow for Petitioner's development of the Subject Property as an eight-unit townhome community will be consistent with the essential character of the neighborhood—particularly that portion of the neighborhood located immediately north of the Subject Property along Elyse Lane and Bourbon Lane where attached single-family dwelling units currently exist on lots zoned in the same R3A zoning district as that requested for the Subject Property. As a result of the consistency between (a) the existing zoning and development of adjacent properties and (b) the requested map amendment and Petitioner's proposed development of the Subject Property, the requested map amendment will not be a substantial detriment to adjacent properties and will instead be compatible with adjacent properties and land uses.