

**EXHIBIT 4**  
**Bauer Place**  
**Standards for Granting a Map Amendment (Rezoning)**  
**Section 6-3-7:1**

The commission shall not recommend nor shall the city council grant an amendment to alter the zoning district boundary lines unless it shall make findings based upon the evidence presented to it in each specific case that:

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 current zoning is commercial, immediately contiguous with residential properties. The proposed amendment to residential shall change the use to one more appropriate, and better supporting the health, safety, comfort, convenience and general welfare of the City than a commercial use;** and,
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, City of Naperville zoning of residential, is consistent with the subject property of the petition request of R3 zoning;** and,
3. The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification; **The requested zoning classification of R3 is consistent with the existing uses in the area and permits uses of the property which are suitable and compatible with the current and projected makeup of the neighborhood, than the uses permitted under the existing commercial zoning classification;** and,
4. The subject property has not been utilized under the existing zoning classification for a substantial period of time; **The subject property is, and has been for a substantial period of time, vacant and not utilized under the existing commercial zoning classificatio ;** and,
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 proposed plan would make the property more consistent with the neighboring property. The petition, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.**