

Exhibit responses for TU rezoning of 821 East Chicago , Naperville,IL

- 1. The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the polices and official land use plan and other official plans of the city. The proposed map amendment from OCI to TU complies with the official land use of the City. The East Sector Plan designates the future land use of the subject property as commercial. The proposed zoning is TU (transitional use district), which is a business/commercial district. Properties in the TU district are intended to be developed with low-intensity office, service, and residential uses that are designed in a manner compatible with the adjacent residential neighborhoods.**
- 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 has been mostly residential homes. The proposed TU zoning district would allow for the development of single-family residential, duplexes, townhomes, and office/medical, dental, and service businesses that would not impact the neighborhood.**
- 3. The requested zoning classification permits uses which are more suitable than the used permitted under the existing zoning classification ; The proposed TU zoning classification is more appropriate that the current OCI zoning district. The property is located in a mostly residential area. Permitted used in the proposed TU district include mainly residential and service uses which would have much less impact on the area than OCI uses that include banks, civic building, schools, fitness centers, etc. The TU uses therefore, are much more in line with the neighborhood.**
- 4. 4. The subject property has not been utilized under the existing zoning classification for many years. The property was rezoned from R2 to OCI in 1984 per Ordinance 84-021. The ordinance included a condition permitting up to 800 sq feet of the building to be used as a meat market/grocery store. Neither a meat market nor grocery store is a permitted use in the OCI district.**
- 5. The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. Rezoning the subject property to TU will not alter the essential character of the neighborhood . The TU (transitional use) is intended to serve as a mixed use transitional area between a low intensity residential neighborhood and other more intensive uses such as an arterial roadway(Chicago Ave is a minor arterial). Properties in this district are intended to be developed with**

lower intensity office, service, and residential uses that are designed in a manner compatible with the neighborhood.