

EXHIBIT 4
MAP AMENDMENT STANDARDS

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*

The City is improving the Washington Street Bridge and Washington Street abutting the Subject Property. As a result of the City Improvements, Petitioner is seeking zoning entitlements for the Subject Property.

The Naperville Downtown 2030 Plan anticipates the Subject Property as B4, Downtown Core District. When the Plan was enacted, it was determined that the properties not zoned B4 (Downtown Core) at that time, but designated in the Future Land Plan as Downtown Core, would be rezoned to B4, Downtown Core District, upon development. In this case, Petitioner is seeking development approvals, some of them resulting from the City Improvements. The 2030 Plan anticipates Naperville offering a mix of places to live, work and play, and the Subject Property assists in providing that variety of uses catering to a wide audience of consumers. The retail, home improvement, communication, pharmaceutical, and recreational uses on the Subject Property provide that mix of uses, promoting the public health, safety, comfort, convenience and general welfare.

Rezoning the Property from B5 Secondary Downtown District to B4 Downtown Core District will promote the public health, safety, comfort, convenience and general welfare and complies with the City's plans and policies.

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

The 2030 Plan states, "In response to changing land use policies and market trend, several amendments are recommended to the zoning districts governing the Downtown Core,

Secondary Downtown, and Transitional Use areas.” As part of the 2030 Plan, the City determined not to initiate the rezoning of downtown properties to B4 to bring them into compliance with the Future Land Use Map, but determined to allow the map amendments as part of future development. As a result of the City Improvements, Petitioner is seeking development approvals for the Subject Property. The trend of development in the area is shopping, restaurants, residential, office, and recreation, guided by the private market forces, while preserving existing successes, and allowing for thoughtful future improvements. The requested map amendment is consistent with the Future Land Use Map for the Naperville Downtown 2030 Plan.

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

The retail, pharmacy, home improvements, and communication equipment sales are more intense retail uses, which uses are more suitable to the Downtown Core District than those uses in the Secondary Downtown District, which are less intense than and support those uses in the Downtown Core District. Again, the Future Land Use Plan of the Naperville Downtown 2030 Plan, contemplates the future zoning of the Subject Property as B4, Downtown Core District, upon development.

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

The Subject Property has been utilized under the existing B5 zoning classification, but the B4 Downtown Core is more appropriate to the existing uses on the Subject Property, is more conducive to the setbacks on the Subject Property resulting from the City Improvements, and is anticipated by and consistent with the Future Land Use Plan as part of the Naperville Downtown 2030 Plan.

- 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 existing uses on the Subject Property will remain the same, and thus, the map amendment will not alter the essential character of the neighborhood nor be a substantial detriment to the adjacent properties. Upon future development of the Subject Property, the 2030 Plan anticipated the rezoning of the Subject Property to B4 Downtown Core District.