

Nokia is requesting a rezoning to R2 (Single-Family and Low Density Multiple Family Residence District) with a conditional use for a Planned Unit Development (“PUD”). PUD is a conditional use in the R2 District (see Sections 6-6C-3(1) 6-6A-3(3)).

At this time, Nokia is not submitting a preliminary plat of planned unit development (“PUD Plat”). As such, a developer will need to comply with the PUD Plat procedures (set forth in Section 6-4-4) prior to commencing any development on Lot 4. Such procedures require notice, a public hearing and approval by the City Council.

As set forth below, this request is consistent with the City’s standards for Granting or Amending a Conditional Use Permit, as set forth in Section 66-3-8:2

1. **The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare;**

The proposed R2 District (see below) with a conditional use for a PUD will promote the public health, safety, comfort, convenience and general welfare by facilitating (i) removal of an unsightly and obsolete parking lot, and (ii) development of an economically idle lot in a manner that this consistent with the trend of the development in the surrounding area.

2. **The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**

Lot 4 is adjacent to the following uses:

West- Institutional (DuPage County Forest Preserve District) (not in Naperville)

North - Institutional (DuPage County Forest Preserve District) (not in Naperville)

East - Single Family Attached (Fairmeadow Land) (not in Naperville; however, the East Sector Update notes that “[t]he City will cooperate with other jurisdictions in development compatible land uses on land adjacent to Naperville” (p. 38))

Townhouses (Danada Woods) (This subdivision was zoned ORI before being rezoned to its current use)

Though the future use of Lot 4 is unknown, all of the permitted uses in the R2 District (see below) with a conditional use for a PUD are consistent with these adjacent uses and development trends.

3. **The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district;**

The conditional use will not impede normal and orderly development of the adjacent property as the uses requested by this Application are consistent with the residential and institutional uses of the west, north and east of Lot 4.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

In order to utilize the conditional use, the developer will need to submit a PUD Plat. If/when Lot 4 is developed, the conditional use (i.e., the PUD) will permit the developer to better fulfill the City's planning policies by using creative and innovative approaches to create appropriate buffers and provide open space.

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As set forth below, this request is consistent with the City’s standards for Granting or Amending a Planned Unit Development, as set forth in Section 6-4-7:1.

- 1. The design of the planned unit development presents an innovative and creative approach to the development of land and living environments.**

Nokia is not submitting a PUD Plat at this time. If/when Lot 4 is developed, the developer will need to comply with these standards.

- 2. The planned unit development meets the requirements and standards of the planned unit development regulations.**

Nokia is not submitting a PUD Plat at this time. If/when Lot 4 is developed, the developer will need to comply with these standards.

- 3. The physical design of the planned unit development efficiently utilizes the land and adequately provides for transportation and public facilities while preserving the natural features of the site.**

Nokia is not submitting a PUD Plat at this time. If/when Lot 4 is developed, the developer will need to comply with these standards.

- 4. Open space, outdoor common area, and recreational facilities are provided.**

Nokia is not submitting a PUD Plat at this time. If/when Lot 4 is developed, the developer will need to comply with these standards.

- 5. The modifications in design standards from the subdivision control regulations and the waivers in bulk regulations from the zoning regulations fulfill the intent of those regulations.**

Nokia is not submitting a PUD Plat at this time. If/when Lot 4 is developed, the developer will need to comply with these standards.

- 6. The planned unit development is compatible with the adjacent properties and nearby land uses.**

Nokia is not submitting a PUD Plat at this time. If/when Lot 4 is developed, the developer will need to comply with these standards. Without limiting the generality of the foregoing, the uses

in the requested R2 zoning district are consistent with the residential and institutional uses of the west, north and east of Lot 4.

7. The planned unit development fulfills the objectives of the comprehensive plan and planning policies of the city.

Nokia is not submitting a PUD Plat at this time. If/when Lot 4 is developed, the developer will need to comply with these standards. Without limiting the generality of the foregoing, if/when Lot 4 is developed, the PUD will permit the developer to better fulfill the City's planning policies by using creative and innovative approaches to create appropriate buffers and provide open space.