

## **EXHIBIT 4**

### **The Enclave On Book Subdivision**

#### **Request for Rezoning to R1-A upon Annexation**

#### **REZONING STANDARDS**

- a. *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 Subject Property is surrounded by single-family detached residential lot subdivisions, similar in nature to the proposed development of the Subject Property. The Subject Property has no direct access to any existing subdivision. Since 1993 (25 years ago), during which the majority of the Southwest Sector of Naperville has been annexed, zoned and developed, all single-family residential lot subdivisions have been granted R1-A zoning upon annexation to the City, except for Tamarack West where the developer requested R-1 zoning and designed lots larger (wider) than those proposed for the Subject Property due to Tamarack West having direct roadway connection to the unincorporated Tamarack Fairways subdivision with its 1+ acre lots. Granting R1-A zoning will promote the public health, safety, comfort, convenience and general welfare of the area residents as it provides residential uses similar to their uses and does provide for increased residential density.

- b. *The trend of development in the area of the Subject Property is consistent with the requested amendment.*

This area of the community is developed primarily with single-family detached residential lot subdivisions of R1-A zoning. Since 1993 (25 years ago), during which the majority of the Southwest Sector of Naperville has been annexed, zoned and developed, all single-family residential lot subdivisions have been granted R1-A zoning upon annexation to the City, except for Tamarack West where the developer requested R-1 zoning and designed lots larger (wider) than those proposed for the Subject Property due to Tamarack West having direct roadway connection to the unincorporated Tamarack Fairways subdivision with its 1+ acre lots. Therefore, the proposed development of the

Subject Property with R1-A zoning is consistent with the trend of development in the area adopted by the City.

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

The requested R1-A zoning for the Subject Property is consistent with the residential zoning in the area of the Subject Property and does not allow for development that negatively affects traffic patterns or flow within any existing adjoining residential subdivision.

- d. *The Subject Property has not been utilized under the existing zoning classification for a substantial period of time.*

The Subject Property has never been zoned in the City and, similar to most new subdivisions, has been used for farming or open space recreational uses prior to annexation to the City.

- e. *The amendment, if granted, will not alter the essential character for the neighborhood and will not be a substantial detriment to adjacent property.*

The requested R1-A zoning for the Subject Property is consistent with the residential zoning in the area of the Subject Property and does not allow for development that negatively affects traffic patterns or flow within any existing adjoining residential subdivision.