

**ORDINANCE NO. 22 - \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 1, CHAPTER 11 OF  
THE NAPERVILLE MUNICIPAL CODE AS IT RELATES TO THE  
OFFICIAL COMPREHENSIVE PLAN OF THE CITY**

**RECITALS**

- A. WHEREAS**, Naperville’s Comprehensive Plan, first adopted in 1960, with multiple sub-area plans and implementation tools subsequently approved over the last 10-25 years, is outdated. As such, a new plan is needed to provide relevant direction to those seeking to develop land, those living adjacent to vacant sites, and city leaders responsible for making development approval decisions; and
- B. WHEREAS**, in 2018, the City Council directed staff to prepare an update to the City’s comprehensive plan following the review of several development projects in which the proposed use was inconsistent with the adopted future land use for the property; and
- C. WHEREAS**, the City Council finds that for the orderly growth of the City, it is in the best interest of the City that the Official Comprehensive Plan of the City of Naperville be amended to adopt a new Land Use Master Plan; and
- D. WHEREAS**, the Land Use Master Plan (Plan) builds on past planning efforts and provides a unified approach to planning in the community by offering a series of guiding principles which account for current trends, issues, and opportunities; and
- E. WHEREAS**, the goals of the Land Use Master Plan are to: provide recommendations that are reflective of the City’s vision, as well as best practices, trends, goals, and opportunities related to sound land use planning; and, provide clear, concise, and focused land use recommendations based on professional planning expertise and community input; and
- F. WHEREAS**, the Land Use Master Plan utilizes a “placemaking” approach that recognizes and promotes the city’s unique places, corridors, and districts, in order to promote a sustainable and livable land use pattern, taking into consideration compatibility, flexibility, access, market viability, sense of place, and the daily delivery of essential and desirable goods and services; and
- G. WHEREAS**, the Master Plan does not rezone any property or recommend broad changes in the FLU classification of existing residential areas. Rather, it specifically identifies and addresses potential redevelopment sites as opportunities where the recommended future land use differs from what exists

today in order to address some of the housing needs that have been identified as lacking in the City; and

- H. **WHEREAS**, upon adoption, the Land Use Master Plan will serve as the single-reference tool for future land use planning in the City (with the exception of the Downtown, 5<sup>th</sup> Avenue, the Riverwalk, and the North Central College campus); and
- I. **WHEREAS**, the Land Use Master Plan will work in concert with other City plans including those pertaining to sustainability, transportation, utilities, and historic preservation; and
- J. **WHEREAS**, on March 4, 2020, the Planning and Zoning Commission conducted a public hearing regarding the Land Use Master Plan, and recommended denial (vote 7-0) of the Plan as written due to concerns with the residential recommendations; and
- K. **WHEREAS**, on January 5, 2021, the City Council reviewed the concerns expressed by the PZC on March 4, 2020, and directed staff to provide stronger assurances that the existing character of established neighborhoods would be maintained by specifically identifying low-density, medium-density, and high-density residential future land use designations; and
- L. **WHEREAS**, a revised Land Use Master Plan, which incorporates the direction provided by City Council on January 5, 2021, was presented to the Planning and Zoning Commission during a public hearing held on January 15, 2022; and
- M. **WHEREAS**, at the conclusion of the January 15, 2022 public hearing, the Planning and Zoning Commission recommended approval of the Land Use Master Plan as presented; and
- N. **WHEREAS**, the Naperville City Council has determined that it is appropriate to approve the amendments to adopt a new Land Use Master Plan, as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule authority, as follows:**

**SECTION 1:** The Recitals set forth above are incorporated herein and made part hereof as though fully set forth in this Section 1.

**SECTION 2:** Chapter 11 (Comprehensive Plan) of Title 1 (Administrative) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the ~~stricken~~ language, as follows:

### 1-11-1: OFFICIAL COMPREHENSIVE PLAN:

The official comprehensive master plan of the City consists of the following items that have been filed with the county recorder of deeds in the manner provided by law, all of which are adopted and incorporated herein by reference:

1. Land Use Master Plan: The Land Use Master Plan, a copy of which is attached to ordinance No. 22-\_\_\_\_\_.

~~1. Official Map: The official comprehensive plan map, a copy of which is attached to Naperville ordinance 85-42, as amended from time to time, and available for inspection in the City Clerk's office (ordinances 85-231; 88-90; 89-72; 94-260; 96-108; 99-12; 00-134; 01-187; 02-133).~~

~~2. Southwest Community Area Plan: Southwest community area plan, a copy of which is attached to ordinance 02-133, 5-28-2002.~~

~~(Ord. 02-253, 12-3-2002)~~

~~2.1. Southwest Community Area Commercial Design Guidelines: The southwest community area "Commercial Design Guidelines", a copy of which is attached to ordinance 06-144, 6-20-2006.~~

~~(Ord. 06-144, 6-20-2006)~~

~~3. Northwest Sector Revision: Northwest sector revision to the Naperville comprehensive master plan, a copy of which is attached to Ordinance No. 96-108, 7-2-1996.~~

~~4. East Sector Plan: East sector plan to the Naperville comprehensive master plan, a copy of which is attached to Ordinance No. 99-12, 1-19-1999.~~

~~(Ord. 02-253, 12-3-2002)~~

### 2.

4.1. North Central College Master Plan: The North Central College master plan, a copy of which is attached to ordinance No. 10-084, 7-20-2010.

(Ord. 08-036, 2-19-2008; Ord. No. 10-084, § 3, 7-20-2010)

### 3.

4.2. Ss. Peter And Paul Plan: The Ss. Peter and Paul plan, a copy of which is attached to ordinance 93-204, 11-1-1993, as amended per the east sector update to the official comprehensive master plan for the City of Naperville adopted per ordinance 99-12, 1-19-1999.

4.3. Hobson Road Study: The Hobson Road study, a copy of which is attached to ordinance 88-90, 5-2-1988, as amended per the east sector update to the official comprehensive master plan for the City of Naperville adopted per ordinance 99-12, 1-19-1999.

~~(Ord. 02-253, 12-3-2002)~~

~~4.4. Spring Avenue Plan: The Spring Avenue plan, a copy of which is attached to ordinance 07-146, 7-17-2007, as amended per the east sector update to the official comprehensive master plan for the City of Naperville adopted per ordinance 99-12, 1-19-1999.~~

~~(Ord. 07-146, 7-17-2007)~~

~~4.5. 75th Street Corridor Study Report: The 75th Street corridor study report, a copy of which is attached to ordinance 08-201, 11-5-2008, as amended per the east sector update to the official comprehensive master plan for the City of Naperville, adopted per ordinance 99-12, 1-19-1999.~~

~~(Ord. 08-201, 11-5-2008)~~

4.

~~4.6. 5th Avenue Study: The 5th Avenue Study, a supplement to the East Sector Plan as amended from time to time, is attached to Ordinance No. 09-143, December 1, 2009. (Ord. No. 09-143, § 3, 12-1-2009)~~

~~4.1. Washington Street Streetscape Vision and Conceptual Design: The Washington Street Streetscape Vision and Conceptual Design, Appendix E of the 5<sup>th</sup> Avenue Study, a copy of which is attached to Naperville ordinance 09-143, 12-1-2009.~~

~~(Ord. 09-143, 12-1-2009)~~

~~4.7. Plank Road Study: The Plank Road Study, a copy of which is attached to Ordinance No. 11-013, adopted 1-18-11, as amended per the East Sector Update to the Official Comprehensive Master Plan for the City, adopted per Ord. No. 99-12, adopted 1-19-1999. (Ord. No. 10-060, § 3, 6-1-2010; Ord. No. 11-013, § 3, 1-18-2011)~~

5. Naperville Downtown2030: Downtown plan supplement to the Naperville Comprehensive Master plan, a copy of which is attached to Naperville ordinance 11-055, 4-6-2011.

(Ord. 02-253, 12-3-2002; Ord. No. 11-055, § 3, 4-6-2011)

5.1. The Naperville Downtown Streetscape Standards, a copy of which is attached to Naperville ordinance 19-079, 6-4-2019.

(Ord. 03-100, 4-15-2003; Ord. No. 19-079, § 3, 6-4-2019)

5.2. The Water Street vision statement, a copy of which is attached to Naperville ordinance 06-279, 11-21-2006.

(Ord. 06-279, 11-21-2006)

5.3. Downtown Design Standards, a copy of which is attached to Naperville ordinance 11-055, 4-6-2011.

(Ord. No. 11-055, § 3, 4-6-2011)

6. Master Thoroughfare Plan:

6.1. The master thoroughfare plan, as amended, a copy of which is attached to Naperville ordinances 87-25; 96-166; and 06-201, 9-5-2006.

(Ord. 06-201, 9-5-2006)

6.2. The streets set forth in the master thoroughfare plan, as amended, are hereby established to be developed at the direction of the City Council from time to time with the pavements and rights-of-way, and for the lengths indicated on the copy of the master thoroughfare plan in accordance with the requirements of Title 7, "Subdivision Regulations", of this Code, as amended from time to time.

(Ord. 02-253, 12-3-2002)

7. Building Design Guidelines: The "Building Design Guidelines", a copy of which is attached to ordinance 07-261, 12-4-2007.

(Ord. 07-261, 12-4-2007)

7.1. Automobile dealership design addendum, a copy of which is attached to ordinance 08-219, 12-2-2008.

(Ord. 08-219, 12-2-2008)

~~8. Ogden Avenue Corridor Enhancement Initiative: The Ogden Avenue corridor enhancement initiative, a copy of which is attached to ordinance 08-025, 2-6-2008.~~

~~(Ord. 08-025, 2-6-2008)~~

~~8.1.7.2~~ Ogden Avenue Corridor Engineering Design and Streetscape Elements Report: Ogden Avenue Corridor Engineering Design and Streetscape Elements Report, a copy of which is attached to Ordinance No. 10-066. (Ord. No. 10-066, § 2, 6-15-2010)

Supporting Documents: The following supplemental documents shall be used in implementing the comprehensive master plan and shall be subject to periodic review and amendment as may be authorized by the City Council in accordance with the applicable provisions of this Code as amended from time to time:

1. Title 6, "Zoning Regulations", of this Code, and
2. Title 7, "Subdivision Regulations", of this Code, and
3. Boundary agreements, as amended from time to time: Aurora boundary agreement, Lisle boundary agreement, and Plainfield boundary agreement.

(Ord. 02-253, 12-3-2002)

**SECTION 3:** The Land Use Master Plan, attached to this Ordinance as **Exhibit A**, is hereby approved.

**SECTION 4:** This Ordinance shall be in full force and effect upon its passage and approval as required by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2022.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph.D.  
City Clerk