

Naperville Land Use Master Plan

Summary of Changes

INTRODUCTION:

This document provides a summary of changes made to the Naperville Land Use Master Plan in accordance with the directed provided by City Council in January 2021 and input received at the January 2022 PZC Public Hearing. The summary highlights key modifications and provides a more refined breakdown of changes by chapter.

KEY CHANGES:

Based on City Council direction and development approvals:

- Updated Future Land Use Map including low, medium and high density residential designations
- Reduced the number of key sites due to project approvals and construction

WHAT REMAINS THE SAME:

Based on the input of the PZC and public, City Council expressed support for the following, which remain in the plan:

- Guiding Principles
- Plan focus on key development sites as places for redevelopment, including potential for achieving future housing goals
- Option for adding housing in commercial areas
- Land use recommendations for commercial corridors and neighborhood, urban and regional centers.
- Recommendations to develop zoning amendments to accommodate new residential uses – small lot single-family, tiny homes, accessory dwellings, etc. – to address market trends and community need

BREAKDOWN OF CHANGES BY CHAPTER:

Chapter 1: Introduction

- New Preamble Added
- Clarification of the relationship between any future 5th Avenue Study and the Strategic Plan
- Added summary of Riverwalk 2031 Master Plan
- Made technical internal reference corrections

Chapter 2: Community Snapshot

Revisions to the Existing Land Use Map and supporting text relative to:

- Updates to Existing Land Use Map to reflect current conditions and distinguish public and private open space
- Recognition of 5G as a utility investment in Naperville
- Recognition of Covid-19 influence on market conditions, particularly retail

Chapter 3: Vision and Guiding Principles

- Guiding Principle 1 – Added emphasis to importance of natural resources and open space and also affordability
- Guiding Principle 4 – Specified relationship to NEST report and strategies for creation and preservation of open space
- Corrected reference to Local Historic District

Chapter 4: Land Use Plan

- Carried through clarifications about public and private land use reflected on Existing Land Use Map recognizing these areas may accommodate future development (e.g. Atwater Example of reuse of private recreation space)
- Replaced consolidated “Residential Neighborhood” category with three more refined, fixed place type categories based on structure and density – “Single Family & Duplex”, “Medium Density”, and “High Density”
- Updated table of primary and supporting uses as it pertains to residential areas
- Removed language about achieving diversity through housing supply options to support City Council position that affordability and land use, while related, are separate issues
- Provided additional direction for considering residential development requests involving increased density, to emphasize compatibility with adjacent areas, improvements to neighborhood living, height, and transitions between residential place types
- Revised FLU Map to remove municipal boundary so as to reflect entire planning area
- Clarified Downtown is a recognized Place Type
- Added reference to variance considerations (in addition to rezonings)
- Listed Parks & Open Space as supporting land use

Chapter 5: Application of the Place Types

- Specified recommendation for Medium Density Residential for Spring Avenue (previously Consolidated Residential Neighborhood)
- Specified recommendation for Medium Density Residential near Plank Road & Naper Boulevard (Previously Consolidated Residential Neighborhood)
- Updated the text to reflect development activity on East Ogden Avenue
- Updated the Regional Center Place Type Text to Reflect City Council Approvals for Naper Commons and CGW areas along I88
- Highlighted importance of park and open spaces as a supporting land use
- Updated the discussion of Spring Avenue to focus on non-conforming land uses and offer guidance for considering future redevelopment requests

Chapter 6: Implementation

- Clarified the role of the Land Use Master Plan as a high-level guide to identify, evaluate, and prioritize future implementation action items (e.g. zoning code amendments)
- Specified relationship to NEST report and strategies for creation and preservation of open space

- Provided context and explanation that plan recommendations are not exhaustive and all-inclusive. Recognizes need to collaborate with other agencies and stakeholders to achieve guiding principals
- Supports development of zoning tools for community consideration that will create additional accessible recreation and open space areas
- Added reference to adaptive reuse as a strategy to support Guiding Principle #2

Appendix

- Further streamlined listing of best practices to focus on those most applicable to Naperville
- Added successful Naperville examples of sustainability programs
- Highlighted adaptive reuse as a sustainability best practice