

What is a Land Use Master Plan?

It is essential to understand what a Land Use Master Plan is and what it is not. This provides the context for how the Master Plan will be used and how it applies to Naperville.

A Land Use Master Plan is:

- The Master Plan **IS** a vision for the future of land use in the City of Naperville.
- The Master Plan **IS** a collection of short- and long-term strategies to realize the vision, with references to lessons learned through past development, best practices, goals, milestones, and continued community input.
- The Master Plan **IS** a high-level guiding policy document for land use and decision making.
- The Master Plan **IS** a resource for officials, developers, service providers, residents, and other stakeholders to appreciate broad community desires.
- The Master Plan **IS** a collection of clear, concise, and focused recommendations based on professional planning expertise as well as community input, intended to guide Naperville's future growth and development over the next two decades.

A Land Use Master Plan is not:

- The Master Plan **IS NOT** a zoning or historic preservation ordinance. It does not offer the same level of specificity, serve the same purpose, nor does it alter or amend existing regulations.
- The Master Plan **IS NOT** regulatory. Adoption of this document will not alter or change in any manner the City's existing regulations or ordinances.
- The Master Plan **IS NOT** focused on individual properties and property lines. Instead, it identifies land use patterns, themes, best practices, and strategies to support overall land use vision.
- The Master Plan **IS NOT** adopted by the Park District, School District, or other agencies that service the City. As such, the Master Plan **DOES NOT** require these agencies to modify or expand their land holdings and facilities.
- The Master Plan **IS NOT** a direct reflection of existing conditions, but instead serves as a roadmap to achieve desired planning goals and implement long-term change.

Goals of Naperville's Land Use Master Plan

- Serve as the single-reference tool for future land use planning in the City (with exception of the Downtown, 5th Avenue, and the North Central College campus).
- 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 (as further defined in Chapter 3: Vision & Guiding Principles)
- Provide clear, concise, and focused land use recommendations based on professional planning expertise and community input (as further defined in Chapter 4: Future Land use)



Guiding Principle #1

Ensuring housing is diverse, responsive to community needs, and accessible to everybody.

Naperville is a community that people want to call home. The City's neighborhoods provide quality housing, renowned amenities, and a distinct sense of community that both attracts and retains residents. Protecting and reinforcing the quality of housing is critical and should be a central consideration of future policy and planning for the City.

Naperville has become increasingly diverse over the past twenty years, with the white population decreasing 20% since 1990 while all other racial groups increased. The City's housing stock needs to reflect Naperville's increasing diversity and welcome individuals from different cultural, social, and economic backgrounds. This includes homes of different types, price points, styles, and densities. Increasing housing diversity will also require embracing new and emerging trends in housing, such as accessory dwelling units or microunits. These will appeal to seniors, new families, and multigenerational households while reducing the need for large developable properties as the City approaches build out. The City should emphasize housing diversity to ensure Naperville offers homes that are comfortable, affordable, and inclusive to everybody.

These should be balanced with options that ensure existing residents can remain in the community, even as their needs change over time. In particular, Naperville has an aging population, increasing the importance of homes that allow seniors to downsize and adjust their lifestyles without leaving the community.

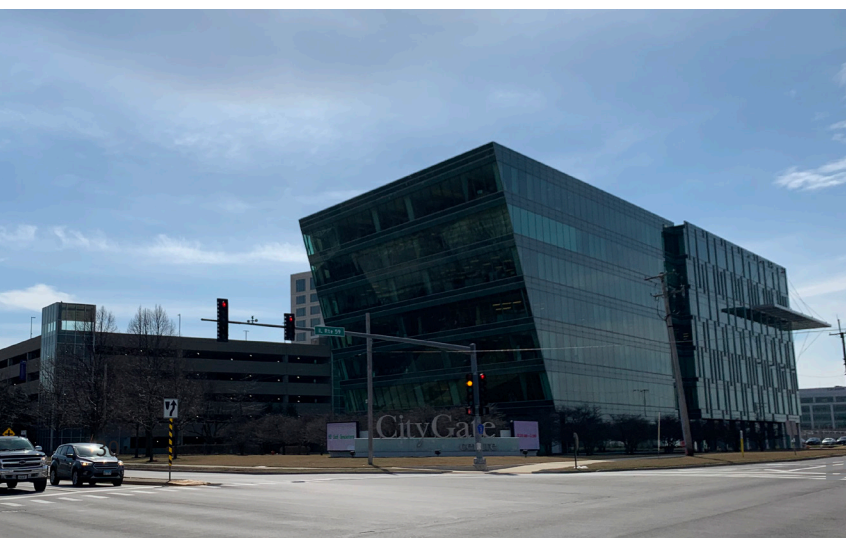
Place Types

Guiding Principle #1 is most applicable to the Residential Neighborhoods Place Type, as defined in Chapter 4.

Implementation Measures

Review existing and/or consider establishing new zoning and building codes and policies to accommodate:

- Accessory dwelling units and tiny homes in residential zoning districts
- Small lot single family development, including possible revisions to the 90% rule
- Microunits in commercial zoning districts
- Parking requirement modifications for multi-family and transit-oriented development
- Recommendations endorsed by City Council from the Housing Needs Assessment (2020) prepared by the Housing Advisory Commission
- Possible zoning incentives for affordable and senior housing (e.g. density bonus for affordable units/universal design, reduced masonry requirements, reduced parking requirements)



Placemaking

Traditional land use planning is typically conducted on a parcel-by-parcel basis, where desired land uses are defined for each parcel with vacant or undeveloped areas often taking on the characteristics of adjacent development. Naperville's Land Use Plan instead utilizes a "placemaking" approach that recognizes and promotes the city's unique places, corridors, and districts.

Each area of the City is divided into one of 11 place types or designations. This approach promotes 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. The Land Use Plan identifies the character of each area in Naperville with the intent of fostering distinct places within the context of the City's existing development pattern.

Details regarding parcel-specific land use should be determined on a case-by-case basis by using the Land Use Master Plan's policies and recommendations to evaluate the appropriateness and desirability of potential development. This takes into consideration the desired character, mobility, urban form, and design of properties and how those all contribute to make a unique and desirable place. This "place type" approach allows greater flexibility in the development process, while providing more opportunities to establish and foster its preferred community character.

Place Types

The Land Use Master Plan identifies 6 place types in Naperville:

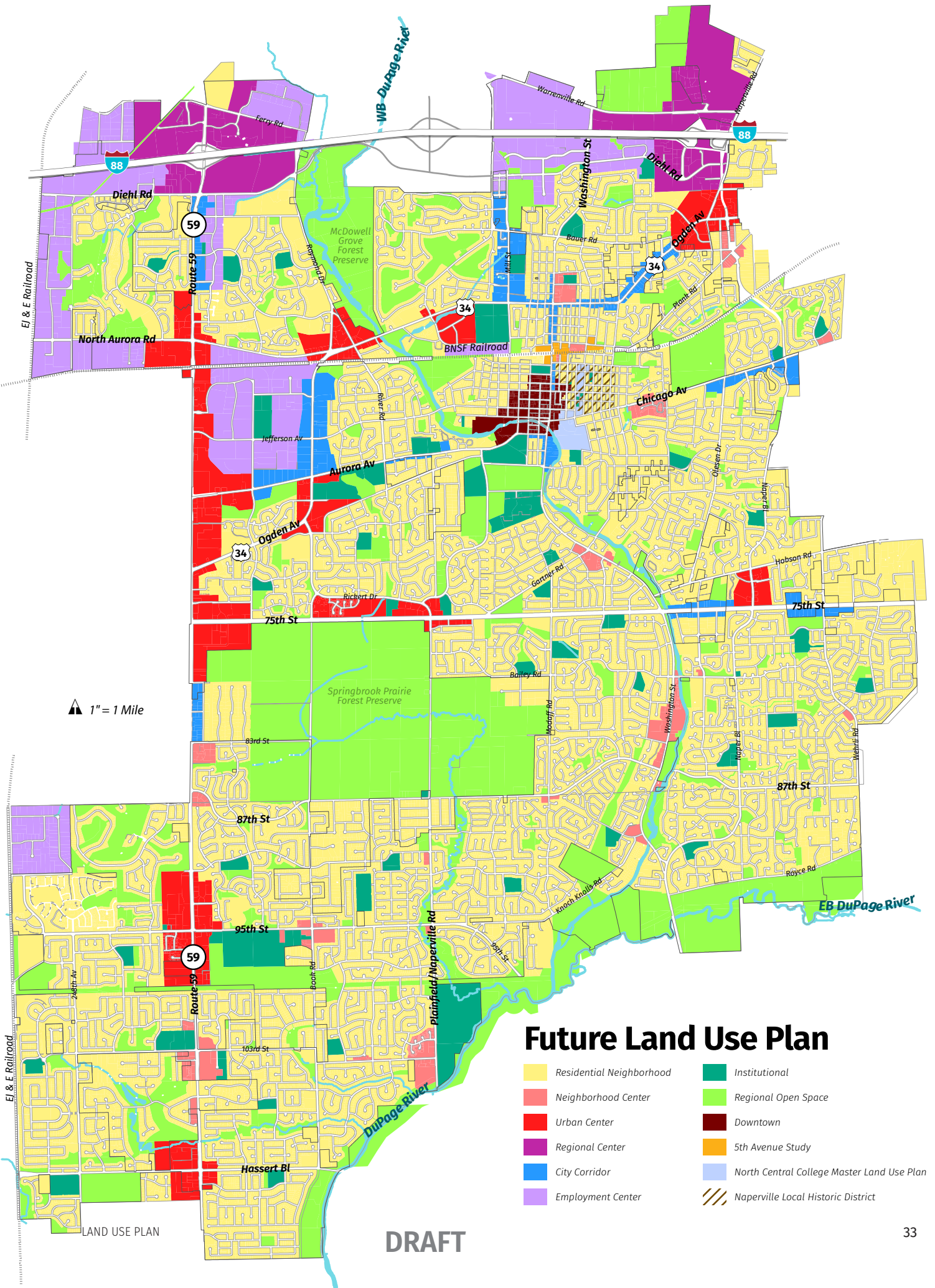
- Residential Neighborhood
- Neighborhood Center
- Urban Center
- Regional Center
- City Corridor
- Employment Center

Details regarding each place types are provided on Page 34, following the Future Land Use Map.

Place Type Transitions

A cohesive community is created when place types appropriately connect and transition into each other. The borders between different place types should be not considered hard edges but rather transition areas that integrate the desired character of each place type. The integration of differing uses in these areas requires emphasis on site design; building placement, height, and orientation; landscaping; traffic impacts, and buffering. In addition, place types may grow or shrink as uses within transition areas intensify, change, or relocate. Within transition areas, place type boundaries should not be seen as restrictive to development that is aligned with the desired character of adjacent places.





Future Land Use Plan

- Residential Neighborhood
- Neighborhood Center
- Urban Center
- Regional Center
- City Corridor
- Employment Center
- Institutional
- Regional Open Space
- Downtown
- 5th Avenue Study
- North Central College Master Land Use Plan
- Naperville Local Historic District

▲ 1" = 1 Mile

LAND USE PLAN

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Place Type	Description	Example	Applicable	
			Zoning Districts	Other Notes
Residential Neighborhood	Living areas		E-1, E-2, R1-A, R1-B, R-2, R-3, R-4, R-5	Respect the character of existing neighborhoods while supporting the City's changing demographics and market
Neighborhood Center	Shopping areas primarily serving residents in immediate vicinity		B-1, B-2, Planned Unit Development	Small pockets of retail or services integrated within, or adjacent to, residential subdivisions
City Corridor	Linear shopping areas oriented to the roadway		B-2, B-3, OCI, TU, Planned Unit Development	Often characterized by shallow lot depths and proximity to residential subdivisions
Urban Center	Larger scale auto oriented shopping areas		B-2, B-3, Planned Unit Development	Exist along major roadways and at key intersections with abundant parking
Regional Center	Large multi-purpose activity centers		B-2, B-3, OCI, RD, ORI, Planned Unit Development	Feature a diverse mix of uses, drawing customers and visitors from throughout the City and surrounding region
Employment Center	Major employment centers		OCI, BP, HS, RD, ORI, I, Planned Unit Development	Hosts some of the most intense uses in the City, therefore planning for adjacencies is very important
Institutional	Community facilities			Reflects schools, libraries, museums and government buildings. These uses are unlikely to change during the life of the comprehensive plan.
Regional Open Space	Green spaces and corridors			Network of forest preserves, city parks, and trails providing passive and active recreational areas and stormwater management. They directly contribute to the quality of life and community aesthetics.

Place Type	Primary Use							
	Single Family Detached Homes	Commercial Retail or Services	Restaurants	Entertainment	Full Service Hospitality	Professional Offices	Corporate Offices	Business and Industrial Parks
Residential Neighborhood								
Neighborhood Center								
City Corridor								
Urban Center								
Regional Center								
Employment Center								

Supporting Uses								
Single Family Attached Homes	Multi-family (Apartments)	Commercial Retail or Services	Restaurants	Mixed Use	Professional Offices	Places of Worship	Full Service Hospitality	Business and Industrial Parks

Residential Neighborhoods

Residential Neighborhoods are comprised of a mix of the City's residential areas characterized as attractive neighborhoods that provide a high quality of life for residents and their families.

Character Description

Residential Neighborhoods are the building block of the Naperville community. They are where most of Naperville residents live and where families are raised. In the city's older areas, Naperville's Residential Neighborhoods consist of smaller lots on a traditional street grid. Most of Naperville's newer Residential Neighborhoods, developed over the past four decades, reflect a more suburban development pattern with tree-lined curvilinear streets, including courts and cul-de-sacs that connect to busier collector corridors or arterial streets along the neighborhood edges. They also include areas of multi-family residential buildings.

Homes in Residential Neighborhoods are primarily single-family detached houses with some areas of attached housing, duplexes, and apartments. They are established, stable, have low vacancy rates, and are served by effective public and private infrastructure, such as sidewalks and utilities.

Land Uses

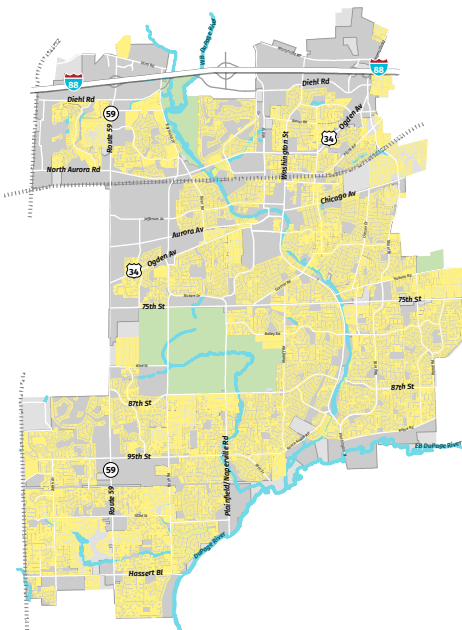
Detached single family homes predominate the Residential Neighborhoods place type. Attached single-family dwellings, including townhomes, duplexes, and row houses, also exist in some areas. Public uses, such as elementary and middle schools and neighborhood parks are also commonly found within the Residential Neighborhoods.

Primary Uses

- Single Family Detached Homes

Supporting Uses

- Single Family Attached Homes
- Multi-Family Residential Buildings
- Places of Worship



Planning Context

Land use compatibility of adjacent areas is an important consideration for Residential Neighborhoods. Property values, safety, and overall quality-of-life can be affected by the adverse impacts of adjacent nonresidential activities, and encroachment by incompatible land uses. Place types accommodating high intensity uses and activity, such as Employment Centers and Regional Centers should ideally be separated from Residential Neighborhoods. Where uses may conflict buffering should be used to help protect them. Buffering and screening could include fencing, landscaping, berms, increased setbacks and site layout, and developments such as institutional and higher density residential uses. Multi-family development on the periphery of Residential Neighborhoods could assist with transitioning to adjacent areas.

Mobility

Most of Naperville's Residential Neighborhoods are low intensity and served by quiet local streets. Mobility features that typically define this place type include:

- Local, neighborhood connector and collector roadways.
- Fully connected sidewalks.
- Bike routes, as defined by the Bicycle Implementation Plan.
- Parking typically allowed on street.
- Alley access in some of the City's older neighborhoods.

Urban Form

Residential Neighborhoods have a pattern of both standalone and attached residences with landscaped yards. Urban Form features that define this place type include:

- Buildings with consistent front and side yard setbacks.
- Parking is enclosed or covered.
- Properties have abundant landscaping.
- Convenient access to private and public green spaces, including parks, playgrounds, and other open spaces.

Design Chart

Building Height	20-75 Feet Dependent upon Zoning District
Typical Density Range	2-24+ Units Per Acre
Appropriate Zoning Districts	E-1, E-2, R-1A, R-1B, R-2, R-3, R-3A, R-4, R-5

Note: The density for Accessory Dwelling Units (ADUs) will be addressed through efforts to prepare ADU ordinances to minimize parking and infrastructure impacts.



Corner Lot Parcel Subdivision to Enable Small-Lot Single Family Homes, typically 5,000 square foot lots



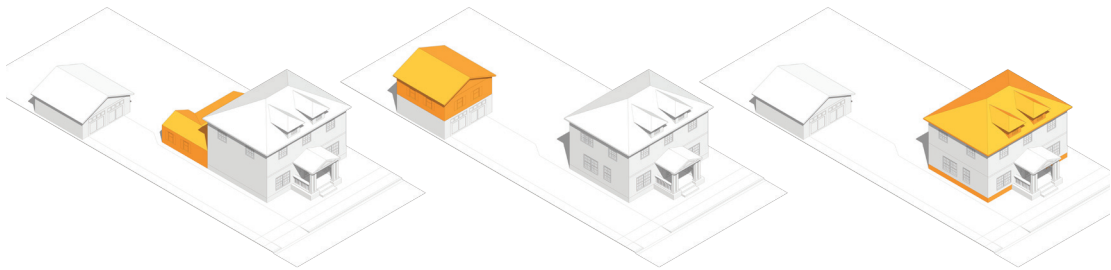
Small Lot Single Family Home, typically 5,000 square foot lots (www.houseplans.pro)



Tiny Homes, typically 200-300 square feet in size (tiny-project.com)



Tiny Homes, typically 200-300 square feet in size (www.countryliving.com)



Accessory Dwelling Units, typically 500 square feet or less

Key Considerations

The principal focus in Naperville's Residential Neighborhoods is to maintain the integrity and appeal of the single-family housing supply through homeowner maintenance, investment, and responsible infill construction. To support Naperville's changing demographics and market while respecting the character of existing neighborhoods, Naperville should consider the following:

- Allow development of **Tiny Homes** and similar small-footprint residential could help diversify housing while limiting larger-scale development.
- Allow **Accessory Dwelling Units** on existing residential properties to enable multi-generational living and provide age-in-place options.
- Enable **Small Lot Single Family** that provides high quality, affordable, low maintenance housing that appeals to young families and aging residents.
- Encourage residential developments that appeal to young professionals and seniors, such as **Microunits** that have reduced square footages (typically 400 square feet or less) and provide shared amenities and spaces.
- Increase the amount of **Single Family, Duplex, and Townhome Rental Units** to diversify housing and provide affordable options, consistent with Naperville's Homes for a Changing Reason Housing Action Plan.
- Consider necessary changes to parking requirements for multi-family and transit-oriented development to ensure they can effectively accommodate higher-density development. The City should adjust parking requirements for higher density development based on site specific studies.

Achieving Diversity in the City's Housing Stock

Land use regulation is critical to ensure Naperville adapts to changing demographics and diversifies the City's housing stock, while respecting existing neighborhood character and integrity. While the Land Use Master Plan does not recommend any City-initiated rezonings, adopting guidelines that promote a mix of housing types will ensure the City can accommodate a range of housing options with varying levels of affordability to respond to changing market preferences.

Rather than designating specific areas for medium- or high-density residential, the City should allow flexibility to residents and their families as they go through various stages of life/needs, and to address gaps in the City's housing stock. Individual projects will be evaluated based on best practices in planning and how well they accomplish the Guiding Principles of this plan and the Key Considerations identified in the Residential Neighborhood Place Type.

As noted in the Key Considerations, the principal focus of Naperville's Residential Neighborhoods is to maintain the integrity and appeal of the single-family housing supply. To ensure single-family neighborhoods are not adversely impacted by the City's changing needs, the following locational considerations have been identified for other housing types.

Accessory Dwelling Units (ADUs) & Tiny Homes

ADUs (typically 500 sq. ft. or less) have many different names across the country: alley flats, backyard cottages, carriage houses, English basement apartments, granny flats, or in-law suites. In Naperville, ADUs should be permissible in all residentially zoned districts so long as they maintain a residential appearance. ADUs must comply with setback requirements for accessory structures, underlying zoning building heights, and all safety and building code standards. These units are desirable many Naperville residents, including aging residents looking to downsize, young adults looking for independent starter housing, and as a source of rental income for homeowners. Similarly, Tiny Homes (typically 200-300 sq. ft.), a particular type of Accessory Dwelling Unit often with a lofe bedroom and upper story windows, may also be permitted in all residentially zoned districts subject to the same restrictions. In Naperville, ADUs and tiny homes are to be permanently located, not a temporary or mobile housing option.

Duplexes & Townhomes

Single-family attached is identified as a supporting use in the City's residential neighborhoods, as well as the Neighborhood Center, City Corridor, Urban Center, and Regional Center Place Types. Duplexes and townhomes may be appropriate in the following locations:

- Areas where the residential place type is adjacent to, or across the street from, a non-residential Place Type.
- Large lots, or multiple lots that are consolidated, ALONG THE PERIPHERY of single family residential neighborhoods and/or as they transition into non-residential areas. Consolidation of lots within a residential block and/or the random siting of duplexes and townhomes in such a manner to interrupt established single family neighborhoods is not recommended and should be avoided.
- Areas adjacent to arterial roadways and collector streets.
- Areas close to public transportation or walkable to commercial areas and other amenities.

Condos & Apartment Buildings

Multi-family residential is identified as a supporting use in the City's residential neighborhoods, as well as the Neighborhood Center, City Corridor, Urban Center, and Regional Center Place Types. It is anticipated that condos and apartment buildings will be more likely to develop as a supporting use in these more intensive areas due to increased walkability; however, they are also appropriate in transitional areas. Multi-family residential may be appropriate in the following locations:

- Areas where the residential place type is adjacent to, or across the street from, a non-residential place type.
- Large lots, or multiple lots that are consolidated, along the periphery of single family residential neighborhoods and/or as they transition into non-residential areas.
- Areas close to public transportation or walkable to commercial areas and other amenities.
- Areas adjacent to arterial roadways and collector streets.
- Mixed-use buildings in non-residential place types where condos and apartments can be integrated on upper floors.
- Integrated within a larger planned development as a supporting use.

GUIDING PRINCIPLES FOR INCREASED DENSITY

Existing Housing Diversity

Within the City, there are many residential areas that already incorporate a variety of housing options. These areas can provide good examples of how diversity in housing options can be achieved as new developments are proposed.

For example, the Brookdale neighborhood includes a variety of residential types, institutional uses, and green spaces that are appropriately buffered and screened.

- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Screening / Buffering / Green Space

Application of the Place Types

Residential Neighborhoods

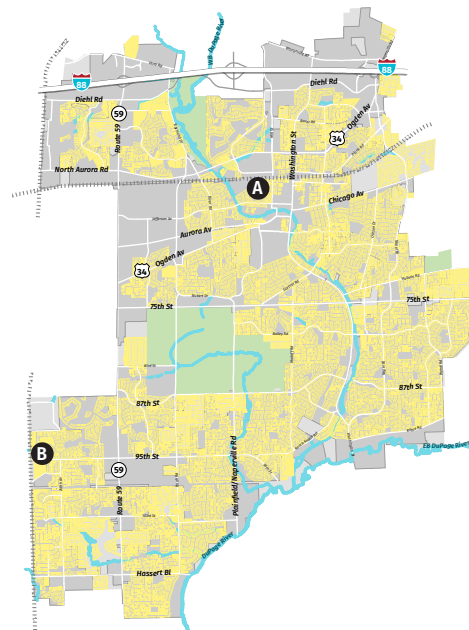
Residential Neighborhoods, presented in full detail in **Chapter 4 – Land Use Place Types**, are the building block of the Naperville community and where most residents live and raise families. They are comprised of a mix of the City’s residential areas characterized as attractive neighborhoods that provide a high quality of life for residents and their families. This section provides some supporting rationale and additional considerations for applying the Residential Neighborhood place type to two areas within the community – Spring Avenue, west of Mill Street, and Wolf’s Crossing and 95th Street.

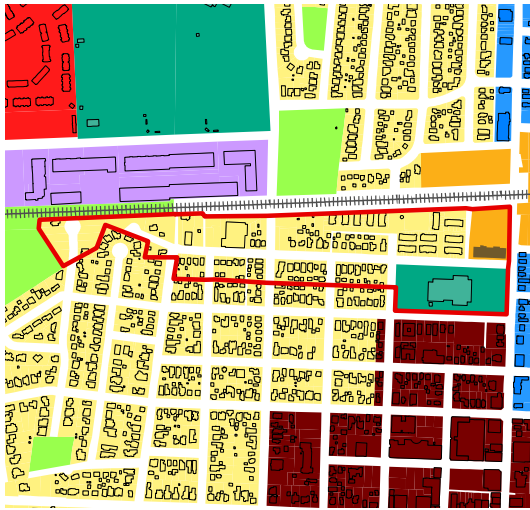
Residential Neighborhood Summary

- The principal focus in Residential Neighborhoods is to maintain the integrity and appeal of the single family housing supply through homeowner maintenance, investment, and responsible infill construction.
- The only primary use in the Residential Neighborhood place type is single family detached homes. Supporting uses include single family attached homes, multi-family residential buildings, and places of worship.
- Building styles and architecture vary, however most neighborhoods have a pattern of both standalone and attached residences typically set back from the street with landscaped yards.
- Residential Neighborhoods are low intensity and served by quiet local streets.
- Parking is typically enclosed or covered, with on-street parking in many areas.

Why were these areas studied?

- A** This area was addressed by the 2007 Spring Avenue Plan, which recommended townhomes as the appropriate use. However, changing market conditions may warrant higher density residential development to provide a buffer between the railroad and single-family neighborhoods to the south.
- B** This property, owned by the City of Naperville, was previously identified as a potential station for the “Star Line,” an outer-ring suburban commuter rail network. Given indicators that the Star Line concept is highly unlikely to be developed, the area needs to be reevaluated. This should include consideration of appropriate future uses should the City decide to fully or partially redevelop the existing park and ride facility.

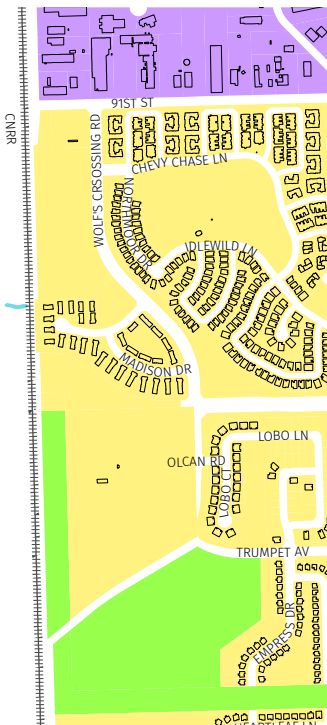




Spring Avenue

The Spring Avenue corridor is located south of the BNSF Railway, west of Washington Street. The area consists of a mix of uses, including single-family detached and attached homes, and an area of service businesses and industrial uses. It is anticipated that, like the Moser Lumber site that transitioned to Naperville Station and the DuPage County Children’s museum, other remaining industrial sites will struggle with the functional obsolescence of these sites. This includes the increasingly residential setting which impacts their overall viability for continued operation. This area is near two key community destinations – Downtown Naperville and the Naperville Metra Station. The proximity to these two destinations should appeal to potential residents.

Accordingly, the area is designated Residential Neighborhood, which promotes a variety of housing types and densities, and provides the City with an opportunity to diversify its housing stock to address housing needs, including a variety of unit types and price-points in the form of mixed-use, multi-unit, or townhomes. A plan for the area was prepared in 2007, and in that planning process the community expressed concern over truck traffic, noise, pedestrian safety, poor street condition, and property maintenance. These concerns should be addressed as the area continues its transformation into the Residential Neighborhood Place Type. As part of implementing of the previous plan, the City initiated rezonings. Development in this area should respect and compliment the adjacent established residential neighborhood setting. For example, to protect quality-of-life, new development adjacent to the railroad should mitigate railroad noise and other negative impacts through landscape buffering, screening, site design, and building construction.



Wolf’s Crossing & 95th Street

The Suburban Transit Access Route (or STAR Line) was a proposed railway project in outer suburban Chicago that was to provide suburb to suburb rail service. The line started at O’Hare International Airport, travelling west along Interstate 90 and then south along the Elgin, Joliet and Eastern Railway through the City of Naperville. As southwest Naperville experienced residential growth in the late 1990s/early 2000s, land was set aside at the intersection of Wolf’s Crossing and 95th Street for a future transit station.

The project has since been canceled and although land for the station is no longer needed, commuter parking may still be warranted. While a train station will never be built, portions of the site are actively being used for a small amount of commuter parking - the 95th Street Park-and-Ride, owned and operated by the City of Naperville. Each weekday commuters park at the 95th Street Park-and-Ride and connect express to the Route 59 Metra Station via Pace Bus.

The public ownership puts the City in a favorable position, allowing it to issue a request for proposals from interested and qualified developers, and then select the proposal for residential development most favorable to the City. Development proposals should strive to diversify the area’s mix of unit types and price points; provide a plan to ensure all commuter parking is not lost; and consider noise and other impacts of railroad.

Application of the Place Types

Neighborhood Centers

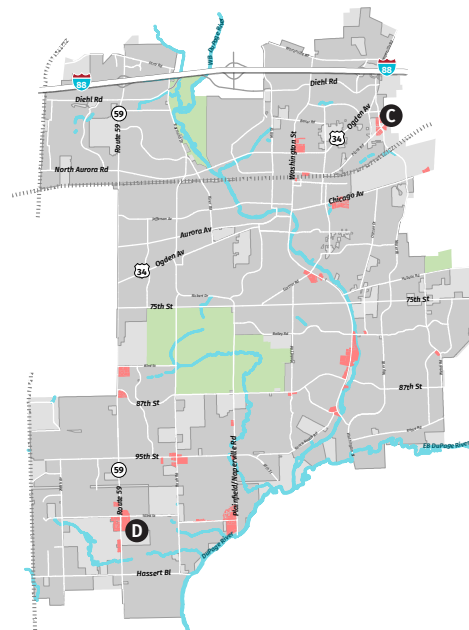
Neighborhood Centers, presented in full detail in **Chapter 4 – Land Use Place Types**, are small pockets of commercial retail and services that are integrated within, or adjacent to, Residential Neighborhoods. These consist of a variety of land uses that contribute to its role as a local focal point and hub of activity. This section provides some supporting rationale and additional considerations for applying the Neighborhood Center place type to two areas within the community – near the intersection of Plank Road and Naper Boulevard, and near the intersection of 103rd Street and IL Route 59.

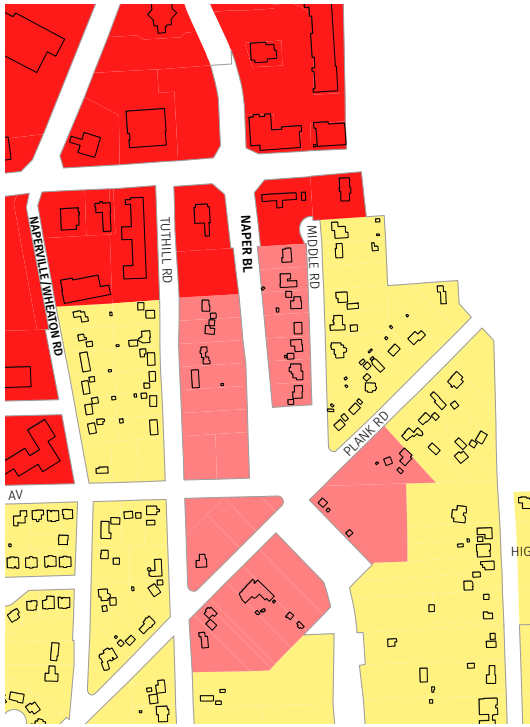
Neighborhood Center Summary

- Primary Uses include commercial retail or services and restaurants. Supporting uses include single family attached homes, multi-family residential buildings, mixed-use development, places of worship, and professional offices.
- Buildings should be between 1-3 stories in height; however, taller structures may be appropriate along major roadways and rail corridors. Buildings should have strong orientation to the street with on-site parking lots softened and screened.
- Buildings and sites offer attractive façades and signage, with pedestrian, bicycle, and transit (when appropriate) infrastructure provided, making the site fully accessible to all residents.
- Neighborhood Centers are buffered and/or screened from adjacent low-density residential areas through the use of fencing, setbacks, or landscaping, and, as appropriate, institutional and higher density residential uses.

Why were these areas studied?

- The area around the intersection of Plank Road and Naper Boulevard was studied by the City of Naperville as part of the Plank Road Study in 2009, and the recommendations from that plan reflected the need for flexibility and the potential for the site to accommodate a mix of land uses. Access limitations along Naper Boulevard provide challenges for development. Although it has since been the subject of multiple development inquiries, it remains unincorporated and undeveloped.
- The City of Naperville owns approximately 20 acres at the intersection of 103rd Street and IL Route 59. The land has been largely vacant since the City acquired it, however portions to the east have been sold to other government agencies, including Wheatland Township. Wagner Farms, north of the site, is being developed residentially, increasing the market potential and commercial viability of the site.



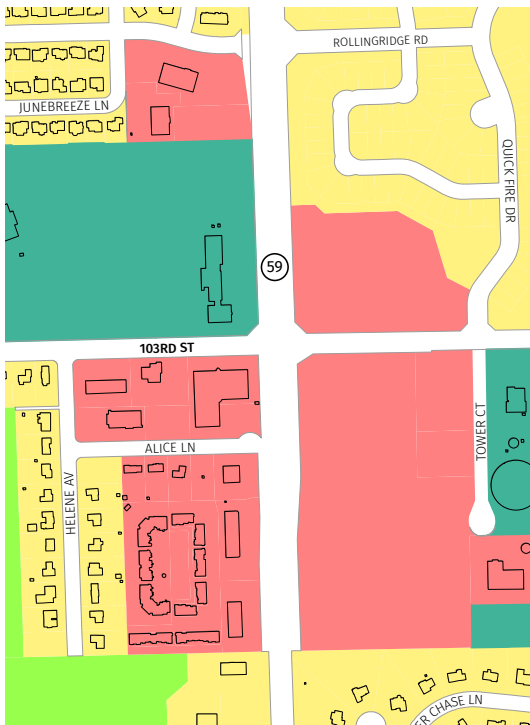


Plank Road & Naper Boulevard

This area benefits from a strategic location near I-88 and the Naperville Metra Station. Appropriate land uses for the Neighborhood Center include retail, office, and service uses that cater to the day-to-day needs of nearby residents, such as cafes, restaurants, clinics, and small convenience/grocery stores. Complimenting residential uses at this location can help diversify Naperville’s housing stock and address housing needs, including a variety of unit types and price-points in the form of mixed-use, multi-unit, or townhomes.

Future development within the area should be mindful of possible impacts to adjacent established residential areas to the south and west. Heights should be limited to 3 stories, and buffering elements, including berming and other landscaping, should screen unsightly or busy areas associated with nonresidential uses from adjacent residential. Nearby existing neighborhoods should have pedestrian connections to destinations and businesses within the neighborhood center.

While visibility to Naper Boulevard will likely be attractive to potential commercial uses, direct access to Naper Boulevard would likely be limited to right-in/right-out, with its only full accessibility via the signalized intersection. This limited accessibility will likely impact the intensity and viability of commercial development of the area.



IL Route 59 & 103rd Street

The “South 20” is a 20-acre City-owned parcel on Naperville’s southwest side, situated at the intersection of IL Route 59 and 103rd Street. Although IL Route 59’s average daily traffic volumes (ADT) might suggest commercial uses are appropriate for the site, vacant commercial buildings at 95th Street and at other areas to the south may indicate the commercial potential is limited. Nonetheless, desirable and appropriate uses for this Neighborhood Center include smaller scale retail, restaurant, and service uses that cater to the day-to-day needs of nearby residents and compliment more intense nearby commercial areas.

In February 2019, the City approved a development with 312 single-family homes on what had been Wagner Farms for more than 50 years. The new development could impact the commercial viability of the site. The Neighborhood Center designation could allow the site to develop in a number of different ways – including residentially should commercial uses prove to be not market viable. Regardless, future development should be mindful of possible impacts on established uses adjacent to the area, deploying buffering elements when necessary to screen unsightly or busy areas associated with nonresidential uses. In addition, existing neighborhoods should have pedestrian connections to this Neighborhood Center where possible.

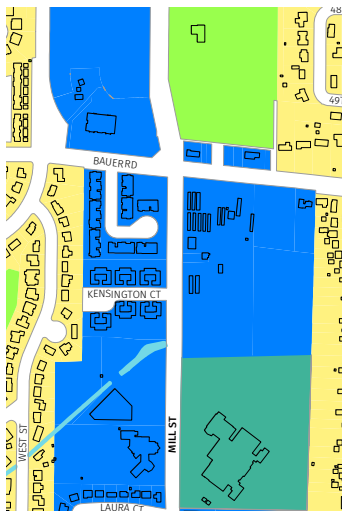


North Washington Street

The North Washington Street corridor consists a mix of residential, office, retail, and service uses. Building types along the corridor also vary. Some businesses are in residential conversions, some in older mid-century commercial buildings, and others are in newly renovated or recently constructed buildings.

The City Corridor designation for North Washington Street allows for a range of uses and development intensity, however local context is an important consideration as not all City Corridors in the community are the same. The North Washington Street corridor is very different from Ogden Avenue and Route 59, which have higher traffic volumes, larger parcels, and greater separation from residential uses. Accordingly, development along North Washington Street should consist of lower intensity uses, directing larger developments to other City Corridors or Place Types.

As redevelopment and reinvestment occurs along North Washington, the City should promote a consistent development pattern, and continue to promote reinvestment in existing sites and buildings to help elevate the corridor's appearance. The City should also promote compatibility between adjacent development, require landscape buffering and screening for new non-residential uses adjacent to established single-family residential neighborhoods, and encourage new construction or redevelopment that is compatible with the scale and appearance of adjacent properties.



Mill Street & Bauer Road

The City Corridor designation extends along Mill Street from Ogden Avenue on the south, to Diehl Road on the north. It currently consists of a mix of multi-family residential, professional offices, and public uses (Mill Street School, Mill Street Park, Nike Sports Complex, and St. Timothy Lutheran Church). Recent development at the northwest corner, including a church and two different senior housing developments, has placed renewed focus on this intersection, including Mayneland Farm, an active agricultural use that has been the subject of development proposals and consideration for several years.

City Corridor provides flexibility for Mayneland Farm's development, however consideration should be given to local context, as not all City Corridors in the community are the same. The scale and intensity of uses built within this area should reflect the setting and character. The City should promote compatibility along the parcel's edges and require landscape buffering and screening to help insulate the Mill Street School and the adjacent Naperville Heights Sub-division. Future development should strive to maintain and incorporate the site's distinctive features, including its rolling terrain and mature stands of trees.



75th Street & Wehrl Road

75th Street is a 4-lane road with a rural cross-section that passes east-west through Naperville near its midpoint. Several commercial nodes have developed at busy intersections along the corridor, each varying in function, character, and intensity, which is reflected in the Land Use Plan which designates different place types for each area. The City Corridor designation of the intersection of 75th and Wehrl Road reflects the linear layout of the frontage parcels and the absence of a focal point or center of community activity.

The City Corridor designation could allow for national and local retail and service uses, banks, offices, institutions restaurants, and can include mixed-use and multi-family buildings, however the landscaped median along 75th Street limits full access to most parcels, making commercial uses better suited, and more likely, to develop at signalized intersections. The commercial viability and overall development potential of this area is also affected by nearby competition. The area around 75th Street and Naper Boulevard for example, has a higher concentration of commercial uses, larger parcels, and has more traffic.

Guiding Principle #1

Ensuring housing is diverse, responsive to community needs, and accessible to everybody.

Implementation Measures

Review existing and/or consider establishing new zoning and building codes and policies to accommodate:

- Accessory dwelling units and tiny homes in residential zoning districts
- Small lot single family development, including possible revisions to the 90% rule
- Microunits in commercial zoning districts
- Parking requirement modifications for multi-family and transit-oriented development
- Recommendations endorsed by City Council from the Housing Needs Assessment (2020) prepared by the Housing Advisory Commission
- Possible zoning incentives for affordable and senior housing (e.g. density bonus for affordable units/universal design, reduced masonry requirements, reduced parking requirements)