



Legislation Text

File #: 21-1606C, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Conduct the first reading of the ordinance amending Title 1 (Administrative), Chapter 11 (Comprehensive Plan) of the Naperville Municipal Code to adopt a new Land Use Master Plan - PZC 19-1-134

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Amy Emery, AICP and Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) conducted a public hearing regarding the proposed Land Use Master Plan update on March 4, 2020. Following public testimony, the PZC made a motion to approve the proposed Land Use Master Plan. The motion failed (vote 0-7). The PZC and several residents were concerned about the recommended single residential land use category on the Future Land Use Map. On January 5, 2021 City Council directed staff to make revisions to the Land Use Master Plan to provide three categories of residential density, similar to prior plans, as requested by PZC.

On January 15, 2022 the PZC held a second hearing to review the changes. The PZC recommended approval finding the modifications addressed their initial concerns (vote 8-0). Two residents provided testimony during this hearing suggesting additional technical edits and clarifying refinements which have been made as well.

BACKGROUND:

In 2018, the City Council directed staff to prepare an update to the City's comprehensive plan. This action was taken following the review of several development projects in which the proposed use was inconsistent with the adopted future land use for the property. The situation was attributed to the fact that 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in 1960, with multiple sub-area plans and implementation tools subsequently approved over the last 10-25 years, is outdated.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.

The Land Use Master Plan (Master Plan) will generally serve as the single reference tool to guide land use and development in Naperville although certain areas of the community are addressed through recent and ongoing planning efforts that are complimentary to the direction of the Master Plan including the Downtown 2030 Plan, recommendations of the ongoing 5th Avenue Study, the North Central College Campus Master Land Use Plan, and the Riverwalk 2031 Master Plan.

The Master Plan will work in concert with these plans and does not supersede or alter the policy and

recommendations of those documents.

DISCUSSION:

On January 5, 2021 the City Council directed staff to make specific changes to the draft plan after consideration of PZC's initial recommendation and concerns, and additional public input. The changes directed were to modify the residential recommendations to ensure the character of existing neighborhoods is more clearly respected. Recommended modifications largely focused on changes specific to retaining the character and density of existing neighborhoods.

Based on this direction and development approvals since March of 2020, the recommended plan includes:

1. An updated Future Land Use Map with low, medium and high-density residential designations;
 - Note: The Master Plan does not reclassify or recommend increases in density within any existing/established residential areas with this approach. However, the plan does address some potential redevelopment sites, including Naper & Plank and Spring Avenue, as opportunities where the recommended future land use may differ from what exists today. This is consistent with the proposal presented to City Council in January of 2021. The key development/redevelopment sites are outlined in Chapter 5 of the Master Plan and have the potential to address some of the housing needs that have been identified as lacking in the City.
2. A reduction in the number of key sites due to project approvals and construction.

A public hearing on the revised Master Plan took place at the January 15, 2022 PZC meeting. The PZC recommended approval finding that the modifications addressed their initial concerns (vote 8-0). Following the hearing, in response to additional PZC and public input, additional modifications have been made to the Master Plan including:

1. Clarifications to the Spring Avenue discussion to clearly focus on non-conforming and vacant areas adjacent to the railroad tracks. The language offers more specific direction for considering future redevelopment requests in line with the guiding principles to compliment established surrounding single-family areas.
2. A series of reference updates and language modifications to include the updated Riverwalk Plan and highlight the importance of parks and open space to the community.

A complete summary of changes is available in the attachments. It is important to note that the City Council expressed prior support, in harmony with the input of the PZC and public, with the following items which remain unchanged in the plan:

1. Guiding Principles
2. Plan focus on key development sites as places for redevelopment, including potential for achieving future housing goals
3. Option for adding housing in commercial areas
4. Land use recommendations for commercial corridors and neighborhood, urban and regional centers.

5. Recommendations to develop zoning amendments to accommodate new residential uses - small lot single-family, tiny homes, accessory dwellings, etc. - to address market trends and population needs
6. Respect for City Council direction provided in 2019 that the Land Use Master Plan shall remain separate from Naperville's Sustainability Plan. The Land Use Master Plan has a relationship to the City's Sustainability Plan but does not replace it. The Land Use Master Plan lays a framework and establishes a foundation for a sustainable future in accordance with the City's Strategic Plan. The Land Use Master Plan recognizes implementation of both plans will require coordination over time similar to other plans approved by the city (e.g. historic preservation plans, downtown plans, transportation plans).

If approved, the City's Land Use Master Plan will serve as a guide for growth and development in Naperville. It will provide direction to those seeking to develop their land, as well as decision makers who approve requests. Many ideas and concepts recommended in the plan will require further consideration in the future through the development of specific text amendments and policy changes, each requiring additional research and analysis by planning, building, design, and legal professionals, as well as additional public input.

RELATED FILES

N/A