



Legislation Text

File #: 19-644, **Version:** 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Conduct the joint City Council/Board and Commission Workshop related to the City's update to the Comprehensive Master Land Use Plan

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP, Community Planner

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

On May 7, 2019, the City Council awarded Houseal Lavigne Associates, a consulting firm specializing in community planning, a contract to complete a strategic update to the City's Comprehensive Master Plan. The plan, which is a document that serves as a guide for growth and development in the City, was originally adopted in 1960. While the sector plans have been updated since and several sub-area plans adopted, the City's overall plan is out-of-date and needs updating so it can continue to provide appropriate guidance to citizens, developers and community leaders in response to development requests. The updated plan will reflect current development and demographic conditions in Naperville while identifying future trends and opportunities. It will also recommend land-use designations for 10 geographic areas within the City's planning boundaries. These areas were specifically identified and agreed upon by City Council and include:

- the property located north of I-88 and south of I-88 to Diehl Road, and west of Route 59 to the City's western boundary
- key sites along the Tollway Corridor (BP, former DuPage County transportation property, Nokia property)
- key sites along East Ogden Avenue (Ogden Mall, Iroquois Center, Fair Oaks Ford, Regency Hotel)
- north downtown, including Washington Street corridor
- the area reserved for StarLine station at 91st Street and 248th Avenue
- the City's "South 20" property (southeast corner of 103rd and Route 59)
- Spring Avenue, from Mill Street to its western end
- the northwest corner of Naper Boulevard and Plank Road to Ogden Avenue

- the area near the intersection of 75th Street and Wehrli Road
- the southeast corner of Mill Street and Bauer Road

The plan will also provide goals and recommendations that will apply City-wide for topics such as:

- **Housing** - What are the City's current gaps in the housing market? What are new trends in housing types and designs? How should housing affordability be addressed?
- **Commercial Uses** - How can the City's aging commercial areas be addressed? What are new trends in the commercial market?
- **Sustainability and technology** - How do Naperville's plans account for changing technology (autonomous vehicles, 5G technology), accessibility for all and consideration of environmentally sustainable practices?

DISCUSSION:

The joint City Council/Boards, Commissions and Taskforces Workshop is an opportunity for the project team to discuss important issues with members of Naperville's City Council and the City's boards and commissions. As a long-range policy document and critical resource for decision making, the Comprehensive Master Plan must address the issues that officials often face, and provide clear policy direction to inform future actions and help evaluate future development proposals.

The workshop will begin with a presentation by Houseal Lavigne Associates, the consulting firm that has been hired by the City to assist with the plan. Houseal Lavigne will provide elected and appointed officials with key information about the project, the scope of work to be completed, and the overall purpose of the Comprehensive Master Plan. After the brief presentation, the City's elected and appointed officials will participate in an interactive workshop to identify and discuss issues, opportunities, potential projects, and key assets in the community. The goal of this event is to gather input that will help shape the Comprehensive Master Plan scheduled to be completed by the end of the year.

FISCAL IMPACT:

There is no fiscal impact resulting from the identification and discussion of issues, opportunities, potential projects, and key assets in the City. Upon City Council's adoption of the Comprehensive Master Plan (anticipated at the end of 2019 or early 2020), any City costs associated with the Plan's recommendations will be subject to the review and approval of the City Council.