



Legislation Text

File #: 22-1606D, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

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

OR

Pass the ordinance amending Title 1 (Administrative), Chapter 11 (Comprehensive Plan) of the Naperville Municipal Code to adopt a new Land Use Master Plan including a modification that reclassifies the future land use for the properties immediately west and northwest of the Plank Road and Naper Boulevard intersection to Neighborhood Center - 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) has conducted two public hearings (March 4, 2020 and January 15, 2022) regarding the proposed Land Use Master Plan. At the January 15, 2022 hearing the PZC recommended approval finding the updated document addressed their initial concerns (vote 8-0).

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in 1960, with multiple sub-area plans and implementation tools subsequently approved over the last 10-25 years, is outdated.

The Land Use Master Plan (Master Plan) will generally serve as the single reference tool to guide land use and development in Naperville; however, 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, Naperville Sustainability 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:

Recap of Revisions

The City Council reviewed an initial draft of the Master Plan on January 5, 2021 and directed staff to

make specific changes to address concerns about residential recommendations to focus on retaining the character and density of existing neighborhoods. Based on this direction and development approvals since March of 2020, including input from second PZC hearing held on January 15, 2022, the recommended Master Plan includes the following changes:

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.
3. 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.
4. 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. As requested by City Council, all changes have been reconfirmed and verified by staff.

City Council First Reading

City Council held a first reading of the ordinance to approve the Master Plan on February 15, 2022. During the meeting, discussion was focused on the property at the northwest corner of Plank Road and Naper Boulevard. The property owner expressed concern over the Master Plan recommendation for Medium Density Residential and suggested preference for a Neighborhood Center designation on the Future Land Use Map.

Plank Road & Naper Boulevard

Following the Council meeting, staff spoke to Mike Roth (attorney representing Mike Siurek) regarding the preliminary ideas that Mike Siurek has for the properties he owns in the vicinity of the Plank Road and Naperville Boulevard, as further described below:

- Mr. Siurek currently owns parcels A, B, and C (see attached map) and is contemplating the following uses for these parcels:
 - Parcel A: a 4-5 story apartment development at a density of approximately 30 dwelling units/acre or a total of approximately 260 units (note: this density would exceed the allowances recommended by the Neighborhood Center designation). This development would include on-site private open space amenities (pool, etc.), as well as covered parking for residents and guests. Mr. Siurek is investigating the potential to include live-work units (similar to those provided at CityGate West) within the apartment development to achieve a mixed-use concept.
 - Parcel B: a commercial development which could include a use such as a gas station,

retail, or medical/dental office.

- Parcel C: a townhome development. This concept is consistent with the future land use designation; therefore, no changes to the Future Land Use Map are needed.
- While there are several parcels that are not currently owned by Mr. Siurek between Parcel A and the existing KLA School, Mr. Siurek has indicated that he would pursue commercial uses on these parcels should he gain ownership of them.
- Staff finds that the mix of uses noted above would be consistent with the Neighborhood Center future land use designation.

Staff has prepared a comparison of the Medium Density Residential and Neighborhood Center land use designations of this area for Council review. If the Neighborhood Center designation is applied to this area, there will be an expectation that future development include a mix of uses. If the Medium Density Residential designation is maintained, a 100% residential development would be acceptable.

Staff finds that either designation may be appropriate for this area, but that each sets different expectations as to how the property will be developed. City Council should provide direction as to whether the Medium Density designation should be maintained, or if the area should be reclassified to Neighborhood Center.

Next Steps

If approved, the City's Land Use Master Plan will serve as a guide for growth and development in Naperville. It will provide updated direction to those seeking to develop their land, as well as decision makers who approve requests. The new plan includes Guiding Principles, a clear focus on redevelopment sites, and outlines implementation strategies and best practices for the future. Many ideas and concepts recommended in the plan will require further consideration 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