



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
09/01/2010 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes of the August 18, 2010 Plan Commission Meeting.

C. Old Business

D. Public Hearings

1. PC Case # 10-1-094 Residential, Office and Limited Commercial (ROLC) Zoning District
Location: N/A

Request: Continue the public hearing and recommend City Council approve the proposed ROLC Zoning District.

Official Notice: Published in the Naperville Sun on July 28 & 30, and August 1, 2010

E. Reports and Recommendations

F. Correspondence

G. New Business

H. Adjournment

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Accessibility Coordinator at least 48 hours in advance of the scheduled meeting. The Accessibility Coordinator can be reached in person at 400 S. Eagle Street, Naperville, IL., via telephone at 630-420-

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6725 or 630-305-5205 (TDD) or via e-mail at manningm@naperville.il.us. Every effort will be made to allow for meeting participation.



**NAPERVILLE PLAN COMMISSION
DRAFT MINUTES OF AUGUST 18, 2010**

Call to Order

7:02 p.m.

A. Roll Call

Present: Chairman Edmonds, Herzog, Gustin, Trowbridge, Meyer, Messer, Bruno
Absent: Meschino, Sterlin
Student Members: Stancey
Staff Present: Planning Team – Thorsen, Emery, Zawila
Engineer – Hynes

B. Minutes Approve the minutes of July 7, 2010

Motion by: Gustin
Second by: Meyer

Approved
(7 to 0)

C. Old Business N/A

D. Public Hearings

**D1. PC 10-1-094
ROLC**

Conduct the public hearing and recommend that City Council direct staff to prepare the ordinance amending the Naperville Municipal Code to create the Residential, Office and Limited Commercial (ROLC) Zoning District.

Amy Emery, Planning Services Team, gave an overview of the proposed district.

- Zoning district details are under consideration this evening, not the location of ROLC zoning.
- ROLC is intended to provide a flexible transition or buffer.
- Residential uses would be permitted by right. Non-residential uses would require approval of a conditional use.
- Specific uses, site development conditions, area, setback and height requirements were presented.
- The proposed zoning district has been modified to reflect public feedback received from an open house on August 4, 2010.

Plan Commission inquired about:

- The 8,000 square foot limitation for non-residential use. Staff clarified that it pertains to the total building area.
- The height limitation. Staff clarified that the proposed height limitation of 40' is modeled after residential districts.
- Authorization of non-residential uses. Staff clarified that residential uses would

be permitted by right, but non-residential uses (including mixed-use developments) would require approval of a conditional use or planned unit development.

- Drive-through facilities, and whether single-lane drive-through facilities would create congestion. Staff stated that land use will be partially driven by market demand and site access limitations, and clarified that non-residential uses are intended to be limited in intensity and size.

Public Testimony:

KC Swininoga, 1241 Marls Court: noted support for mixed-use zoning in the area. Expressed concern regarding the height and density requirements: a 40' height limitation should be reduced to 35'; single-family minimum lot size of 6,000 square feet should be increased to 8,000 square feet; single-family attached should require that the sum of lot sizes be at least 4,000 square feet times the number of units; setback requirements should be increased to be minimally equivalent to R1 District. Required conditions should address lighting along boundaries abutting residential areas. Parking location should be considerate of proximity to residential areas.

Maggie Hartigan, 5S624 Tuthill: opposes the proposed ROLC District. Commented on the low density character of her neighborhood, and expressed a wish that it continue to remain low density residential. If ROLC is passed, offices would be the only alternate acceptable land use in the Tuthill Road area if access and entrances are directed away from the residential area.

Kathy Benson, 51 Forest: expressed concern about application of ROLC within the Spring Avenue area. Stated that the 15' rear yard setback which should be increased to 25'; parking in rear or interior side yards may abut residential properties and should have significant buffering or not be allowed. Feels that the proposed density is too high and should not be any greater than the R2 District.

Anissa Olley, 101 Springwood: Inquired about application of ROLC to the 5th Avenue Study and Downtown2030 which include "mixed-use" future land use; whether the zoning district affects the default zoning of R1 and how zoning is applied upon annexation; application of conditions pertaining to drive-through lanes, amplification, and landscape buffering. Believes that signage should be addressed.

Bob Swininoga, 1241 Marls Court: Commented favorably on the public process and supports the goal of ROLC zoning. Expressed concern about a maximum 40' height, curb-cuts to access ROLC areas, site intensity for non-residential uses, and setback requirements. Questioned whether residential use needs to be included in the zoning district.

Staff responded to testimony:

- The 35' height requirement for existing residential districts pertains to mean height, not peak height. The proposed 40' height limitation corresponds to the

teardown regulations and those of home-to-office conversions.

- As ROLC is intended to provide a transition in intensity, the setback requirements are greater than the higher intensity districts and less than the low density residential districts.
- A 100% landscape screening requirement is proposed. Plan Commission can recommend a higher setback or other conditions related to buffering for specific site development proposals.
- Residential density in ROLC may be higher than the adjacent low density residential districts, but will provide a transition from the adjacent high intensity areas.
- The only area with an approved future land use for ROLC is along 75th Street. Areas along Plank Road that were proposed for ROLC as part of the Plank Road Study have not been approved by the City Council.
- ROLC is not intended to apply to the downtown area.
- The proposed 5' parking setback is consistent with the B1 and TU Districts and will include landscape screening.
- The ROLC district specifies that amplification must comply with residential standards.
- Traffic and access are addressed from a site development standpoint and must comply with the limitations that are in place regardless of the zoning district.
- Lighting standards for non-residential abutting residential are established in the Performance Standards of the Municipal Code.

Plan Commission inquired about:

- ROLC as compared to other zoning districts such as R2.
- Default zoning upon annexation.
- Parcel size requirements for a PUD and whether a PUD would be feasible on a residentially-sized parcel, as well as whether more than a single structure would be permitted on any given parcel.
- Why residential use is included in ROLC.
- The impacts of rear parking on the functionality and aesthetics of a building as well as the adjacent residences.
- Consistency of landscaping opacity requirements with the TU District.
- Amplification and how requests exceeding the residential limit would be addressed.

Plan Commission Discussion:

- Gustin: Delete reference to “multiple-family” and “attached single-family”. Height should be reduced to 35'. Clarification of landscape screening should also be provided.
- Herzog: Building size restrictions should refer to “floor area”. The requirement for rear parking may be overly restrictive and a 15' setback with no parking should be established between the parking and the residential lot line or parking should be placed in the front.
- Edmonds: Landscape buffering along the rear lot line only should be broadened

to other areas. Does not have a problem with the 40' height restriction.

Plan Commission continued this case to the meeting of September 1, 2010

**D2. PC 10-1-078
WATER
STREET
DEVELOPMENT**

Conduct the public hearing and recommend the City Council approve the Water Street Development including approval of the final plat of subdivision, final plat of PUD, conditional use for a hotel, a street graphics deviation, and a setback deviation to Section 6-7E-7 (Yard Requirements for the B5 Zoning District).

Jason Zawila, Planning Services Team, gave an overview of the request.

Kathleen West, DBCW, 123 Water Street, Attorney on behalf of the petitioner:

- Described the location of the development and components of the development.
- Plaza and Riverwalk amenities enhance the vibrancy of the development and provide linkages to the downtown.
- Three modifications are proposed to the approved development in response to economic changes, acquisition of 117 Water Street, and interest in hotel development in the downtown:
 - Expansion of the Loggia Building to incorporate 117 Water Street and corresponding internal changes related to commercial square footage, residential units and interior parking areas
 - Provision of a pedestrian bridge for residents of the Loggia Building to access the parking garage
 - Inclusion of a hotel concept – this would result in consolidation of the Tower and Mixed-Use Buildings and an additional floor would be added for a total of six stories plus the rooftop lounge (hotel scenario only)
- Market conditions will determine whether the condominium or hotel scenarios are constructed.
- The design, intent and character of the approved PUD are retained in the proposal.
- The floor area ratios for both the condominium and hotel scenarios comply with the maximum floor area ratio for the B5 District.
- Hotel proposal:
 - Banquet facilities are not proposed.
 - Parking garage capacity may be increased.
 - Market requirements necessitate the additional floor to accommodate minimum rooms.
- Sign deviations are requested for the ground floor commercial spaces which are oriented to the plaza and Riverwalk that are not permitted signage on those facades by right. Signage in these areas is consistent with what was recommended for approval by the Plan Commission in 2008 and is subject to guidelines that are more stringent than what would be permitted along Water Street.
- The petitioner requests approval of both scenarios presented this evening.

Also available for questions;

Bruno Bottarelli and Nick Ryan of Marquette Companies (the Developer)

Mark Sullivan, Sullivan Goulette and Wilson, Architect on behalf of the petitioner

Andy Heinen and Mike Rechterik, V3 Companies, Engineers on behalf of the petitioner

Plan Commission inquired about

- Why the petitioner is requesting votes on both proposals.

Public Testimony:

Kathy Benson, 51 Forest: spoke on behalf of the Naperville Area Homeowners Confederation (NAHC). NAHC's position on this matter in 2007 recommended that the height of all buildings be reduced especially those adjacent to the river, and that the pedestrian and vehicular aspects be further developed. NAHC does not support the proposed increased building height for the hotel proposal and believes that the pedestrian bridge is an infringement upon the Water Street right-of-way. Concerns were expressed with regards to traffic congestion associated with the hotel proposal.

Anissa Olley, 101 Springwood: concurs with the NAHC. Expressed concern about traffic congestion resulting from the development proposal in conjunction with future development and changes to Naperville Central High School.

Petitioner responded to testimony:

- Height of the condominium is not increased from the approved PUD. Hotel includes one additional floor in order to make it viable (plus the rooftop lounge).
- The pedestrian bridge will not further reduce the right-of-way width along Water Street.
- The residential density of the hotel and condominium alternatives is reduced compared with the approved PUD.
- The difference between traffic impact of both alternatives is negligible, thus the traffic impact is not substantially increased above the approved development.
- Mike Rechterik, V3 Companies, clarified that the condominium alternative was evaluated in the South Downtown Traffic Study and a separate study for the hotel scenario was submitted with the development proposal. The trips associated with the Water Street Development are comparable between the hotel and condominium options.
- Bruno Bottarelli, Marquette Companies, clarified that the 2nd floor of the hotel building would be the main lobby floor. The bridge to the Loggia Building will have an entry point from the lobby and will provide secure doors to the residential area. The bridge may also be utilized as gathering space for the hotel.
- Nick Ryan, Marquette Companies, discussed the pedestrian bridge. The Loggia Building provides secure access to the building. Use for public space would accommodate small gatherings with access through the hotel lobby.
- Plan Commission approval in 2008 provided that signs along the Riverwalk could not be backlit and that awning signage would be subject to review by city staff.

Plan Commission inquired about

- The height of the hotel building and how a “floor” is defined. Clarification of height measurements.
- The nature of the pedestrian bridge.
- The quantity of parking within the deck that will be available for public use as compared to the approved PUD.
- Traffic associated with each scenario.
- Stormwater management.
- Amenities that would be provided within the limited service hotel proposal.
- Public access and wayfinding to the parking deck.
- Differences in signage along Riverwalk as compared to what was approved in 2008.
- Zoning districts in which hotels are permitted.
- Whether the hotel could be accommodated with fewer rooms or lower height.
- Calculation of FAR on a lot-by-lot or PUD basis.
- How the reduction of setbacks on Water Street relates to the B5 District versus the downtown core.
- Future development of property along Aurora Avenue and at the northwest corner of Water Street and Main Street.
- The location of loading activity.
- Phasing of development.

Plan Commission closed the public hearing.

Plan Commission Discussion:

- Meyer: Supports the notion of the hotel but does not support the increase in building height.
- Herzog: Supports the condominium development as proposed. Generally supports the development. Concerns expressed about the height of the hotel and the pedestrian bridge if it does not provide a public amenity.
- Gustin: Finds that the development is creative and supports a hotel in the area to accommodate Naper Settlement and North Central College visitors. Struggles with offering recommendations on two options and has reservations regarding the viability of condominium units as well as the pedestrian bridge.
- Messer: Likes the idea of a hotel but has some concerns with the increase in height over the condominium option. Likes the upper story setbacks on the hotel building. Thinks that the bridge could be a positive feature. Has some difficulty with approving both options.
- Trowbridge: Overall thinks the project is great and thinks the pedestrian bridge is unique and aesthetically pleasing. The increase in height of the hotel is not optimal but stepping back helps to negate some of the height issues. Market situations necessitate flexibility in voting on both options.
- Bruno: The economic conditions are unique and drive the need to consider two different plans. A hotel would be a wonderful amenity to have downtown. A

- pedestrian bridge could be an interesting aesthetic feature.
- Edmonds: Thinks the project is too big but the height increases are not significant relative to what was already approved and are within the limitations established by the PUD. Riverwalk amenities are substantial, and inclusion of the pedestrian bridge is not a deciding factor.

North Phase with Condominium Alternative :

Plan Commission moved to recommend approval of north phase and the south phase condominium alternative as proposed to incorporate 0.34 additional acres into the north phase PUD and modify the existing site plan as noted in the staff memo, which will increase the size of the Loggia building from 24,409 to 64,870 square feet, increase the number of residential units from 24 to 32, eliminate parking within the Loggia Building and incorporate a pedestrian bridge across Water Street, and with respect to the south phase and increase the number of residential units from 39 to 40, increase the height of the parking structure from 66 feet to 71 feet, and increase the floor area ratio of the Water Street District PUD from 1.96 to 2.02, all in accordance with the staff memorandum.

Motion by: Trowbridge
Seconded by: Messer

Herzog moved to amend the motion to remove the pedestrian bridge across Water Street from the proposal.
Seconded by Gustin

Amended motion:
Aye: Herzog, Meyer
Nay: Trowbridge, Messer, Bruno, Gustin, Gustin

**Denied
(2-5)**

Original motion:
Aye: Trowbridge, Gustin, Bruno, Herzog, Edmonds
Nay: Meyer, Messer

**Approved
(5-2)**

North Phase with Hotel Alternative:

Plan Commission moved to recommend approval of north phase and the south phase hotel alternative to incorporate additional acres into the Water Street District north phase PUD and modify the existing site plan, increase size of the Loggia building as set forth in the staff memo, increase the number of residential units as set forth in the staff memo, eliminate parking on the second floor of the Loggia building and incorporate a pedestrian bridge across Water Street, and with respect to the south phase change the use from residential to hotel, increase the height of the Tower/Building, Multi-Use Building and parking structure from 83' to 90', increase the size of the Tower Building as set forth in the staff memo, increase the number of parking spaces in the parking structure from 559 to 699 spaces, and increase the floor area ratio of the Water Street District, all as set forth in the staff memorandum of August 18.

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Motion by: Messer
Seconded by: Trowbridge

Aye: Messer, Herzog, Trowbridge, Bruno, Gustin, Edmonds
Nay: Meyer

**Approved
(6-1)**

**E. Reports and
Recommendations** None

F. Correspondence None

G. New Business None

H. Adjournment

11:03 p.m.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-094 **AGENDA DATE:** 9/1/2010
SUBJECT: Residential, Office and Limited Commercial (ROLC) Zoning District
Petitioner: City of Naperville

LOCATION: The proposed ROLC Zoning District would be considered for properties as rezoning is requested, subject to Plan Commission review, public hearing, and City Council approval.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The proposed ROLC Zoning District is designed primarily for residential and office uses with accommodations for limited neighborhood commercial and service businesses. Areas zoned ROLC would serve as a transition between residential neighborhoods and intensive commercial areas and/or arterial roadways.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Action
08/18/2010	Public hearing was opened and five (5) people provided testimony. Case was continued until September 1, 2010.

ACTION REQUESTED/RECOMMENDED THIS MEETING:
Recommend approval of the ROLC zoning district to City Council.

PREPARED BY: Amy Emery, AICP, Community Planner

BACKGROUND:
The concept of a mixed-use area to accommodate residential, office and limited commercial uses was first introduced with the *75th Street Corridor Study* (adopted November 2008). Earlier this year, the Plan Commission provided City Council with recommendations for the *Plank Road Study*, which included an area to accommodate ROLC uses situated north of Plank Road, immediately west of Naper Boulevard, and directly south of Ogden Avenue (Sub-Area 4). City Council delayed action on this particular recommendation for Plank Road until a ROLC Zoning District was prepared for their consideration.

Plan Commission Action – August 18, 2010
The Plan Commission opened the public hearing for the ROLC District amendment on August 18, 2010. Five residents spoke during the meeting and commented on: proposed maximum

height; setback between residential and non-residential uses; density maximum for single-family attached use (i.e., townhomes), site lighting requirements along boundaries abutting residential areas; and parking location in proximity to residential areas. At the conclusion of public testimony, the Plan Commission requested technical edits related to references to multiple-family and maximum allowable floor area. Additional review of parking and setback requirements was also requested. The unapproved minutes of August 18, 2010 are attached to this agenda item to provide a detailed account of comments received (Refer to Attachment 3).

PLANNING SERVICES TEAM REVIEW:

Staff has included additional information and clarification relative to Plan Commission discussion on August 18, 2010. A copy of the revised ROLC Zoning District is provided as Attachment 1; proposed changes are further discussed below.

Technical Edits

Based on feedback received, a series of technical edits were made to clarify recommendations and conditions within the draft ROLC Zoning Ordinance. Technical edits include:

- Replaced reference to “multiple-family dwellings” with “single-family attached dwellings”
- Replaced reference to “footprint” maximum with “floor area” maximum
- Deleted reference to amplification to emphasize residential noise standard compliance as the requirement within the proposed ROLC district. Exterior amplification is currently prohibited for all zoning districts by Chapter 14 (Performance Standards) of the Zoning Ordinance.

Conditional Uses

In the previous draft, all non-residential uses, with the exception of offices, were required to be developed as part of a planned unit development (PUD). Given concerns about the minimum area required to effectively create a PUD, additional low-intensity uses have been removed from the PUD requirement and added as conditional uses. More intensive non-residential uses would still require a PUD in order to be established. All conditional uses, whether part of a PUD or not, would require compliance with the conditions noted in the ordinance. In addition to these changes, a minimum area requirement of two (2) acres has been added to the draft for the development of a PUD. This is consistent with the minimum area for a PUD included in the R2, R3, and R3A and R4 zoning districts.

Required Conditions

With the revised ordinance draft, additional clarification for loading operations and drive-through lanes has been provided. The intent of these restrictions is to buffer and screen any adjacent residential property from these accessory land uses and provide bypass circulation in accordance with existing Code requirements.

Area Requirements

As was noted above, a minimum area of two (2) acres is now proposed in the ROLC Zoning District for any PUD. This addition is consistent with area minimum requirements included in other residential districts (e.g. R3A).

During public testimony some concern was raised about the density requirements for single family attached units (townhomes). Staff continues to recommend the language presented at the August 18, 2010 public hearing. The limitation of no more than 8 units per acre on a modified gross density¹ basis mirrors the requirement included in the R3A District and is also consistent with the medium density threshold established in the city's comprehensive plans. In practice, densities for single-family attached dwellings tend to be approximately 4-6 units per acre after all required site amenities (e.g. parking, setbacks, stormwater, etc.) are accommodated. However, there are successful examples of townhome communities in Naperville with a density between 6-8 units per acre that exist in harmony with single family residential, including: Riverbrook West (Ogden & North Aurora), Charlestown Woods (Chicago Avenue), Hobson Oaks (Hobson & Naper), and Havenshire Place (75th & Plainfield/Naperville).

Any potential impacts associated with density (e.g., traffic, height) are closely restricted in the existing code. In addition, in the ROLC areas identified to date in comprehensive plans, the City would have an opportunity to review density through the public hearing process for annexation/rezoning.

Parking Location Requirements

The revised ROLC Zoning District no longer implies a requirement to locate parking in the rear of the lot. Parking may be provided anywhere on a ROLC parcel provided it is at least five feet from any property line and not within the required front or corner side yard setback area.

Parking location information included in the draft ROLC Zoning District presented on August 18, 2010 only restated requirements that exist today in Section 6-9 (Off Street Parking) of the Naperville Municipal Code. Specifically, Section 6-9-2 notes that parking is prohibited in any required front or corner side yard. Also, parking may not be located within five (5) feet of any other property line. Given the language included in the draft ROLC Zoning District was simply restating existing code requirements, it has been removed in the revised ROLC draft.

The Plan Commission did discuss the appropriateness of a five (5) foot setback for parking from any other property line during the August 18, 2010 public hearing. Staff finds this existing code setback requirement will provide a sufficient buffer between any proposed ROLC use and any adjacent residential area. This same five (5) foot requirement is sufficient to buffer parking in intensive commercial districts adjacent to residential properties. For example, along Ogden Avenue, commercial properties are zoned B3 and required to have the same five (5) foot setback to adjacent single family homes. Given the restricted type and scale of uses allowed in the proposed ROLC Zoning District and extensive landscape screening requirements, staff continues to recommend a five (5) feet minimum setback.

Height Limitations/Bulk Regulations

The revised ROLC language reflects the 35' standard residential height limitation and the additional restrictions imposed by the teardown/infill requirements. "Height" would be applied

¹ Modified gross density is defined as number of units divided by residential acreage including internal right-of-way, detention facilities, school/park dedications and open space areas.

in accordance with the definition contained within the Municipal Code. As per the definition in the Code, this would refer to the deck level of the underside of a gable, hip or gambrel roof, deck roofline of a mansard roof or highest point of the roof structure of a flat roof (refer to Attachment 3 for illustrated diagrams of roof types and measurement points). If a pitched roof (e.g., gable, hip or gambrel) is proposed, the top of the peak would not be permitted to exceed a maximum height of 40 feet. As such, in no instance will any building have a permitted height greater than 40 feet in the proposed ROLC Zoning District.

ATTACHMENTS:

1. Proposed ROLC Zoning District – PC 10-1-94
2. Height Diagram – PC 10-1-94
3. ROLC District – August 18, 2010 Agenda Item and Correspondence – PC 10-1-94

Residential, Office, Limited Commercial (ROLC)

INTENT:

The intent of the Residential, Office, Limited Commercial (ROLC) District is to accommodate transitions in scale and land use between higher intensity infrastructure or land use areas and adjacent residential neighborhoods as identified in the "Residential, Office, Limited Commercial" segments of the 75th Street and Plank Road Study updates to the Comprehensive Master Plan. The ROLC District is most effective when anchored by residential and/or office uses. Low-intensity neighborhood-serving commercial and service uses designed to support the needs of established residential and office populations may be approved as well. The ROLC District provides flexibility for future development while remaining sensitive to adjoining neighborhoods in form, scale and appearance. Intensive and destination retail uses, such as regional shopping centers or drive-through restaurants, shall not be permitted.

PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Any permitted use in the R1A district
2. Two-family dwellings
3. Single-family attached dwellings

CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Banks and financial institutions
2. Commercial service establishments¹
3. Nursery schools, preschools, daycare centers and student learning centers
4. Offices - business or professional; medical or dental; veterinary
5. Training studios

¹ DEFINITION:

Commercial Service Establishment: an establishment which provides services for occupants of nearby community areas. Commercial service establishments provide work or goods onsite for a fee, and include barbershops; beauty shops/salons; dry cleaning; health spas; massage establishments; tailor shops; tuxedo rental; nail salons; small appliance repair; florists; studios/galleries and the like. Commercial service establishments do not include gas stations, car washes and automobile repair stations.

6. Planned unit development. A planned unit development may include any of the following uses or a combination thereof:
 - a. Any permitted or conditional use in the ROLC district
 - b. Eating establishments, including outdoor cafes
 - c. Public assembly uses²
 - d. Specialty food establishments³
 - e. Other uses which are of the same general character as the above uses as determined by the zoning administrator.

7. Public and private utility facilities

REQUIRED CONDITIONS:

The following conditions shall be required of all non-residential uses established within the ROLC district, unless otherwise noted:

1. Any non-residential building (single or multiple tenant) shall have a floor area no larger than 8,000 square feet to accomplish an open, campus design.

2. Buildings shall comply with the City of Naperville's Building Design Guidelines, and additionally shall possess residential design characteristics (e.g., pitched roof, limited building footprint). For nonresidential and mixed-use buildings, masonry shall be the predominant building material. All buildings shall avoid the appearance of exterior monotony through varied rooflines or roof styles, varying façade designs, and other architectural elements.

3. Screening at opacity of 100% shall be provided along the rear lot line of properties abutting existing residential use, including fence and landscape screening as provided in Section 5-10 of this Title.

4. The use shall be conducted completely within the building or structure in which it is located. Outdoor dining areas and outdoor play areas (associated with a preschool or daycare center) are excluded from this provision.

² DEFINITION:

Public Assembly Uses: non-commercial uses, which are operated on a not-for-profit basis such as clubs/lodges, religious uses, trade or vocational schools, colleges/universities, community centers, performing arts center, civic buildings and cultural institutions.

³ DEFINITION:

Specialty Food Establishment: a limited service establishment that offers specialty snack and food products or nonalcoholic beverages, including bakeries, butcher and produce markets, coffee shops, ice cream shops, carry-out establishments and the like. The specialty nature derives from a combination of some or all of the following qualities: uniqueness, exotic origin, particular processing design, limited supply, unusual application or extraordinary packaging. Specialty Food Establishments do not include full-service, cafeteria or fast food restaurants or grocery stores.

5. There shall be no outside display of goods or outside storage of equipment or materials.
6. Noise at the property line shall be measured in accordance with the residential standard established in Section 6-14 of this Code.
7. Parking shall be provided in accordance with the provisions of Chapter 9 of this Title; provisions for cross-access and shared driveways shall be made so as to reduce the driveways accessing rights-of-way.
8. Loading bays, if provided, shall not be located on a primary façade. Loading operations shall not occur before 7am or after 8pm.
9. Drive-through lanes for financial institutions, banks, drycleaners and the like shall be limited to a single customer lane with a by-pass lane as required by Section 6-9-6 of this Code. Drive-through uses may only locate on properties with major arterial frontage. Drive-through lanes must be oriented along a side or rear yard.
10. For any non-residential use with a pitched roof, all mechanical units shall be ground-mounted or located entirely within the pitched roof structure. Vents that are not concealed within the roof structure shall be wall mounted any required plumbing pipe stacks shall be finished to match the color of the pitched roof.

AREA REQUIREMENTS:

The required lot area in the ROLC district shall be as follows:

1. Single-family detached dwellings and duplexes: Six thousand (6,000) square feet per lot.
2. Single-family attached dwellings: There shall be no minimum lot area for single-family attached dwellings, provided that there shall not be more than eight (8) dwelling units per acre on a modified gross density basis.
3. Primary and secondary schools: Seven (7) acres.
4. Planned Unit Development: Two (2) acres.
5. All other permitted and conditional uses: None.

LOT WIDTH REQUIREMENTS:

The minimum lot width, at the front yard line, in the ROLC district shall be as follows:

1. Residential uses: Fifty (50) feet.
2. All other permitted and conditional uses: None.

YARD REQUIREMENTS:

1. The minimum yard requirements in the ROLC district shall be as follows:

Front yard	20 feet
Interior side yard:	8 feet
Corner side yard	20 feet
Rear yard	None if the rear lot line abuts property located in a business district 15 feet if the rear lot line of the ROLC district coincides with the side or rear lot line of property located in a residential district.

HEIGHT LIMITATIONS/BULK REGULATIONS:

1. The maximum height for all buildings and structures in the ROLC district shall not exceed thirty-five feet (35') as defined by Section 6-1-6 of the Municipal Code. In addition, the maximum roof height for a pitched roof shall be forty feet (40') to the peak of the roof.

MEASURING HEIGHT:

For all buildings, height is measured based on the datum point defined as the average of the two grades where the front yard line meets the side lot lines (See Figure A).

The City Council adopted Teardown/Infill Regulations (Ordinance 05-027) on February 15, 2005. The ordinance stipulates height shall not exceed 40' to the peak of the roof and 35' to the midpoint of the roof (See Figure B).

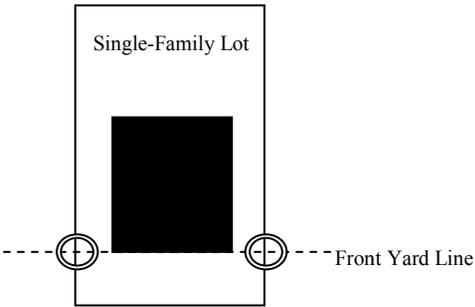


Figure A: Establishing a datum point

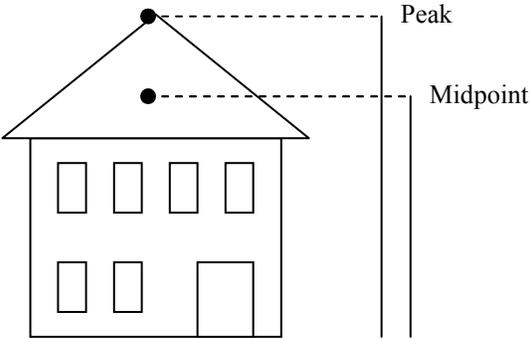


Figure B: Measuring Height

ROOF TYPE ILLUSTRATIONS:

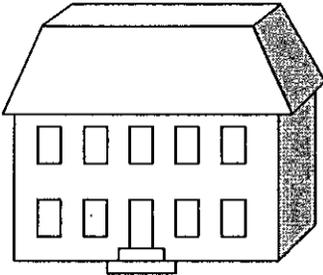


Figure 1: Mansard Roof

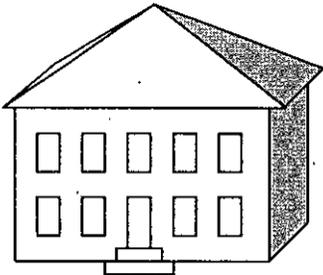


Figure 2: Hip Roof

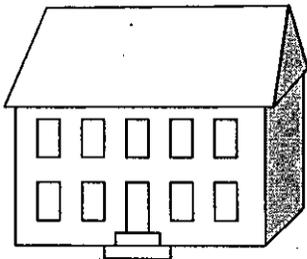


Figure 3: Gable Roof



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-094 **AGENDA DATE:** 8/18/2010
SUBJECT: Residential, Office and Limited Commercial (ROLC) Zoning District
Petitioner: City of Naperville

LOCATION: The proposed ROLC Zoning District would be considered for properties as rezoning is requested pursuant to Plan Commission review, public hearing, and City Council approval.

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The proposed ROLC Zoning District is designed primarily for residential and office uses with accommodations for limited neighborhood commercial and service businesses. Areas zoned ROLC would serve as a transition between residential neighborhoods and intensive commercial areas and/or arterial roadways.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item	Action
NA		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Amy Emery, AICP, Community Planner

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The concept of a mixed-use area to accommodate residential, office and limited commercial uses was first introduced with the *75th Street Corridor Study* (adopted November 2008). The *75th Street Corridor Future Land Use Map* delineates 13 properties on the south side of 75th Street near the intersection with Wehrli Road for ROLC uses. The *75th Street Corridor Study* did not require the development of a new Zoning District to accommodate the ROLC area noted in that plan. Rather, the *75th Street Corridor Study* indicates that ROLC land uses could be accommodated by individual parcel zoning to R2 (Single-Family and Low Density Multiple-Family), B1 (Neighborhood Commercial), and OCI (Office, Commercial, Institutional) Districts depending on the nature of the development request.

Earlier this year, the Plan Commission provided City Council with recommendations for the *Plank Road Study*. Those recommendations included an area to accommodate ROLC uses

*ROLC Zoning District
August 18, 2010
Page 2 of 4*

situated north of Plank Road, immediately west of Naper Boulevard, and directly south of Ogden Avenue (Sub-Area 4). The ROLC land use area would serve as a transition zone between major arterial roadways (Ogden Avenue and Naper Boulevard), non-residential uses (e.g. intensive commercial along Ogden Avenue) and outlying single family neighborhoods. City Council delayed action on this particular recommendation until a ROLC Zoning District was prepared for their consideration.

PLANNING SERVICES TEAM REVIEW:

The proposed ROLC Zoning District has been drafted pursuant to City Council direction. The application of the ROLC Zoning District to various areas within the City is *not* being considered under the current case. This discussion previously occurred with the *75th Street Corridor Study* and the *Plank Road Study*. The Plan Commission's current review will focus on the proposed ROLC district, which includes sections describing intent, permitted and conditional uses, and bulk requirements (setback, height, etc.).

The proposed ROLC Zoning District is unique. It combines the lowest-intensity uses permitted in the Neighborhood Commercial (B1) and Office, Commercial, Institutional (OCI) Zoning Districts with residential uses in order to successfully implement recommendations associated with ROLC areas described initially in the *75th Street Corridor Study*. Neither the B1 nor OCI Zoning Districts allow residential uses as of right. Moreover, neither the B1 nor OCI Zoning Districts require use of a Planned Unit Development (PUD).

What follows is an analysis of the proposed requirements for Plan Commission's consideration; a copy of the proposed ROLC District regulations is included as Attachment 1.

Permitted Uses

The proposed ROLC Zoning District permits only residential uses by right. This is consistent with the purpose of the district to permit uses by right which are known to be in harmony with adjacent single-family residential neighborhoods. The Naperville Municipal Code and Comprehensive Master Plans repeatedly recognize the synergy between and compatibility of adjacent residential uses of varying forms (e.g. single-family detached, duplexes and townhomes) and density. Residential development can offer a successful transition in intensity of land use. For example, a townhome or duplex development between commercial and single-family residential areas acts as a transition between those uses.

Conditional Uses

The ROLC Zoning District would also allow home-to-office conversions or residentially-styled office buildings of limited size as a conditional use. Additional requirements are provided within the "Required Conditions" sub-section of the regulations to ensure visual and functional compatibility with nearby residential areas. Offices are a common transition between commercial uses and outlying single-family neighborhoods. Iroquois Commons (office park on Iroquois Avenue, south of Ogden Avenue) is an example of this type of transition.

Any other non-residential use proposed for an area zoned ROLC must be part of a planned unit development. The different types of non-residential uses that may be permitted were selected in accordance with the district's overall intent to be neighborhood-serving (vs. a regional or

*ROLC Zoning District
August 18, 2010
Page 3 of 4*

destination use). It is important to note that general retail uses (e.g. stores selling merchandise as their primary purpose) are not permitted.

The proposed ROLC Zoning District accommodates the following commercial and service uses if part of a planned unit development, approved by a conditional use, in compliance with the conditions noted in the ordinance:

- Banks and financial institutions
- Commercial service establishments (e.g., beauty shops/salons; dry cleaning; health spas; florists; studios/galleries, etc.)
- Dine-in eating establishments, including outdoor cafes
- Nursery schools, preschools, daycare centers and student learning centers
- Public assembly uses (e.g. churches)
- Specialty food establishments (e.g. bakery, butcher and produce market, coffee shop, ice cream shop, carry-out establishments and the like).
- Training studio

Required Conditions

The proposed ROLC Zoning District includes several conditions to ensure compatibility among the different uses allowed within the district. Furthermore, the conditions support the stated intent of the proposed ROLC Zoning District to serve as a transition between intensive uses (e.g. intensive commercial areas / arterial roadways) and outlying residential neighborhoods. Conditions include:

- Restrictions on building square footage to accomplish an open, campus design;
- Architectural designs that favor residential characteristics, regardless of use proposed
- Extensive landscape screening;
- Restrictions on parking areas, service loading locations, and placement of any drive thru lanes areas; and
- Restrictions on any amplification to mirror residential standards for noise.

It should also be noted that any ROLC use proposed would be required to comply with current parking requirements contained in the Naperville Municipal Code. In addition, a comprehensive amendment to the sign code is anticipated in 2011 to include refinements to signage requirements for home-to-office conversions, transitional use, and if approved by City Council, the ROLC Zoning District.

Bulk Restrictions

The setback, height and area requirements proposed for the ROLC Zoning District are based upon:

- An assessment of setbacks and height requirements for districts within the Naperville Municipal Code. The setbacks proposed complement existing standards for residential and non-residential uses.
- Case studies to ensure that proposed requirements can accommodate development with all required landscaping, parking, stormwater and open space improvements.

Page: 6 - Agenda Item: D.1.

*ROLC Zoning District
August 18, 2010
Page 4 of 4*

Future Applicability of ROLC

If approved by the City Council, the ROLC Zoning District will become part of the Naperville Municipal Code. As such, property owners may apply for the ROLC zoning, typically in conjunction with an annexation or development proposal. No City initiated rezoning is proposed in conjunction with the ROLC district adoption.

August 4, 2010 Open House

An open house was held on August 4, 2010 to provide the public an opportunity to review the proposed ROLC Zoning District and share their comments and ideas. Approximately 25 people attended the open house. Copies of written comments received at the workshop and a summary of frequently asked questions are included as Attachments 2 and 3 of this memo. Based on the feedback received, the ROLC Zoning District presented to the Plan Commission now includes:

- An expanded statement of intent;
- Size limitations for individual non-residential uses; and
- Elimination of general retail as an allowable non-residential use (either permitted or conditional).

Summary

The proposed ROLC Zoning District provides for a mix of land uses, with special approvals required for any non-residential use proposed. Setbacks, height, and area requirements for the ROLC Zoning District are based on residential standards to limit intensity and impact on residential areas. Staff supports development of a ROLC Zoning District to implement the recommendations contained within recent updates to the Comprehensive Master Plan.

ATTACHMENTS:

1. Proposed ROLC Zoning District – PC 10-1-94
2. ROLC Written Comments Received at August 4, 2010 Open House – PC 10-1-94
3. ROLC FAQ from August 4, 2010 Open House – PC 10-1-94

Residential, Office, Limited Commercial (ROLC)

INTENT:

The intent of the Residential, Office, Limited Commercial (ROLC) District is to accommodate transitions in scale and land use between higher intensity infrastructure or land use areas and adjacent residential neighborhoods as identified in the "Residential, Office, Limited Commercial" segments of the 75th Street and Plank Road Study updates to the Comprehensive Master Plan. The ROLC District is most effective when anchored by residential and/or office uses. Low-intensity neighborhood-serving commercial and service uses designed to support the needs of established residential and office populations may be approved as well. The ROLC District provides flexibility for future development while remaining sensitive to adjoining neighborhoods in form, scale and appearance. Intensive and destination retail uses, such as regional shopping centers or drive-through restaurants, shall not be permitted.

PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Any permitted use in the R1A district
2. Two-family dwellings
3. Multiple-family dwellings

CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Offices - business or professional; medical or dental; veterinary
2. Planned unit development. A planned unit development may include any of the following uses or a combination thereof:
 - a. Any permitted or conditional use in the ROLC district
 - b. Banks and financial institutions
 - c. Commercial service establishments¹
 - d. Eating establishments, including outdoor cafes

¹ DEFINITION:

Commercial Service Establishment: an establishment which provides services for occupants of nearby community areas. Commercial service establishments provide work or goods onsite for a fee, and include barbershops; beauty shops/salons; dry cleaning; health spas; massage establishments; tailor shops; tuxedo rental, nail salons, small appliance repair, florists; studios/galleries and the like. Commercial service establishments do not include gas stations, car washes and automobile repair stations.

ATTACHMENT 1

- e. Nursery schools, preschools, daycare centers and student learning centers
- f. Public assembly uses²
- g. Specialty food establishments³
- h. Training studios
- i. Other uses which are of the same general character as the above uses as determined by the zoning administrator.

3. Public and private utility facilities

REQUIRED CONDITIONS:

The following conditions shall be required of all non-residential uses established within the ROLC district, unless otherwise noted:

- 1. Any non-residential building (single or multiple tenant) shall have a footprint no larger than 8,000 square feet to accomplish an open, campus design.
- 2. Buildings shall comply with the City of Naperville's Building Design Guidelines, and additionally shall possess residential design characteristics (e.g., pitched roof, limited building footprint). For nonresidential and mixed-use buildings, masonry shall be the predominant building material. All buildings shall avoid the appearance of exterior monotony through varied rooflines or roof styles, varying façade designs, and other architectural elements.
- 3. Screening at opacity of 100% shall be provided along the rear lot line of properties abutting existing residential use, including fence and landscape screening as provided in Section 5-10 of this Title.
- 4. The use shall be conducted completely within the building or structure in which it is located. Outdoor dining areas and outdoor play areas (associated with a preschool or daycare center) are excluded from this provision.
- 5. There shall be no outside display of goods or outside storage of equipment or materials.

² DEFINITION:

Public Assembly Uses: non-commercial uses, which are operated on a not-for-profit basis such as clubs/lodges, religious uses, trade or vocational schools, colleges/universities, community centers, performing arts center, civic buildings and cultural institutions.

³ DEFINITION:

Specialty Food Establishment: a limited service establishment that offers specialty snack and food products or nonalcoholic beverages, including bakeries, butcher and produce markets, coffee shops, ice cream shops, carry-out establishments and the like. The specialty nature derives from a combination of some or all of the following qualities: uniqueness, exotic origin, particular processing design, limited supply, unusual application or extraordinary packaging. Specialty Food Establishments do not include full-service, cafeteria or fast food restaurants or grocery stores.

ATTACHMENT 1

6. No exterior amplification shall be permitted. Noise at the property line shall be measured in accordance with the residential standard established in Section 6-14 of this Code.
7. Parking shall be provided in accordance with the provisions of Chapter 9 of this Title; provisions for cross-access and shared driveways shall be made so as to reduce the driveways accessing rights-of-way.
8. Parking facilities shall not be located in any required front or corner side yard.
9. Loading shall not occur on a primary façade, defined as that which abuts primary customer access.
10. Drive-through lanes for financial institutions, banks, drycleaners and the like shall be limited to a single lane. Drive-through uses may only locate on properties with major arterial frontage. Drive-through lanes must be oriented along a side or rear yard.

AREA REQUIREMENTS:

The required lot area in the ROLC district shall be as follows:

1. Single-family detached dwellings and duplexes: Six thousand (6,000) square feet per lot.
2. Single-family attached dwellings: There shall be no minimum lot area for single-family attached dwellings, provided that there shall not be more than eight (8) dwelling units per acre on a modified gross density basis.
3. Primary and secondary schools: Seven (7) acres.
4. All other permitted and conditional uses: None.

LOT WIDTH REQUIREMENTS:

The minimum lot width, at the front yard line, in the ROLC district shall be as follows:

1. Single-family detached dwellings, two-family dwellings and duplexes, and multi-family dwellings: Fifty (50) feet.
2. All other permitted and conditional uses: None.

ATTACHMENT 1

YARD REQUIREMENTS:

1. The minimum yard requirements in the ROLC district shall be as follows:

Front yard	20 feet
Interior side yard:	8 feet
Corner side yard	20 feet
Rear yard	None if the rear lot line abuts property located in a business district 15 feet if the rear lot line of the ROLC district coincides with the side or rear lot line of property located in a residential district.

2. Parking shall not be located in any required front or corner side yard; in all other required yards, parking must be set back a minimum distance of 5' from the property line.

HEIGHT LIMITATIONS/BULK REGULATIONS:

1. The maximum height for all buildings and structures in the ROLC district shall not exceed forty (40) feet.

Written Comments Received
August 4, 2010 ROLC Open



The following written comments were submitted specific to the "Residential, Office, and Limited Commercial" (ROLC) zoning district prepared by city staff for public review and comment at the August 4, 2010 Open House:

- Do not really understand the need for another zoning category if Naperville already has more than 20! As far as combining residence and limited commercial, they really shouldn't. Category is too broad.
- Please prohibit use by EPA regulated businesses (i.e. drycleaners, gas stations, etc.).
- PUD c. General Retail. Please define.
- I believe the ROLC designation is a great idea for this area. Local residents, as is common, do not embrace change readily.
- Why not separate R out of ROLC and just make the zoning OLC?
- Put into the new code certain things that CANNOT be considered, such as ANY commercial with strong EPA overview (i.e. gas stations, dry cleaners, auto remodeling shops, etc.)
- Separate "OLC" from "R". The additional restrictions and process for "Conditional Uses" are good, but why mix this with residential? These would be cleaner in situations where multiple landowners are involved.
- Require an overall "worst case" traffic study for an entire area recommended as ROLC. Incremental studies as each property develops have proven ineffective in the past.
- Good. ROLC is good for neighborhood land values will increase.
- I think that residential should be removed from the ROLC. Deal with OLC and R separately
- Even clearer description of the ROLC envisioned – there is much talk of having a "self-contained" development – but it is not stated on the displays.

ATTACHMENT 2

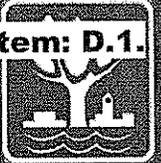
The following additional comments were made specific to sub-areas 3 and 4 of the Plank Road Study Area and recommendations currently under consideration by City Council:

- I would like to see a traffic study done by the Transportation Department which evaluates the impact on the Plank Road Study Area and Ogden Avenue / Naper Boulevard of:
 - 1) The most intensive proposal for Plank Road Study (including the least intensive ROLC use) ALONG WITH the least intensive proposal for development of Seager Park;
 - 2) The most intensive proposal for each of these two (Plank Road and Seager Park).

The results of this study should guide the decision on the ROLC proposal for Plank Road.

- Low density residential only for sub-areas 3&4
- Low density residential only for sub-areas 3&4
- Leave sub-areas 3& 4 R = residential only
- Feel this zoning should remain residential
- Leave it R = residential only
- I have a home in sub-area 4 on Tuthill Road and concerning ROLC, I am against any commercial development, but I could accept office. I think the area should stay residential. I hope medium density will NOT be allowed and that you will keep the area low density. Medium density is too high for the area. Please do not allow duplexes. The traffic in sub-areas 3 & 4 is bad right now. I wonder if this new zoning is passed how will the residents of the area enter and exit the streets they live on.
- Biggest concern for traffic impact on Tuthill and Plank and Burlington Roads. No access to Naper Boulevard to afford ability to avoid entering from residential streets.
- Be more specific in zoning sub-area 3. [Individual land uses should be recommended not a mixed concept like ROLC]
- Access to Naper Boulevard needed for any commercial uses along Naper.

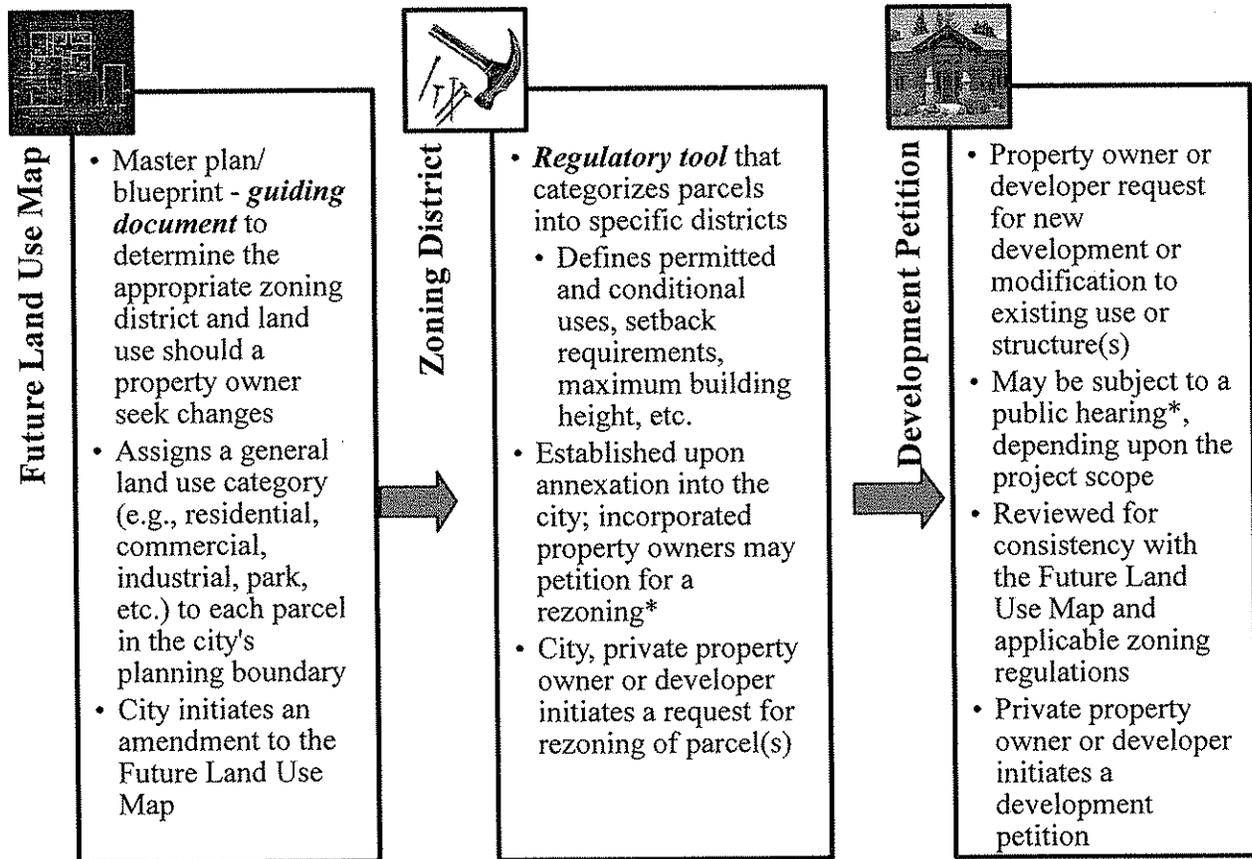
ATTACHMENT 2



The City of Naperville hosted a public open house on Wednesday, August 4, 2010, to present the draft Residential, Office and Limited Commercial (ROLC) zoning district, including permitted and conditional uses, setbacks and area requirements. Approximately 25 people attended the open house. During the meeting, city staff presented an overview of the draft zoning district. Following the presentation, meeting participants were encouraged to review the draft zoning district requirements in an open house format. Representatives from the city were available to answer questions and accept comments. The following provides a summary of questions received throughout the meeting, with responses prepared by city staff. Please note that this information is not intended to be an exhaustive list of each question received, but rather a summary of questions applicable to the proposed ROLC Zoning District.

Q. Please clarify the differences between a future land use map, a zoning district and a development petition?

A. The following provides an overview of the purpose of a future land use map, a zoning district and a development petition. Residents, developers, city staff, the Plan Commission and City Council utilize the future land use map and zoning district regulations in tandem to evaluate development petitions in the city.



* Subject to City Council approval.

[Click here](#) to obtain a copy of the City of Naperville Future Land Use Map. [Click here](#) to view the City of Naperville Zoning Map. For more information on the City of Naperville Zoning Ordinance, please reference Title 6 (Zoning Regulations) of the Naperville Municipal Code (<http://www.naperville.il.us/municipalcode.aspx>).

Q. What is meant by the term "Commercial Service Establishment"?

A. Commercial service establishment is defined as an establishment which provides services for occupants of nearby community areas. Commercial service establishments provide work or goods onsite for a fee, and include barbershops; beauty shops/salons; dry cleaning; health spas; massage establishments; tailor shops; tuxedo rental; nail salons; small appliance repair; florists; studios/galleries and the like. Commercial service establishments do not include gas stations, car washes and automobile repair stations.

Q. What is meant by the term "Specialty Food Establishment"?

A. Specialty food establishment is defined as a limited service establishment that offers specialty snack and food products or nonalcoholic beverages, including bakeries, butcher and produce markets, coffee shops, ice cream shops, carry-out establishments and the like. The specialty nature derives from a combination of some or all of the following qualities: uniqueness, exotic origin, particular processing design, limited supply, unusual application or extraordinary packaging. Specialty food establishments do not include full-service, cafeteria or fast-food restaurants or grocery stores.

Q. I noticed the original draft ROLC Zoning District displayed at the August 4 Open House listed "General Retail" as one of the commercial and service uses allowed if part of a planned unit development (approved as a conditional use); however, the current draft does not include this use.

A. Based on public input received to-date, "General Retail" has been removed from the ROLC Zoning District; "General Retail" is no longer an allowable use in the proposed ROLC District (either permitted or conditional).

Q. How does the City of Naperville evaluate potential traffic impacts?

A. The City of Naperville has a transportation model that is used to evaluate potential traffic impacts on the existing and future roadway network, and plan for future roadway improvements. The transportation model includes the roadway network bounded by Butterfield Road, I-355, I-55, 135th Street and Eola/Heggs Road.

The transportation model includes an analysis of "existing" and "future" traffic conditions on area roadways. The analysis of "existing conditions" includes the existing street network, existing land uses, and traffic count data. The analysis of "future conditions" projects future traffic volumes and travel patterns based on future land use assumptions derived from the Comprehensive Master Plan Future Land Use Map. Traffic and land use assumptions are based upon a 20 year time horizon. Based on the future traffic volumes and roadway capacity analysis, potential road and intersection improvements are identified and programmed accordingly.

The city's transportation model utilizes the Comprehensive Master Plan Future Land Use Map to project future traffic volumes and travel patterns on area roadways. In the event that the city receives a development petition for a land use or density inconsistent with the Future Land Use Map, the city may require a traffic study for the proposed development. A traffic study may also be required for development petitions involving a request for rezoning, conditional use and/or a new roadway or driveway configuration. Large-scale development petitions (e.g., regional shopping center) would also require a traffic study.

Traffic studies are prepared in accordance with assumptions, methodology and procedures approved by the City of Naperville and Institute of Transportation Engineers (ITE). Traffic studies evaluate potential traffic impacts associated with a proposed development. Vehicle trip generation, site access, and roadway and intersection traffic volumes are evaluated through the traffic study. City staff reviews traffic study assumptions and methodology for compliance with all city requirements. Traffic studies are also reviewed to determine whether potential impacts were identified through the analysis. In the event that potential impacts are identified, city staff will review potential mitigation measures to address the traffic impacts.

Q. What is the next step in the process for preparing the ROLC district?

A. The city is accepting public comments on the draft ROLC district. The draft ROLC Zoning District, along with public comments, will be forwarded to the Plan Commission for their consideration on Wednesday, August 18, 2010 at 7 p.m. in City Council Chambers at the Naperville Municipal Center, 400 S. Eagle Street. The public will have an opportunity to provide comments on the draft ROLC Zoning District during the Plan Commission meeting; written comments will also be accepted. More information on the Plan Commission meeting will be posted to the project Web page as it becomes available (www.naperville.il.us/ROLC.aspx).

The Plan Commission recommendation on the draft zoning district will be forwarded to City Council for their consideration at future meeting (date to be determined).

Q. Where can I find the most current information on the proposed ROLC Zoning District?

A. Current information is available on the ROLC Zoning District project Web page, visit www.naperville.il.us/ROLC.aspx. The site will be updated with new information as it becomes available. If you would like to receive e-mail updates, please [click here](#) to sign-up to receive the city's e-newsletter for the proposed ROLC Zoning District.

Q. What will the Plan Commission review on August 18, 2010?

A. The Plan Commission will consider the draft ROLC Zoning District on Wednesday, August 18, 2010 at 7 p.m. in City Council Chambers at the Naperville Municipal Center, 400 S. Eagle Street. The Plan Commission public hearing will focus on the content of the proposed zoning district, including the permitted and conditional land uses, setbacks, height limitations and area requirements. The Plan Commission will not consider application of the zoning

district to specific parcels of land, nor will the Plan Commission consider the future land use recommendations for parcels within the Plank Road Study.

Public testimony will be accepted during the August 18 Plan Commission meeting. Public testimony should focus on the content of the proposed zoning district; testimony regarding the applicability of the zoning district to specific parcels of land (e.g., Sub-Area 3 of the Plank Road Study) should be provided at a later City Council meeting (date to be determined). Following public testimony, the Plan Commission will make a recommendation on the proposed ROLC Zoning District. The Plan Commission recommendation, along with public testimony, will be forwarded to City Council for consideration (meeting date to be determined).

Following their review of the ROLC Zoning District, the City Council will revisit portions of the Plank Road Study (anticipated Fall 2010). Public testimony regarding use of the ROLC future land use designation in Sub-Areas 3 and 4 of the Plank Road Study will be accepted during this future City Council meeting.

Q. How do I share comments I have about the Plank Road Study recommendations?

A. On June 1, 2010, the City Council approved the Plank Road Study, excluding the recommendations for Sub-Areas 3 and 4 (areas northwest and southwest of the intersection of Plank Road/Naper Boulevard). During consideration of the Plank Road Study, City Council directed staff to develop a ROLC Zoning District; City Council will revisit portions of the Plank Road Study following their consideration of the proposed ROLC District (anticipated Fall 2010).

In advance of the City Council meeting, public comments regarding the Plank Road Study recommendations for Sub-Areas 3 and 4 may be submitted in writing to:

Amy Emery, AICP
Community Planner
City of Naperville
400 S. Eagle Street
Naperville, IL 60540
Email: emerya@naperville.il.us
Fax: (630) 420-6657

A copy of all written public comments regarding the Plank Road Study recommendations will be forwarded to City Council when they revisit portions of the Study later this year. Public testimony regarding the Plank Road Study recommendations will also be accepted during the future City Council meeting (date to be determined). The Plan Commission will not consider the Plank Road Study on August 18; the Plan Commission provided a recommendation on the Plank Road Study on April 21, 2010. A video of the Plan Commission meeting is available on the city's Web site, visit http://naperville.granicus.com/ViewPublisher.php?view_id=2.

From: jbaran@comcast.net [mailto:jbaran@comcast.net]
Sent: Thursday, August 12, 2010 4:31 PM
To: Fancler, Rory
Subject: ROLC open house

Hello Rory,

First, I have been out of town and missed the ROLC Open House. I would appreciate it if you would forward my comments to Amy Emery and other city officials. You have done a fine job of explaining to ROLC concept; however, this new zoning idea is unnecessary. Properties zoned single-family residential should remain so even if annexed with adequate open space and wetland and tree preservation.

Nowhere in your fine report do I find mention specifically of open space and tree preservation (city code notwithstanding). Landscaping and buffers are appropriate.

The ROLC designation should be abandoned especially as it pertains to the Plank Road Study. From all the comments and input you received and the evidence presented, there should be no office or commercial development in any area of the Plank Road Study.

Second, the Park's Edge development should be rejected not only because it exceeds the density, but because of drainage, traffic and other problems. To replace 200 Trees with 36 trees is ridiculous. You seem to be disregarding the value of trees. In the past 3-4 years, I have provided the staff, Planning Commission and City Council with scientific evidence to sustain our environment. We must reach a balance between raising revenues and overbuilding and congestion. Remember, we all must do our part to help mitigate CLIMATE CHANGE especially you in leadership positions.

Do me a favor, Please forward this message to all Staff, Planning Commission and City Council members.

Thank you so much.

Marion S. Baran
1101 Tennyson Lane
Naperville, IL 60540-0336
630-717-8309