



**NAPERVILLE PLAN COMMISSION
COUNCIL CHAMBERS – MUNICIPAL CENTER
FINAL AGENDA
09/15/2010 - 7:00 p.m.**

CALL TO ORDER:

A. Roll Call

B. Approve Minutes

1. Approve the minutes of the September 1, 2010 Plan Commission meeting.

C. Old Business

D. Public Hearings

1. PC Case # 10-1-112 Approval of a conditional use for Training Studio in the TU District
Petitioner: Back2TheGarden, LLC, 114 E. 6th Street, Hinsdale, IL
Location: 220 N. Washington Street

Request: Conduct the public hearing and recommend that the City Council approve the Conditional Use for a training studio in the TU District at 2120 N. Washington Street

Official Notice: Published in the Naperville Sun on August 25, 2010

2. PC Case # 10-1-113 Renewable Energy Text Amendment
Petitioner: City of Naperville
Location: N/A

Request: Conduct the public hearing and continue to the meeting of October 6, 2010.

Official Notice: Published in the Naperville Sun on August 23, 25, & 29 2010

3. PC Case # PC 10-1-114 Naperville Downtown2030: Planning the Downtown Experience

AGENDA
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Petitioner: City of Naperville
Location: Downtown Naperville

Request: Conduct the public hearing.

Official Notice: Published in the Naperville Sun on August 23, 25, and 29, 2010

E. Reports and Recommendations

1. PC Case # PC 10-1-111 Mayfair Resubdivision
Petitioner: M/I Homes of Chicago, LLC, 1751 W. Diehl Rd., Suite
Location: 29.85 acres located at the northwest corner of Fort Hill Drive and Audrey Lane.

Request: Recommend that City Council approve the final plat of subdivision for Mayfair Resubdivision.

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 630-420-6725 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 SEPTEMBER 1, 2010**

Call to Order

7:00 p.m.

A. Roll Call

Present: Bruno, Meschino, Messer, Meyer, Sterlin, Trowbridge, Gustin, Edmonds
Absent: Herzog
Staff Present: Planning Team – Emery, Thorsen

B. Minutes

Approve the minutes of August 18, 2010 as amended.
Meyer – on page 5 reflect private usage of the pedestrian bridge under the petitioner’s testimony.

Gustin – on page 7 remove duplicate “aye” vote for Gustin.

Motion by: Trowbridge
Second by: Messer

Approved
(8 to 0)

C. Old Business

D. Public Hearings

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

PC Case # 10-1-094 Residential, Office and Limited Commercial (ROLC)
Zoning District

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

Amy Emery, Planning Services Team provided an overview of revisions to the ordinance since the August 18, 2010 public hearing:

- A 2 acre minimum requirement for a PUD is recommended.
- Some uses that required a PUD under the previous draft would not require only a conditional use.
- Language referring to parking in the rear of the lot has been removed.

Public Testimony:

KC Swininoga, 1241 Marls Court: proposed to modify setback requirement between ROLC and residential neighborhoods to a minimum of 25’. Photo

example of Aldi store under construction on Ogden Avenue was provided. The draft setback of 15' is more aligned with OCI and commercial districts rather than residential areas. 100% opacity landscape screening will not fully screen adjacent buildings. The definition of ROLC should limit the environmental impact of non-residential uses on neighborhoods with respect to noise, glare and fumes. A bulk regulation should be provided that creates a maximum percent on nonresidential use.

Kathy Benson, 51 Forest: Spoke on behalf of the Naperville Area Homeowners Confederation. The limited scope of ROLC should be clearly articulated to prevent ROLC zoning in areas not intended for its use. The NAHC is concerned that the height limitation will allow for flat-roofed commercial style buildings that do not reflect the goals articulated for ROLC, therefore the ordinance should delineate that structures should be of a residential style and scale and be subject to residential height limitations, including the number of stories, and require a gable roof.

Bob Swininoga, 1241 Marls Court: The current draft doesn't address setback issues requested by Plan Commission. The proposed setbacks do not reflect the average of existing properties and are skewed to medium and high density or commercial uses. The proposed ROLC is misguided for infill in residential areas such as those included in the Plank Road area.

Max Cloos, 25w003 W. 75th Street: Inquired about restrictions that could limit the area where his property is located, including the 2-acre PUD limitation as individual properties on 75th Street are each below that threshold. He indicated that he does not have concerns with regard to building height.

Plan Commission inquired about:

- Whether language within the existing draft ordinance pertaining to residential characteristics is adequate. Ms. Benson responded that she believes it addresses the confederation's concerns.
- Whether a property owner could apply for a variance to minimum lot area requirements for a PUD.

Staff responded to testimony:

- The setbacks in ROLC are modeled in between the requirements of the residential and commercial districts.
- The photo example provided is a retail use (Aldi grocery store) in the B3 District that is more intensive than what would be permitted under ROLC (the setback illustrated is in the rear, and is less than the proposed 15' setback for ROLC).
- Any nonresidential use requested would require approval of a conditional use; therefore the public and Plan Commission have an opportunity to review the proposal through a public hearing process.
- The more intensive of the nonresidential uses permitted within the ROLC

District must be located within a PUD, which has additional landscaping and open space requirements.

- The 100% screening requirement is the most restrictive offered by the code today and is applied citywide to screen more intensive uses from adjacent residential areas.
- Staff believes that the concerns regarding pitched roofs are addressed by the conditions provided in the proposed regulations regarding residential building style.

Plan Commission inquired about:

- Whether screening at 100% opacity at the rear of properties abutting nonresidential use should also apply to side property lines.
- Modified gross density versus gross density.
- Language within the proposed ordinance that reflects the intent to locate in specific areas of town (75th Street and Plank Road Area).
- Whether variances could be requested for the size of a PUD.

Plan Commission closed the public hearing.

Plan Commission Discussion:

- Messer: Views this district as a residential equivalent of a TU District and believes that the intent of the ROLC District is clear. The deletion of the amplification reference has alleviated his major concern, though he struggles with the rear setback and believes that the rear setback should be more reflective of residential districts.
- Trowbridge: Originally had concerns about the ROLC District, but now feels comfortable with the level of review provided by the conditional use and PUD, as well as the modifications related to roof height and roof style.
- Gustin: Requested guidelines regarding rooftop uses. Language should reflect that buildings be consistent with the adjacent residential character. Agrees with Commissioners Messer and Trowbridge and is supportive of the ROLC District but has concerns about the rear setbacks and building height. Believes that buildings should complement the community.
- Edmonds: Clarified that the list of uses under “commercial service establishments” is not exhaustive, expressed concerns about the location of loading bays near a home and with regards to the height limitation questioned whether the height limitation would need to be inclusive of rooftop screening. Likes the specific language in the “Required Conditions” regarding residential design characteristics.

Plan Commission moved to recommend approval of PC#10-1-094 a new zoning district that is referred to as the Residential, Office and Limited Commercial District with the following amendments:

- That there shall be 100% landscape opacity for the rear and side yards abutting any residential property;

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Naperville Plan Commission
September 1, 2010
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- That the rear setback language of “district” shall be changed to “use”;
- That the footnotes for the definition of Commercial Service Establishment, Public Assembly Use and Specialty Food Establishment all include language that states “including but not limited to” and with respect to the Commercial Service Establishment strike the language “and the like”;
- That the medical reference be modified to reflect our previously defined zoning definition of “medical” and “clinic”;
- That the Intent shall include reference to the character of the neighborhood

Motion by: Meyer
Seconded by: Trowbridge

Approved
(8 to 0)

**E. Reports and
Recommendations**

F. Correspondence

G. New Business

Meyer requested clarification regarding when a use on a rooftop is considered a floor or a story.

H. Adjournment

8:04 p.m.



Naperville

PLAN COMMISSION AGENDA ITEM SUMMARY

PC CASE: 10-1-112 **AGENDA DATE:** 9/15/2010
SUBJECT: School of Rock
 Petitioner: Back2TheGarden, LLC, 114 E. 6th Street, Hinsdale IL 60521

LOCATION: 220 N. Washington Street

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The petitioner requests approval of a conditional use for a training studio in the TU District.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

Prepared by: Suzanne Thorsen, AICP, Project Manager

EXISTING ZONING, LAND USE, AND LOCATION

The subject property, commonly known as 220 N. Washington Street, is located on the east side of Washington Street between School Street and North Avenue. The property consists of approximately 0.17 acres and is zoned TU (Transitional Use District). Currently, the property is improved with a two-story commercial building.

CONTROLLING AGREEMENTS AND ORDINANCES

None

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE

The 5th Avenue Study update to the Comprehensive Master Plan identifies the future land use of this property as “mixed-use”, which may include a variety of commercial, office or residential uses. The proposed use is consistent with the Master Plan

NATURAL FEATURES

None

PLANNING SERVICES TEAM REVIEW

The petitioner is seeking to establish a music training studio in the existing building at 220 N. Washington Street. The proposed use will provide individual and performance music education for children between the ages of seven and eighteen. The anticipated hours of operation for the use are 3:00 pm to 8:30 pm daily and Saturday from 9:00 am to 2:00 pm. The petitioner does not propose any site or exterior modifications to the existing structure, except for a possible 200 square foot dormer to expand usable space in the attic for administrative purposes.

Staff has reviewed the proposed use within the context of the existing site and building and has no concerns. Off-street parking is adequate to meet the requirements of the Municipal Code. Furthermore, the proposed use is a low-intensity service consistent with the intent of the TU District to serve as a mixed-use transitional area between the downtown and adjoining residential neighborhoods.

The petitioner has provided a written response to the standards for granting a conditional use. Staff concurs with the petitioner's findings.

Summary

Staff recommends approval of the requested conditional use for School of Rock.

ATTACHMENTS

- 1) School of Rock - Development Petition – PC#10-1-112
- 2) School of Rock - Location Map – PC#10-1-112

CITY OF NAPERVILLE
T.E.D. BUSINESS GROUP
PETITION FOR DEVELOPMENT APPROVAL

Development Name (should be consistent with plat): _____

Development Address: 220 N. WASHINGTON ST, NAPERVILLE IL 60540

Date of Submission: 8/17/2010

I. APPLICANT:

BACK 2 THE GARDEN, LLC

Name

Corporation

114 E. 6TH ST.

Street

HINSDALE

City

IL

State

60521

Zip Code

DENISE P. DILLS

Primary Contact Person

MANAGING PARTNER

Relationship to Applicant

630-240-7193

Telephone Number

630-920-0654

Fax Number

dpdills@hotmail.com

E-Mail Address

II. OWNER OF THE PROPERTY:

ROCK RUBICON, LLC MARTIN SERIES

Name

114 E. 6TH ST, HINSDALE IL 60521

Address

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: _____ Telephone Number: _____

Email Address: _____ Fax Number: _____

Address: _____

Engineer: _____ Telephone Number: _____

IV. ACTION REQUESTED (Check applicable boxes and complete corresponding Exhibits):

- | | |
|---|---|
| <input type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ___ To ___
(Complete Exhibit 1) | <input type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <input type="checkbox"/> Major Change to a Planned Unit Development
(Complete Exhibit 2) | <input type="checkbox"/> Minor Change to a Planned Unit Development
(Complete Exhibit 2) |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> Final Plat of Subdivision |
| <input checked="" type="checkbox"/> Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Major Change to a Conditional Use
(Complete Exhibit 3) |
| <input type="checkbox"/> Minor Change to a Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Landscape Variance
(Complete Exhibit 6) |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Plat of Easement / Vacation / Dedication
(circle all that apply) |
| <input type="checkbox"/> Sign Variance
(Complete Exhibit 5) | |

V. ANNEXATION

Is this development within the City limits?

- Yes.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.
- No, *requesting annexation*
- Are there electors living on the property:
 Yes No
- If yes, did they sign the Petition for Annexation? Yes No

VI. SITE DATA

1. General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.)

EXISTING BUILDING AND PARKING LOT - No

EXTERIOR CHANGES

- 2. Existing Utility Services (water, sewer, electricity): WATER, SEWER, GAS, electric
- 3. Existing zoning on the site: TU
- 4. Existing Land Use: Commercial
- 5. Acreage & Square Footage of the site: 50 X 150 LOT
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):

VII. PROPOSED DEVELOPMENT:

1. Type of Development (check all that apply):

- Residential Commercial Office
- Industrial Other: MUSIC School

2. Proposed Zoning: _____

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see Page 2, Section IV for Exhibit information)– attach additional pages if necessary):

USE EXISTING building FOR MUSIC education
School under "School of Rock" Franchise BRAND.
HOURS OF OPERATION would be 3:00 - 8:30 PM DAILY AND
SATURDAY 9 - 2 PM.

3. Description of Building (Including number of buildings, square footage of each building and use, maximum height, façade materials):

1 EXISTING RESIDENTIAL STYLE STRUCTURE OF 1632 Sq. FT.
WITH 18 PARKING SPACES. Block FOUNDATION AND
SIDING ON EXTERIOR

4. Describe all requested Variances / Deviations from the underlying zoning regulations (i.e. parking, setbacks, density, height/bulk etc.) **NOTE:** Complete this section as well as **Exhibit 5** – attach additional pages if necessary:

NONE

5. Describe all requested waivers from the Subdivision Regulations: (i.e. R.O.W., widths, easements, etc.) **NOTE:** Complete this section as well as **Exhibit 4** – attach additional pages if necessary:

NONE

6. Deviations from the Landscaping Regulations **NOTE:** Complete this section as well as **Exhibit 6** – attach additional pages if necessary:

NONE

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres										
% of Total										

*Please explain:

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size
Single-Family						NA		
Townhome						NA		
Duplex						NA		
Apartment						NA		

Comrcl.			NA	NA	NA			
Office			NA	NA	NA			
Industrial			NA	NA	NA			

- Gross Acres = land designated for land use type including right-of-way
- Gross Density = number of units divided by gross acres
- Modified Gross Acres = residential acreage including internal right-of-way, detention facilities, school/park dedications and open space areas.
- Modified Gross Density = number of units divided by modified gross acres.

VIII. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached):

1. Required School Donation of _____ acres will be met by a _____

2. Required Park Donation of _____ acres will be met by a _____

IX. PRIVATE FACILITIES

1. Private open space and recreational facilities include:

Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ Other (_____)

2. Outlots and/or detention/retention facilities include (size, number and location)

Which will be maintained by: _____ The City of Naperville
 _____ Homeowners Association
 _____ Other (_____)

3. Detention, retention, open space/recreation and school uses within the development:

	Private -- Homeowners Association (acres)*	Public --To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*				
a. Park Site				
b. Common				

Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total				

*Please Explain:

Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)

Respectfully Submitted,

[Enter Name of Petitioner(s) or Authorized Agent]

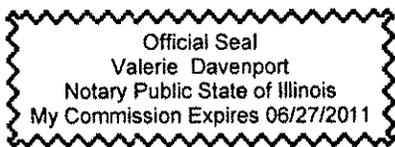
By: Denise P. Dills
 [Type in Name of Signatory]

[Type in Title of Signatory (e.g. Owner, Atty., etc.)]

Denise P. Dills

STATE OF ILLINOIS)
 COUNTY OF DUPAGE)
 CITY OF NAPERVILLE)

The foregoing petition was acknowledged before me by Valerie Davenport [Type in Name of Notary] on the 17th day of August 2010 A.D.



By: Valerie Davenport
 [Type in Name of Notary]
 Notary Public

LLC PETITIONERS

LLC petitioners are required to produce the articles of organization that are on file with the Illinois Secretary of State's Office. If an LLC is manager-managed, this petitioner may be executed by the manager identified within the articles of organization. If an LLC is member-managed, this petition must be executed by each member of the LLC

EFFECTIVE PERIOD OF APPLICATION

Please note that applications for development approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the applicant after the two year period has expired.

EXHIBIT 3

The proposed School of Rock supplemental music education business would not be detrimental to or endanger the public health, safety and general welfare.

The school would offer lessons and rehearsal sessions to children between the ages of 7 and 18 years of age. The lessons are after school from Monday to Friday from 3:00 pm until 8:30 pm with rehearsal sessions on Saturdays. It would be primarily a drop-off, pick-up situation for the parents. There are only a few lessons going on at any given time, so there would not be substantial traffic at any time.

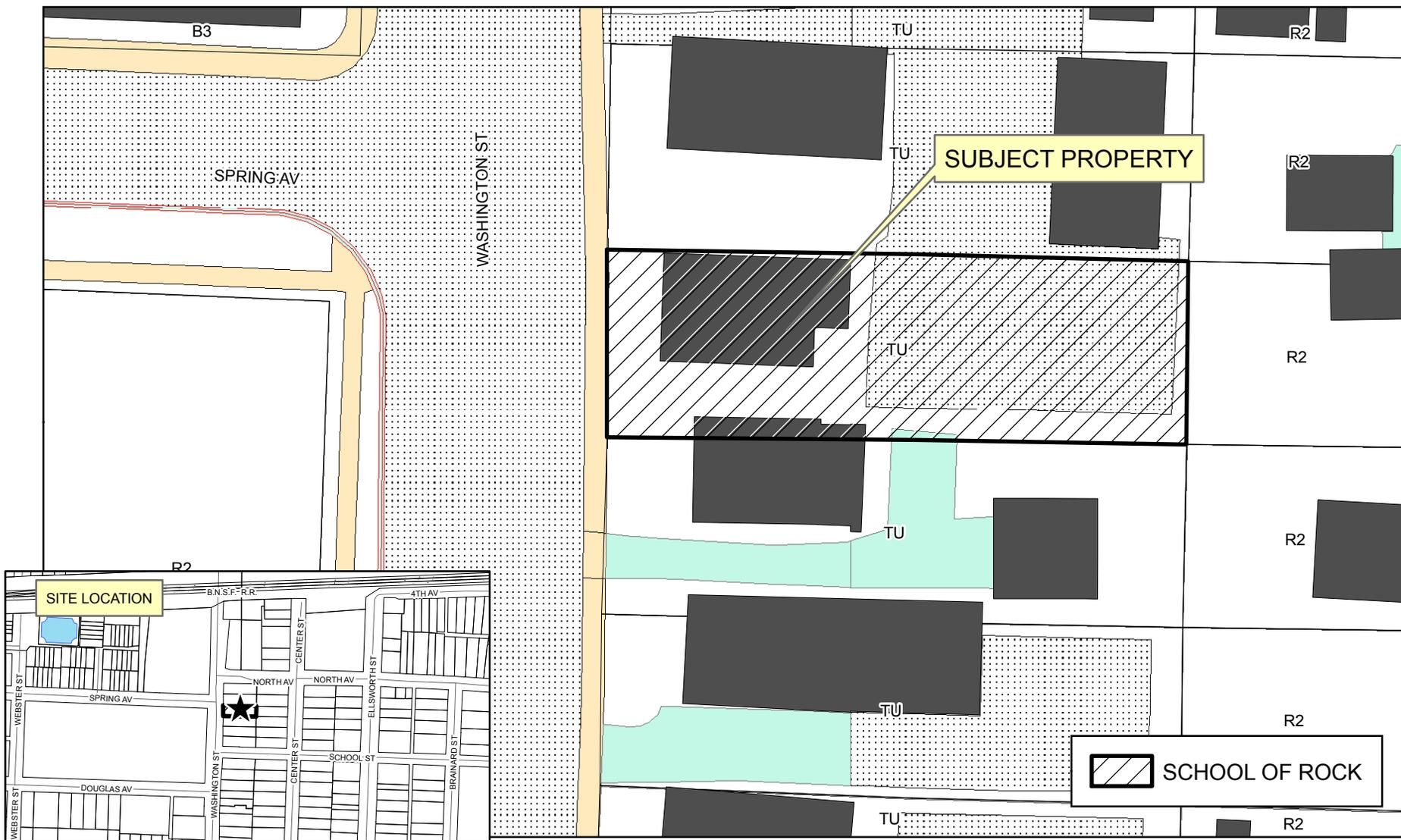
The School of Rock is an existing well run franchise business with strict operational standards that provide curriculum, training, and advising. The school would operate in the existing residential style structure with no exterior changes. There should be no impact on the surrounding property owners' enjoyment of their property or on the property values.

The establishment of the music school would have no affect on the ability of adjacent properties to develop or improve their properties.

There is excellent access to the proposed school by two driveways and a rear exit from the parking lot.

The school would provide a safe and enjoyable opportunity for the communities' young people to learn and experience professional music performance.

City of Naperville SCHOOL OF ROCK



Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6694
www.naperville.il.us
August 2010



This map should be used for reference only.
The data is subject to change without notice.
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or application of the data. Reproduction or redistribution is
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Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-113 **AGENDA DATE:** 9/15/2010
SUBJECT: Small Wind and Solar Renewable Energy Text Amendment
Petitioner: City of Naperville

LOCATION: N/A

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
This is a request to amend Title 6 (Zoning Regulations) of the Municipal Code to establish zoning regulations pertaining to small wind and solar renewable energy.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:
Conduct the public hearing and continue to the meeting of October 6, 2010.

PREPARED BY: Suzanne Thorsen, AICP, Project Manager

BACKGROUND
The Small Wind and Solar Renewable Energy ordinance is proposed pursuant to approval of the city’s first Environmental Sustainability Plan (ESP) on June 1, 2010. The plan creates a long-term planning tool that guides future city actions related to environmental initiatives. Additionally, the ESP organizes and measures the city’s commitment to environmental sustainability through a work plan. An implementation strategy identified in the work plan is to identify existing Municipal Code impediments to implementation of best practices for building, energy or site improvements.

The proposed zoning amendment would create a new chapter within Title 6 (Zoning Regulations) of the Municipal Code to establish zoning regulations pertaining to small wind and solar renewable energy. The ordinance has been drafted to provide guidance that will appropriately direct the installation of small wind and solar technology in the city while recognizing that these technologies are continuously evolving. Currently, wind and solar renewable energy installations are governed by the Accessory Structures regulations contained in Section 6-2-10 of the Municipal Code. This ordinance does not accurately address the physical requirements and related considerations associated with these uses.

In preparing the proposed ordinance, staff conducted a literature review of solar and wind energy sources, evaluated ordinances from five municipalities in northeast Illinois that have recently addressed this topic, and consulted with industry, building and electrical professionals. The current draft of that is presented for public review reflects the culmination of those efforts to date.

DISCUSSION:

The proposed Small Wind and Solar Renewable Energy ordinance establishes a framework by which small wind and solar installations may be considered, including limitations on height, location, setbacks and noise. The ordinance does not authorize large wind installations (commercial, large-scale utility power systems typically associated with “wind farms”) in any area of the city.

Although there are many additional technologies that fall under the broad heading of “renewable energy”, wind and solar energy are most commonly addressed within the context of zoning as they involve installation of structures that present location, bulk and related considerations. For example, geothermal energy and other emerging systems are excluded from the scope this ordinance as they do not present zoning considerations at this time; however, they may be permitted according to the applicable building and technical standards. Several geothermal installations have been completed in recent years that were reviewed through DuPage County and City of Naperville permitting processes.

Fundamental to the structure of the proposed ordinance is the staff recommendation that regulations governing wind and solar energy installations for properties in the Industrial Districts [Industrial (I), ORI (Office, Research, Light Industrial), Research and Development (RD)] and Business Park (BP) District be reflective of the higher intensity nature of these areas which also tend to possess larger lot sizes, frontage on major roadways, and limited exposure to residential neighborhoods. This approach is also reflective of existing provisions in the Municipal Code allowing for greater intensity in all aspects of land use in these districts, ranging from building bulk to telecommunications tower height, noise and lighting.

Wind

Under the proposed ordinance, wind energy systems would be permitted as follows:

Industrial Districts and BP District	All Other Districts (Residential & Commercial)
Building-mounted: permitted (10’ above the peak roof height or 10’ above the maximum height of the zoning district, <i>whichever is less</i>)	Same
Freestanding: Permitted to maximum height of 150’	Freestanding: Conditional use to maximum height of 60’
Freestanding: Not permitted in front or corner side yard, minimum setback of 1.1 times tower height	Same
Noise: Not to exceed Performance Standards of Section 6-14	Same

The recommended height limitations for freestanding wind energy systems in the Industrial Districts and BP District are consistent with the standards established for telecommunications facilities (up to 150’ tower permitted by right in Industrial and BP Districts; up to 60’ tower permitted by right in R4 and R5 Districts). Further, they reflect the need for wind facilities to exceed height obstructions that impede wind flow.

Staff acknowledges that the proposed height and setback limitations may not easily accommodate installation of building-mounted or freestanding wind energy systems in all areas of the city (especially those with sub-optimal conditions). However, they reflect a balance between functional and aesthetic considerations, particularly in commercial and residential areas, and would reasonably allow for siting of wind energy facilities in those locations that possess appropriate characteristics.

Solar

Under the proposed ordinance, solar energy systems would be permitted as follows:

Industrial Districts and BP District	All Other Districts (Residential & Commercial)
Building-mounted: permitted (5’ above the peak roof height or 5’ above the maximum height of the zoning district, <i>whichever is less</i>)	Same
Freestanding: Permitted to maximum height of 12’	Freestanding: Conditional use to maximum height of 12’
Freestanding: Not permitted in front or corner side yard, minimum setback of 5’ from all other property lines	Same

The proposed height limitation for freestanding solar energy systems is 12’, which is consistent with the height limitations for ground-mounted antennas and satellite dishes. The proposed setback requirements for freestanding systems are consistent with the city’s Accessory Structure regulations (Section 6-2-10). Staff believes that these bulk requirements, in combination with the ability to place solar energy systems on a building roof, would accommodate the accessory nature of such installations.

Conditional Use

The proposed ordinance establishes standards for a conditional use that are specific to renewable energy systems, as they are a unique use that reflects zoning, utility and environmental considerations.

Public Feedback to Date

On August 6, 2010 the city posted an initial draft of the Renewable Energy Ordinance on the city’s website for public comment and forwarded the ordinance to the Naperville Area Homeowners Confederation (NAHC), Naperville Chamber of Commerce, Naperville for Clean Energy and Conservation (NCEC), Illinois Wind Energy Association (IWEA), and Illinois Solar Energy Association (ISEA). Staff attended a meeting of the NCEC and also met with IWEA representatives in August, 2010.

Comments were received from the IWEA and ISEA, as well as several community members. Modifications to the initial draft were incorporated in the ordinance that has been submitted to Plan Commission for the public hearing. Staff will attend a meeting of the NAHC on September 18, 2010 to present the ordinance and expects that a position will be offered by the NAHC prior to the October 6, 2010 public hearing at which time this matter will next be considered.

ATTACHMENTS:

1. Proposed Small Wind and Solar Renewable Energy Ordinance – PC 10-1-113

Chapter 15 SMALL WIND AND SOLAR RENEWABLE ENERGY SYSTEMS

SECTION:

- 6-15-1: Purposes
- 6-15-2: Definitions
- 6-15-3: General Requirements
- 6-15-4: Small Wind Energy Systems
- 6-15-5: Solar Energy Systems
- 6-15-6: Conditional Uses
- 6-15-7: Maintenance
- 6-15-8: Severability
- 6-15-9: Conflicts Resolved

6-15-1: **PURPOSES:** The purposes of this chapter are to:

1. Provide zoning regulations to guide the installation of Small Wind and Solar Renewable Energy Systems in City of Naperville.
2. Accommodate sustainable energy production from renewable energy sources.
3. Preserve the aesthetics of the zoning districts in the interest of property values, public health, and welfare.

6-15-2: **DEFINITIONS:** As used in this chapter, the following terms shall have the meanings indicated:

NET METERING: An arrangement by which excess energy generated by a Renewable Energy System is distributed back to the electrical utility grid.

RENEWABLE ENERGY SYSTEM: A system that generates energy from natural resources such as sunlight, wind, and geothermal heat. As used herein, the term “Renewable Energy System” refers to Small Wind Energy Systems and Solar Energy Systems only.

SMALL WIND ENERGY SYSTEM: A wind energy conversion system consisting of a wind turbine, a tower or mounting, and associated control or conversion electronics, which is intended primarily to reduce on-site consumption of utility power.

LARGE WIND ENERGY SYSTEM: A wind energy conversion system consisting of a wind turbine, a tower or mounting, and associated control or conversion electronics, which is intended primarily to generate utility power at a commercial scale.

Small Wind and Solar Renewable Energy
September 2010

SMALL WIND ENERGY SYSTEM, BUILDING-MOUNTED: A small wind energy system mounted on a principal structure.

SMALL WIND ENERGY SYSTEM, FREESTANDING: A small wind energy system that is not attached to another structure and is ground mounted, or which is attached to an antenna, light pole or other utility facility.

SOLAR ENERGY SYSTEM: A system that uses the power of the sun to capture, distribute and/or store energy for on-site consumption of utility power.

SOLAR ENERGY SYSTEM, BUILDING-MOUNTED: A solar energy system mounted on either the principal or accessory structure.

SOLAR ENERGY SYSTEM, FREESTANDING: A solar energy system that is not attached to another structure and is ground mounted.

TOTAL SYSTEM HEIGHT: The total height of the tower and the wind turbine measured from the average grade at the base of the system to the top of the blade or rotor.

6-15-3: **GENERAL REQUIREMENTS:** The requirements set forth in this Section shall govern the location, construction, and installation of all Renewable Energy Systems governed by this Chapter.

1. **Applicability:** The provisions of this ordinance are intended to establish zoning parameters by which Solar and Small Wind Energy Systems may be installed in the City of Naperville. Large Wind Energy Systems are not permitted. Additional forms of renewable energy not addressed explicitly herein may be authorized subject to compliance with the applicable codes and standards of the City of Naperville.
2. **Use:** Except as authorized by the City Council for public utility purposes, a Renewable Energy System shall accessory to the principal permitted use of a site.
3. **Approvals:** No approval granted for a Renewable Energy System under the provisions of this ordinance shall be construed to prevent ordinary or permitted building, landscaping or other accessory improvements on adjacent properties.
4. **Permitting and Installation:**
 - 3.1. Unless otherwise exempted by the Director of Transportation, Engineering and Development, a City of Naperville building permit is required prior to the installation of any Renewable Energy System.
 - 3.2. The owner of the Renewable Energy System shall ensure that it is installed and maintained in compliance with applicable building and safety codes adopted by the City and any other state or Federal agency of competent jurisdiction.

- 3.3. All Small Wind Energy Systems shall be equipped with manual and/or automatic controls to limit rotation of blades to a speed below the manufacturers designed limits.
 - 3.4. All wiring associated with a Renewable Energy System shall be underground or contained within a raceway that complements the building materials of the principal structure.
 5. Interconnection with Department of Public Utilities – Electric:
 - 5.1. Energy produced by a Renewable Energy System shall be utilized on-site, except for Net Metering as authorized by the Department of Public Utilities and other appropriate regulatory agencies required by law.
 - 5.2. The interconnection of any Renewable Energy System to the City of Naperville Department of Public Utilities – Electric distribution grid shall be in accordance with the Department’s Service Rules and Policies, including standard practices as may be amended from time to time.
 6. Illumination of a Renewable Energy System shall be prohibited, except to accommodate co-installation of parking lot lighting luminaires in accordance with the provisions of Section 6-14 (Performance Standards) of this Title or as required by the Federal Aviation Administration (FAA) or other state or Federal agency of competent jurisdiction.
 7. Signage: No commercial signage or attention-getting device is permitted on any Renewable Energy System
 - 7.1. A sign of a plain white background with black lettering not exceeding four (4) square feet in size shall be provided on each Small Wind Energy System which indicates the emergency contact information of the property owner or operator.
 8. Screening: There shall be no required mechanical screening for Renewable Energy Systems.
 9. Historic Structure: A Building-Mounted Renewable Energy System located on the roof slope of a primary structure that faces the public right-of-way within a locally-designated historic district or affixed to a locally-designated landmark structure shall require approval of a Certificate of Appropriateness in accordance with Chapter 6-11 of this Title.
- 6-15-4: **SMALL WIND ENERGY SYSTEMS**
1. Authorization of Use

1.1. Building-Mounted Small Wind Energy System: A Building-Mounted Small Wind Energy System shall be permitted in all zoning districts in accordance with the requirements of this Title and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.

1.2. Freestanding Small Wind Energy System:

1.2.1. Permitted Use: A Freestanding Small Wind Energy System may be authorized administratively in the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts in accordance with the requirements of this Chapter and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.

1.2.2. Conditional Use: Freestanding Small Wind Energy Systems in all districts except the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts shall require approval of a conditional use in accordance with the procedures established in Section 6-3-8 (Conditional Use) of this Title and the provisions of Section 6-15-6 of this Chapter.

2. Height:

2.1 Building Mounted Small Wind Energy System: The total height of a Building-Mounted Small Wind Energy System shall not exceed ten feet (10') above the height of the peak roof height or ten feet (10') above the maximum permitted height of the district, whichever is less.

2.2 Freestanding Small Wind Energy System:

2.2.1 In all districts except the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts, Freestanding Small Wind Energy Systems shall be limited to a maximum Total System Height of sixty feet (60').

2.2.2 In the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts, Freestanding Small Wind Energy Systems shall be limited to a maximum Total System Height of one-hundred fifty feet (150').

2.2.3 In all zoning districts, the minimum clearance between the lowest tip of the rotor or blade and the ground shall be fifteen feet (15').

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- 2.2.4 Any small wind energy system which exceeds the height limitations defined in this section shall be required to obtain approval of a zoning variance in accordance with the provisions of Section 6-3-5 of this Title.

- 3. Location:
 - 3.1. Building-Mounted Small Wind Energy Systems: There shall be no required yard for Building-Mounted Small Wind Energy Systems, except that such systems must be securely mounted to the roof of a principal structure and must be located at least two feet (2') from a public sidewalk.

 - 3.2. Freestanding Small Wind Energy Systems:
 - 3.2.1. A Freestanding Small Wind Energy System, including all appurtenances and anchoring equipment, shall not be located within the required front yard or corner side yard or in any utility, water, sewer, or other type of public easement.

 - 3.2.2. A Freestanding Small Wind Energy System shall be set back a distance equal to 1.1 times the system height, from the base to all property lines, third party transmission lines, freestanding wind energy systems, overhead electric distribution systems and communication towers.

- 4. Noise: Sound levels for any wind energy system shall not exceed the maximum decibels established in Chapter 14 (Performance Standards) of this Title. The city may, at its discretion, require a professional sound measurement by a third party expert at the expense of the property owner, to confirm performance of the wind energy system in accordance with the performance standards as measured from the ground level at the nearest property line.

- 5. Color: Small Wind Energy Systems shall be monochromatic in color, finished with a neutral and non-reflective coating, such as white or light grey. Ground equipment, such as cabinets, associated facilities, shall be factory finished to match or complement the color of other structures on the lot.

- 6. Unauthorized Access: Freestanding wind energy systems and all components thereof shall be protected against unauthorized access by the public. No climbing ladder, foot pegs or rungs shall be permanently attached below a height of twelve feet (12') above grade.

6-15-5: **SOLAR ENERGY SYSTEMS**

- 1. Authorization of Use:
 - 1.1. Permitted Use:

- 1.1.1. A Building-Mounted Solar Energy System may be authorized administratively in all zoning districts in accordance with the requirements of this Chapter and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.
- 1.1.2. A Freestanding Solar Energy System may be authorized administratively in the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts in accordance with the requirements of this Chapter and subject to approval by the Director of Public Utilities and the Director of Transportation, Engineering and Development, or their designees.
- 1.2. Conditional Use: In all zoning districts except the I (Industrial), ORI (Office, Research and Light Industrial), RD (Research and Development) and BP (Business Park) Districts, a Freestanding Solar Energy System may be authorized as a conditional use in accordance with the procedures established in Section 6-3-8 (Conditional Use) of the Naperville Municipal Code and the conditions established in Section (TBD) of this Chapter.
2. Height:
 - 2.1. Building-Mounted Solar Energy System: A Building-Mounted Solar Energy System may have a maximum height of ten feet (10') as measured from the roof surface on which the system is mounted to the highest edge of the system provided, however, that the system shall not exceed five feet (5') above the peak roof height or five feet (5') above the maximum permitted height of the district, whichever is less.
 - 2.2. Freestanding Solar Energy System: The maximum height of a Freestanding Solar Energy System shall be twelve feet (12') as measured from the average grade at the base of the pole to the highest edge of the system.
3. Location:
 - 3.1. Freestanding Solar Energy Systems:
 - 3.1.1. A Freestanding Solar Energy System shall not be located within the required front yard or corner side yard or in any utility, water, sewer, or other type of public easement.
 - 3.1.2. All parts of any Freestanding Solar Energy System shall be set back at least five feet (5') from the interior side and rear property lines.

6-15-6: **CONDITIONAL USES**

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1. Application: A petition for a conditional use permit for a Renewable Energy System shall be initiated by application in accordance with the provisions of this Section, and may be issued in accordance with this Section.
2. Issuance: The City Council may issue or deny a conditional use permit pursuant to this Chapter and the procedures described in Section 6-3-X of this Title.
3. Standards for Granting a Conditional Use:
 - 3.1. The City Council shall determine that the application has met all of the general requirements of this Chapter, except those for which a variance has been specifically granted or sought; and
 - 3.2. The proposed energy system shall provide demonstrable benefits in furthering the intent of this Chapter and providing renewable energy to the property on which it is proposed; and
 - 3.3. The proposed Renewable Energy System is located in such a manner as to minimize intrusions on adjacent residential uses through siting on the lot, selection of appropriate equipment, and other applicable means; and
 - 3.4. The proposed Renewable Energy System complies with the service rules and policies of City of Naperville's Department of Public Utilities – Electric as may be amended from time to time; and
 - 3.5. The establishment of the proposed Renewable Energy System will not prevent the normal and orderly use, development or improvement of the adjacent property for uses permitted in the district.

6-15-7: **MAINTENANCE AND REMOVAL OF RENEWABLE ENERGY SYSTEMS**

1. Renewable Energy Systems must be maintained in good repair and operable condition at all times, including compliance with all standards in applicable building and technical codes to ensure structural and technical integrity of such facilities, except for maintenance and repair outages. If a system becomes inoperable or damaged, operations must cease and be promptly remedied.
2. If the City determines that a Renewable Energy System fails to comply with the applicable provisions of this Code, the City shall provide written notification to the property owner. The property owner shall have a period of 120 days from the date of notification to either restore the Renewable Energy System to operation or remove the system.

3. In the event such Renewable Energy System is not brought into compliance with this Code within the specified time period, the City may remove or cause the removal of said facility at the property owner's expense.
4. The City may pursue any and all available legal remedies to ensure that a Renewable Energy System which fails to comply with this Code or which constitutes a danger to persons or property is brought into compliance or removed.
5. Any delay by the City in taking enforcement action against the owner of a Renewable Energy System and the owner of the property if such owner is different from the owner of such facility, shall not waive the City's right to take any action at a later time.
6. The City may seek to have the Renewable Energy System removed regardless of the owner's or operator's intent to said facility, and regardless of any permits that may have been issued or granted.
7. After the Small Wind Energy System is removed, the owner of the Subject Property shall promptly restore the Subject Property to a condition consistent with the property's condition prior to the installation of the system.

6-15-8: **SEVERABILITY:** If any section, subsection, sentence, clause, phrase or portion of this Chapter is held invalid or unconstitutional for any reason by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such judgment shall not affect the validity of the remaining portions hereof.

6-15-9: **CONFLICTS RESOLVED:** This Chapter supersedes all chapters or parts of ordinances adopted prior hereto which are in conflict herewith, to the extent of such conflict.



Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: PC 10-1-114 **AGENDA DATE:** 9/15/2010
SUBJECT: *Naperville Downtown2030: Planning the Downtown Experience*
 Petitioner: City of Naperville

Official Notice: Official Notice for this case was published in the Naperville Sun August 23, 25, and 29, 2010

LOCATION: Downtown Naperville

Correspondence New Business Old Business Public Hearing

SYNOPSIS:

The Plan Commission is receiving the *Naperville Downtown2030 Land Use Section* and supplemental *Building Design Standards* for review and recommendation. *Naperville Downtown2030* is an update to the last plan completed in 2000. It also includes recommendations related to transportation, parking and urban design that will be reviewed by other commissions.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action

ACTION REQUESTED/RECOMMENDED THIS MEETING:

Conduct the public hearing.

PREPARED BY: Amy Emery, AICP

BACKGROUND:

It has been almost ten years since the last plan for Downtown Naperville was adopted. In that decade, the actions included in the *2000 Downtown Plan* have been largely completed and many new exciting projects are on the horizon. To continue serving as an effective and reliable guide, the 2000 plan needs to be updated to define what additional steps are necessary to maintain and enhance the vibrancy of Naperville through 2030 and beyond.

Naperville Downtown2030: Planning the Downtown Experience is a dynamic tool for defining a vision, goals and policies for the downtown over the next 20 years. Some of the key components of the plan include:

- To appreciate the current environment and desired future condition of downtown, a **definition of downtown culture** is provided to provide a framework to appreciate community character.
- Very specific **recommendations related to land use and height** to clarify expectations which will be used as the basis for future code amendments. (See Attachment 1).
- To respond to expanding market potential, while at the same time enhancing the northern gateway into Downtown Naperville, the **North Downtown Special Planning Area** has been identified. If this area is redeveloped, it will balance the Water Street District south of the DuPage River and strengthen connections between Downtown Naperville, the Naperville Metra Station and the DuPage Children's Museum. (See Attachment 1)
- A **Pedestrian Gap Analysis** to evaluate locations for future improvements to the pedestrian network. This innovative tool is the first of its kind and has been awarded a 2010 American Planning Association Award by the Illinois Chapter.
- A section dedicated explicitly to **Buildings of Historic Interest**, including increased resources to document and encourage retention of significant features during renovation and to architecturally sympathetic infill when new construction occurs. This approach also includes greater opportunities for early feedback in the architectural design review process to assist property owners in voluntarily pursuing preservation efforts.

DISCUSSION:

Naperville Downtown2030 Plan Development Process

Development of a comprehensive plan for Downtown Naperville began in 2008 with the creation of the Downtown Advisory Commission (DAC). The new commission included broader membership than its predecessor, the Downtown Plan Implementation Committee, in order to bring additional perspectives into the plan development. Attachment 2 provides more information about the DAC and its mission.

The planning process was widely inclusive of the public and included a photo contest (2008) and youth visioning activity (2009) to engage additional stakeholders that might not otherwise have participated in a planning effort. The youth vision for 2030 is provided in Attachment 3. The final plan is heavily illustrated with the photos submitted from the contest including a showcase of winning photos on the front and back cover.

Public Involvement to Date

It is critical to the success of a planning effort that multiple opportunities for public input are provided. Attachment 4 lists outreach activities that have been conducted so far, and also notes future opportunities for additional input. For every public event press releases, e-news updates to the nearly 600 people signed up for this service, and updates on the project web page

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(www.naperville.il.us/napervilledowntown2030.aspx) have been provided. Prior to the August 26, 2010 open house, an invitation was mailed directly to all downtown property owners and lease tenants.

Naperville Downtown2030 Plan Document Organization

Each section of *Naperville Downtown2030* begins with a vision to express desired conditions in 2030. Chapters are dedicated to important topics like land use, transportation, parking, urban design and building design. Within each chapter, key terms are defined and spotlight boxes are used to showcase special areas, tools and ideas. The action agenda (to become the last chapter of *Naperville Downtown2030*), identifies the tasks needed to realize the vision of the *Downtown2030 Plan*.

Naperville Downtown2030 Plan Review Process

The Plan Commission is being asked to conduct the public hearing and offer recommendations on the land use and building standards within *NapervilleDowntown2030*. Similarly, the Transportation Advisory Commission is reviewing the transportation recommendations and the Historic Preservation Commission and Mayor's Advisory Commission on Disabilities have also been solicited for feedback with respect to historic preservation practices and accessibility principles, respectively. DAC is reviewing and offering comments on the overall vision, parking, and urban design sections of the document. When the plan is forwarded to City Council the recommendations from each board/commission, in addition to the overall recommendation of DAC will be offered for consideration.

Naperville Downtown2030 Land Use Recommendations

Map 5: Naperville Downtown2030 Future Land Use is the key feature of this chapter of the *Naperville Downtown2030*. The future land use recommendations have been carefully prepared and considered with the oversight of the DAC. To capitalize on the broad perspectives and knowledge of DAC, a mapping exercise was facilitated by city staff wherein each DAC member was able to create their own future land use map. These individual maps were then shared among the larger commission to create a consensus map. There was a great deal of agreement among the commissioners about future land use in the downtown. In fact, only seven areas were identified for additional review. Each of these areas was discussed in detail until a single recommended land use was identified, as reflected in *Map 5: Naperville Downtown2030 Future Land Use*. The initial future land use development process took five months to complete.

After the map was drafted, the supporting future land use categories and land use definitions (refer to figures 2 & 3 within Attachment 1) were presented to DAC for feedback at a series of meetings in June and July of 2010. These land use categories and definitions will be used as the basis for future text amendments to achieve the intended future land use designations shown on *Map 5: Naperville Downtown2030 Future Land Use*.

Special topics within the land use chapter (e.g. liquor and mobile vending) were also the focus of special DAC meetings held in late 2009 and the spring of 2010, including a joint meeting with the Liquor Commission. Height recommendations are also included within *Naperville Downtown2030*. Unlike the last plan which included recommendations related to the number of stories, *Naperville Downtown2030* establishes a specific height maximum of 60 feet within the

downtown core and secondary downtown areas. A maximum height of 40 feet is recommended in the transitional areas.

Beyond the exhaustive efforts of DAC to prepare a complete land use picture for *Naperville Downtown2030*, key concepts from the plan, including *Map 5: Naperville Downtown2030 Future Land Use* were presented at an Open House on August 26, 2010. As a result of this comprehensive effort, the map and chapter presented to the Plan Commission for public hearing offers a detailed recommendation for the future of downtown.

Downtown Building Design

To respect Naperville's unique culture, design and style standards for new construction, additions and modifications to buildings have been established in a companion document, *Downtown Building Design Standards* (refer to Attachment 5). This new document also acts as a companion document to the *Building Design Guidelines* (2007) - a well-received, highly valued communication tool with property owners and architects working on development projects in Naperville available on-line at: www.naperville.il.us/cityguidelines.aspx. The Plan Commission was intimately involved in the development of the *Building Design Guidelines*. The *Downtown Building Design Standards*, uses an identical format to the 2007 guidelines but, offers a resource specific to downtown properties to reflect their unique scale and setting. The information will provide property owners and developers with a single resource for downtown design.

Naperville Downtown2030 Land Use and Building Design Action Agenda

Like the *Downtown Naperville Plan* (2000), the *Naperville Downtown2030* includes an action agenda that identifies those tasks that are to be pursued over the 20-year planning period in order to address the vision, goals and ideas expressed in the plan. In October and November, DAC will review all of the final actions recommended prior to presentation of the plan to City Council to establish priorities and timelines. Plan Commission and public input is requested to confirm that the land use and building design actions proposed are acceptable and recommend any additional actions needed to achieve the vision, goals and ideas included in the *Naperville Downtown2030 Land Use and Building Design Sections*.

Next Steps

Staff is requesting that the Plan Commission conduct the public hearing on *Naperville Downtown2030* and prepare a recommendation. Plan Commission's recommendation will be presented to DAC for consideration in the final plan document and then forwarded to DAC and ultimately to the City Council in late 2010 or early 2011.

ATTACHMENTS:

- 1) Downtown2030 Plan Draft Land Use Section – PC 10-1-114
- 2) Downtown Advisory Commission Information – PC 10-1-114
- 3) Youth Vision for 2030 – PC 10-1-114
- 4) Downtown2030 Plan Summary of Public Involvement- PC 10-1-114
- 5) Draft Downtown Building Design Standards - PC 10-1-114

Naperville Downtown2030

Planning the Downtown Experience

SECTION 3 LAND USE AND DEVELOPMENT



Main Street Promenade
Photo by City of Naperville

Section 3.1 Introduction	Pg. 19
Section 3.2 Moving Forward to 2030	Pg. 20
Section 3.3 Supplemental Land Use Objectives	Pg. 26
Section 3.4 Special Land Use Considerations	Pg. 33

The vision below expresses desired land use characteristics for *Naperville Downtown2030*.

Downtown Naperville is a true 24-hour activity center containing an exciting market-driven array of retail, service, office, entertainment, institutional and residential uses in close proximity to one another. Downtown institutions and cultural facilities continue to flourish. North Central College, Community School District 203, Naper Settlement, DuPage Children's Museum, and area religious institutions partner with the city on projects occurring within and surrounding the downtown.

Adjacent residential neighborhoods contribute significantly to the overall charm and character of the downtown. Housing conditions and neighborhood quality are exemplary. While single-family homes continue to predominate in adjacent neighborhoods, a wider range of housing choices is now available within downtown.

3.1 INTRODUCTION

Downtown Naperville is an exciting and diverse area comprised of a wide range of retail, service, office, entertainment, institutional and recreational activities. Thoughtful land use planning within the downtown will continue to be critical to its success as the functional and symbolic heart of Naperville. As a result of the *Downtown Plan (2000)*, many land use recommendations were implemented which helped the downtown achieve the level of success it has in 2010. New issues have arisen that now require thoughtful planning in order to ensure the continued success of downtown through 2030.

This section considers current downtown land use and identifies issues that should be addressed in order to achieve the land use vision for *Naperville Downtown2030*. The land use recommendations in this section serve to clearly and proactively guide new policies, new development and redevelopment projects within the downtown, and staff and commission review of specific downtown-related projects.

Zoning Strategy Many of the recommendations included in this section provide property owners with increased options for the future use of their property. Accordingly, it is not necessary for the city to initiate rezoning of downtown properties upon adoption of the plan. Rather, consistency with the future land use map will be gained over time as private property owners request new development or redevelopment projects. Rezoning on a case-by-case basis additionally allows the city to consider the appropriateness of the requested zoning based upon the merits of the specific project presented. However, it will be important to complete several zoning ordinance amendments in the near term, in order to appropriately regulate future development and/or redevelopment projects as they are requested. These implementation items are further outlined in *Section 8 Naperville Downtown2030 Implementation Plan*.

Market Forces Land use development practices are directly impacted by market forces. Rather than commission a study capable of offering a point-in-time snapshot of downtown market conditions, this plan seeks to capitalize on existing resources to retain downtown Naperville as a vibrant, attractive and distinctive destination offering a shopping, living, office and recreation environment. These resources include the *Downtown Retail Mix Survey*, completed by the Naperville Development Partnership (NDP), and the strong market awareness brought forth by the Downtown Naperville Alliance (DNA), Downtown Advisory Commission (DAC), and private property owners.

The downtown business climate has in large part been successfully guided by private market forces since its inception. An important theme of this section is to establish a flexible and adaptable framework that allows downtown to continue to respond to conditions of the changing marketplace. This is accomplished through recommendations that seek to (1) preserve and protect downtown's existing successes, (2) allow for thoughtful future improvements, and (3) refine specified downtown regulations, particularly use and height allowances, to ensure ongoing success.

3.2 MOVING FORWARD TO 2030

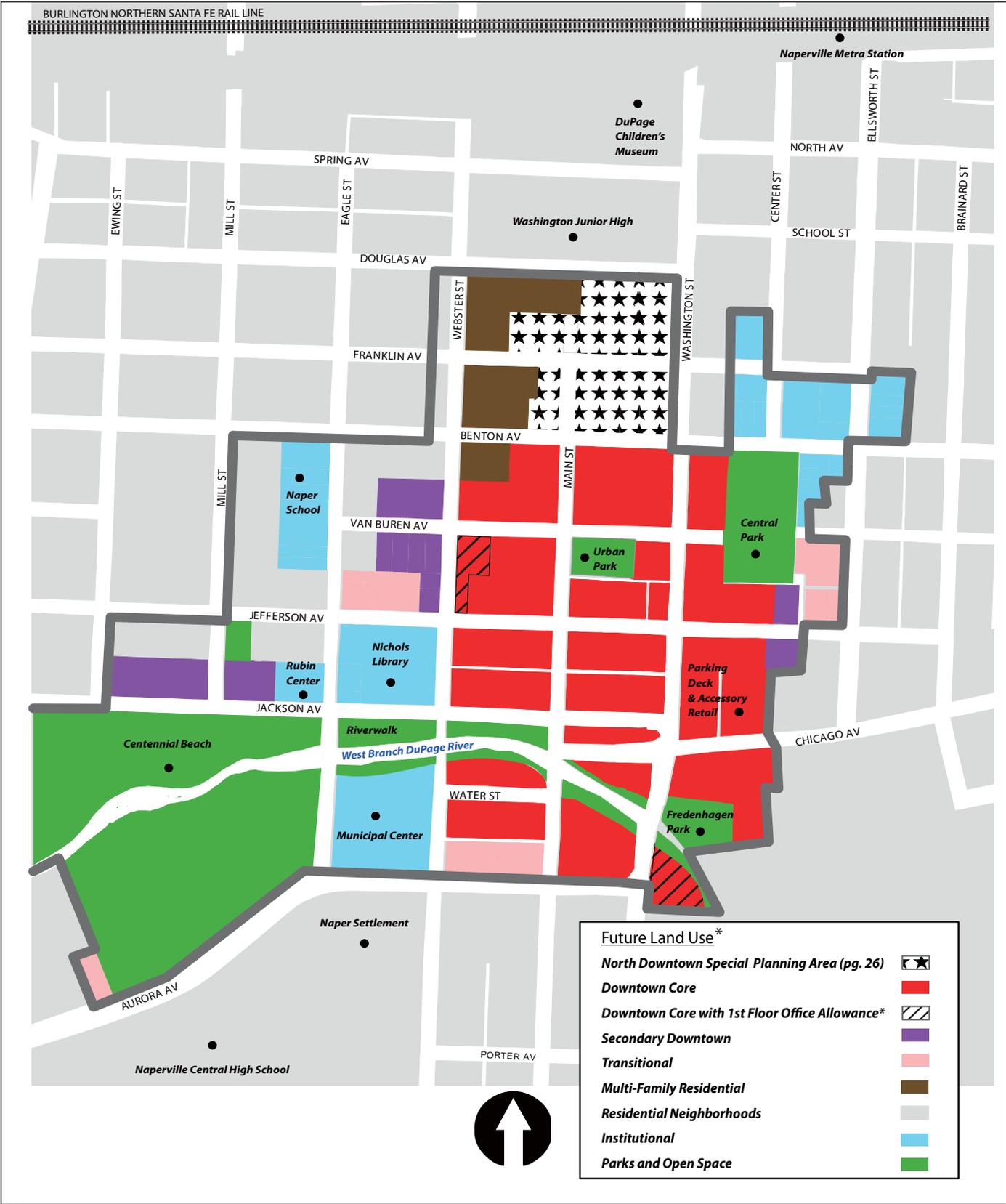
Through the *Naperville Downtown2030* process, the Downtown Advisory Commission (DAC) and interested stakeholders confirmed that the following major land use objectives should be applied to the downtown moving forward:

- Maintain a compact, walkable downtown;
- Preserve the small town character of downtown;
- Enhance cultural connections within and adjacent to the downtown;
- Step down intensity from a compact retail core with consolidated parking to moderate uses which provide on-site parking and serve as a buffer to established residential neighborhoods adjacent to the downtown; and
- Maintain a mix of uses.

The vision and priorities identified for downtown are summarized in *Map 4: Downtown2030 Future Land Use* and related action items, as well as through specific topics relevant in downtown today. The following pages provide an overview of the issues and recommended action steps.

As noted in the Introduction, the *Naperville Downtown2030* study boundary has been expanded to include several outlying properties that impact and interact with the downtown (see *Map 1: Naperville Downtown2030 Study Area*). All properties within the study area were evaluated for their individual site characteristics and contribution to the downtown, as well as consistency with the major land use objectives noted above. From this evaluation, an updated future land use map for *Naperville Downtown2030* has been developed (see *Map 4: Downtown2030 Future Land Use*). Please also refer to *Figure 2: Future Land Use Categories* and *Figure 3: Use Definitions* for information about the purpose, permitted uses, and definitions for the land use categories featured on the future land use map.

Map 4: Naperville Downtown2030 Future Land Use



LAND USE AND DEVELOPMENT

*This map should be used in conjunction with Figure 2 (pg. 22-23) and Section 3.3 Supplemental Land Use Objectives (pg. 26-32)

Figure 2: Future Land Use Categories

The Naperville Downtown2030 Future Land Use map recommends five primary future land use categories within the downtown study area, as described below. Implementation of the recommendations below will occur with updates to the municipal code.

Future Land Use Category	Purpose	Development Example	Allowable Uses*
Downtown Core	Serve as the retail and activity center of the downtown, allowing for the most intense development form and uses		Retail, eating establishments, specialty food establishments, commercial service on the ground floor and above, and parks General service and office, financial institutions, and residential uses allowed 2nd floor or above
Secondary Downtown	Office, service and/or residential uses, in a manner less intense than the Downtown Core		Commercial service, general service and office, financial institutions, parking lots/garages as a principal use, and parks Residential uses, including condominiums, townhomes, or row houses permitted (no maximum density limitation). Residential uses may be co-located with another permitted use Retail uses and eating establishments are prohibited
Transitional Use	Provide low-intensity office, service, and residential uses that are designed in a manner compatible with adjacent neighborhoods		Conversion of residential structures and construction of new residentially-styled buildings for general service and office uses, and parks Townhome or row house residential development up to 10 units per acre Retail uses and eating establishments are prohibited
Multi-Family Residential	Allow for multi-family residential development in proximity to the downtown		Condominium, townhome, or row house residential development up to 15 units per acre, and parks
★★★★ North Downtown Special Planning Area ★★★★★	Serve as the northern edge of downtown		Uses permitted within the Downtown Core and Secondary Commercial areas. Eating establishments are prohibited, except as otherwise noted on page 26

* Allowable uses will be permitted by right. These uses offer known benefits within their intended area and therefore do not require an additional level of review prior to occupancy.

Figure 2: Future Land Use Categories (continued)

The *Naperville Downtown2030* Future Land Use map recommends five primary future land use categories within the downtown study area, as described below. Implementation of the recommendations below will occur with updates to the municipal code.

Conditional Uses**	Intensity of Development	Future Land Use Category
<p>Community centers, cultural institutions, civic buildings, farmer’s markets, parking lots/garages as a principal use, amusement establishments, health clubs (2nd floor or above only), and clubs/lodges</p> <p>Boutique hotels provided that the sleeping rooms are located on the 2nd floor or above; lobby space, retail, banquet, or restaurant space associated with the hotel may be allowed on the 1st floor</p> <p>Financial institutions located on the 1st floor</p>	<p>No building setbacks required; however, established streetwall should be maintained</p> <p>Establishment of maximum residential density is not recommended (FAR will be used)</p> <p>Parking provided on site should be located in the rear of buildings or incorporated into a decked structure which includes ground floor retail uses; required parking to be determined based upon location/scale of development</p> <p>60’ maximum height limitation***</p>	Downtown Core
<p>Community centers, cultural institutions, civic buildings, farmer’s markets, health clubs, and clubs/lodges</p>	<p>Front and corner setbacks (5-10’) required for building and parking</p> <p>At least 50% of required parking provided on site; required parking determined using the downtown parking generation rate; required parking to be determined based upon location/scale of development</p> <p>60’ maximum height limitation***</p>	Secondary Downtown
<p>Health spas, bed and breakfast inns, and commercial services, such as beauty shops, tailors, and repair services</p>	<p>Front and corner setbacks (15’) required for building and parking</p> <p>Full parking per code required on site</p> <p>Intended for single lot development with limited consolidation</p> <p>40’ maximum height limitation***</p>	Transitional Use
<p>Single-family or duplex units</p>	<p>Front and corner setbacks (15-20’) required for building and parking</p> <p>On-site parking required (2 per unit)</p> <p>40’-50’ maximum height limitation***</p>	Multi-Family Residential
<p>Conditional uses within the Downtown Core and Secondary Commercial areas.</p> <p>Eating establishments are prohibited, except as otherwise noted on Page 26.</p>	<p>Required application of a PUD for multiple-lot consolidation. Secondary commercial setbacks required if lot-by-lot redevelopment</p> <p>Parking required to meet development demand</p> <p>60’ maximum height limitation***</p>	★★★★ North Downtown Special Planning Area ★★★★

** Given their potential for higher impacts, such as parking, hours of operation, traffic and noise generation, conditional uses require review before the Plan Commission, with final approval from City Council, prior to occupancy.

*** See pages 33-35 for additional recommendations regarding building height.

LAND USE AND DEVELOPMENT

Figure 3: Use Definitions

Within each future land use category noted on the previous page, a variety of uses are listed. The following provides additional information regarding these uses.



Apple Store, 120 W. Jackson
Photo by City of Naperville

RETAIL: The general sale of merchandise directly to the consumer. Retail uses enhance the shopping environment, spur additional spending and activity within the downtown (as a result of walk-by customers and window shopping), and generate sales tax revenue. Retail uses largely depend on ground floor visibility for their success.

Permitted Retail Uses: General retail (including sale of apparel, furniture, wallpaper, and paint), internet cafes, and theaters.



Eating Establishments, 5-7 W. Jackson
Photo by City of Naperville

EATING ESTABLISHMENTS: A building, structure, or portion thereof within which food is offered for sale and which permits consumption within the building or structure. Eating establishments provide a needed and desirable amenity for downtown visitors, customers, and employees. Eating establishments most beneficial to the 24-hour downtown environment will provide lunch and dinner options, thus minimizing storefronts which are closed during daytime hours. Permitted eating establishments may hold a liquor license provided that the principal use of the operation is the sale of food. Due to their potential for increased impact on the downtown, those uses in which liquor is the primary item sold and/or consumed on the premises do not qualify as eating establishments.

Permitted Eating Establishments: Restaurants, fast food (without drive-through facilities) or quick service establishments, and carryout establishments.



Penzeys Spices, 235 S. Washington
Photo by City of Naperville

SPECIALTY FOOD ESTABLISHMENT: A limited service establishment that offers specialty snack and food products and/or nonalcoholic beverages. 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 stores satisfy a certain food niche within the downtown area and serve as a draw for downtown visitors, customers, and employees. Specialty food establishments do not include full-service, cafeteria or fast food restaurants.

Permitted Specialty Food Establishments: Bakeries, butcher and produce markets, spice shops, coffee shops, and ice cream shops.

Figure 3: Use Definitions (continued)



Zazu Salon and Day Spa, 135 S. Washington
Photo by City of Naperville

COMMERCIAL SERVICE: The business or occupation of doing work for others for a fee with services performed on site and goods available on site for purchase. Commercial services provide conveniences to serve nearby residents and downtown employees. These services often spur additional impulse retail activity in the downtown (e.g., shopping after getting a haircut). Commercial services depend on visibility to attract walk-in customers.

Permitted Commercial Service Uses: Barbershops, beauty shops/salons, dry cleaning, shoe repair, tailor shops, photographer's studio, commercial art galleries and the other similar uses. Accessory retail is allowed in conjunction with a permitted commercial service use.



Broadwind Energy, 47 E. Chicago (3rd Floor)
Photo by City of Naperville

GENERAL SERVICE AND OFFICE: The business or occupation of doing work for others for a fee, but with no goods sold or inventory available on site, or those with a primary business office, showroom, or training component. While a desired use within the downtown, general service and office uses are largely destination uses (e.g., patrons do not "happen upon" general service and office uses, they plan their visit). Accordingly, general service and office uses do not necessitate ground floor visibility to attract customers. However, like commercial service uses, general service and office uses do have the benefit of generating daytime population, spurring additional retail activity within the downtown, and adding to the downtown employment base.

Permitted General Service and Office Uses: Offices, including business, professional, medical or dental, workrooms or studios of artists, authors, interior designers, sculptors, or other tradespeople, training studios, including instruction in music, dance, home crafts and art, showrooms, and meeting/conference space.



Chase Bank, 175 W. Van Buren
Photo by City of Naperville

FINANCIAL INSTITUTIONS: Institutions which collect funds from the public and place them in financial assets, such as deposits, loans, and bonds. Depending on their model, financial institutions may rely on ground floor visibility to attract customers. However, given their potential to provide an unwanted break in the shopping environment, it is not appropriate to permit financial institutions by right in areas largely intended for retail use (e.g., Downtown Core). In contrast, if appropriately sited and designed, financial institutions may benefit the overall shopping environment (i.e., Main Street Promenade and Moser Plaza) and serve an important cotenancy function. Accordingly, it is recommended that financial institutions be permitted by right in the Secondary Downtown or on the 2nd floor or above in the Downtown Core; financial institutions wishing to locate within the first floor of the Downtown Core may request to do so through the conditional use process (which requires that appropriate conditions be met prior to approval).

Permitted Financial Institutions: Financial institutions without drive-through facilities, lending facilities, and financial brokers.

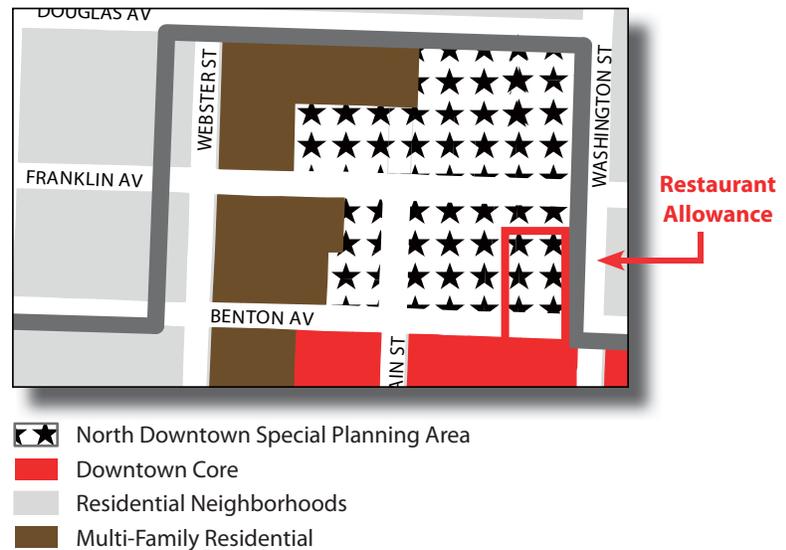
3.3 SUPPLEMENTAL LAND USE OBJECTIVES

In concert with the recommended future land use map on page 21, the following objectives related to the location, type, and design of land uses will guide *Naperville Downtown2030*. Successful implementation of these objectives will rely upon principals noted elsewhere in this document, particularly *Section 5 Parking*, *Section 6 Urban Environment*, and *Section 7 Building Design*.

A. North Downtown Special Planning Area

One of the most notable distinctions between the *Naperville Downtown2030* Future Land Use Map and the 2000 Future Land Use Map is the northerly expansion of the downtown. Upon completion of redevelopment (which is expected to occur in the long-term - potentially beyond 2030), this area will serve as the new northern downtown edge. By designating this area as a “special planning area”, it is not suggested that the redevelopment of this area is vital to the continued success of the downtown. Rather, because this area is susceptible to market pressure and has such potential to impact the downtown culture and experience if redeveloped, this area merits special attention and proactive planning. Should development occur in this area, it should be meaningful and result in the creation of a special place. Similar planning efforts were previously applied to the [Water Street Area](#) (see pg. 30)

Map 5: North Downtown Special Planning Area



Due to the significance of this area, the following objectives will apply:

- Designation of this area as a “special planning area” allows for increased flexibility based on market conditions and downtown needs. Unless otherwise noted below, uses permitted within the Downtown Core and Secondary Downtown areas would be appropriate within the North Downtown Special Planning Area.
- For a significant change in land use to be supported in this area, a proposed development must include a destination (or anchor use) to draw downtown customers to this area. Destination uses might include a cultural destination (such as a museum or movie theater), hotel, large retailer or grocery store. Uses which support the destination use, or draw customers to the area, are appropriate in the remaining planning area.
- Absent a destination use in the special planning area, smaller retail businesses along Main Street or within the Franklin/Douglas blocks will be difficult to sustain. Multi-family residential, office, or home-to-office conversions will be the most effective land uses in this scenario.
- With the exception of the property fronting Washington Street between Franklin and Benton Avenues, restaurants and liquor establishments should be prohibited within the special planning area, due to their potential conflict with the nearby established residential neighborhoods. Refer to *Map 5: North Downtown Special Planning Area* (above).
- Adequate parking must be provided under any redevelopment scenario.

- A maximum height limitation of 60 feet shall apply to the North Downtown Special Planning Area. Requests for building heights in excess of the 60 feet limitation may be considered if a proposed development exhibits unique site characteristics, design features, or other notable qualities that make an increased height appropriate.
- If multiple lot consolidation or coordinated redevelopment is sought (vs. lot-by-lot redevelopment), it shall be processed as a **planned unit development (PUD)** to ensure an appropriate level of design and creativity.
- Development features shall include a terminated vista, such as an urban park/plaza, public art, or distinctive building (see *Section 6 Urban Environment*), connectivity to the downtown and surrounding amenities, gateway features to mark entry to the downtown, and a high level of building and site design, as illustrated on *Figure 4: North Downtown Objectives and Concepts*.

The purpose of the **planned unit development (PUD)** regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design. The objective of the PUD is to encourage a higher level of design and amenity than is possible under otherwise applicable zoning regulations. The end result can be a product which fulfills the objectives of *Naperville Downtown2030*, while allowing for departures from the strict application of the Zoning and Subdivision Regulations (where appropriate and justified). The city's regulations pertaining to PUDs can be found in Section 6-4 (Zoning Regulations: Planned Unit Developments) of the Naperville Municipal Code.

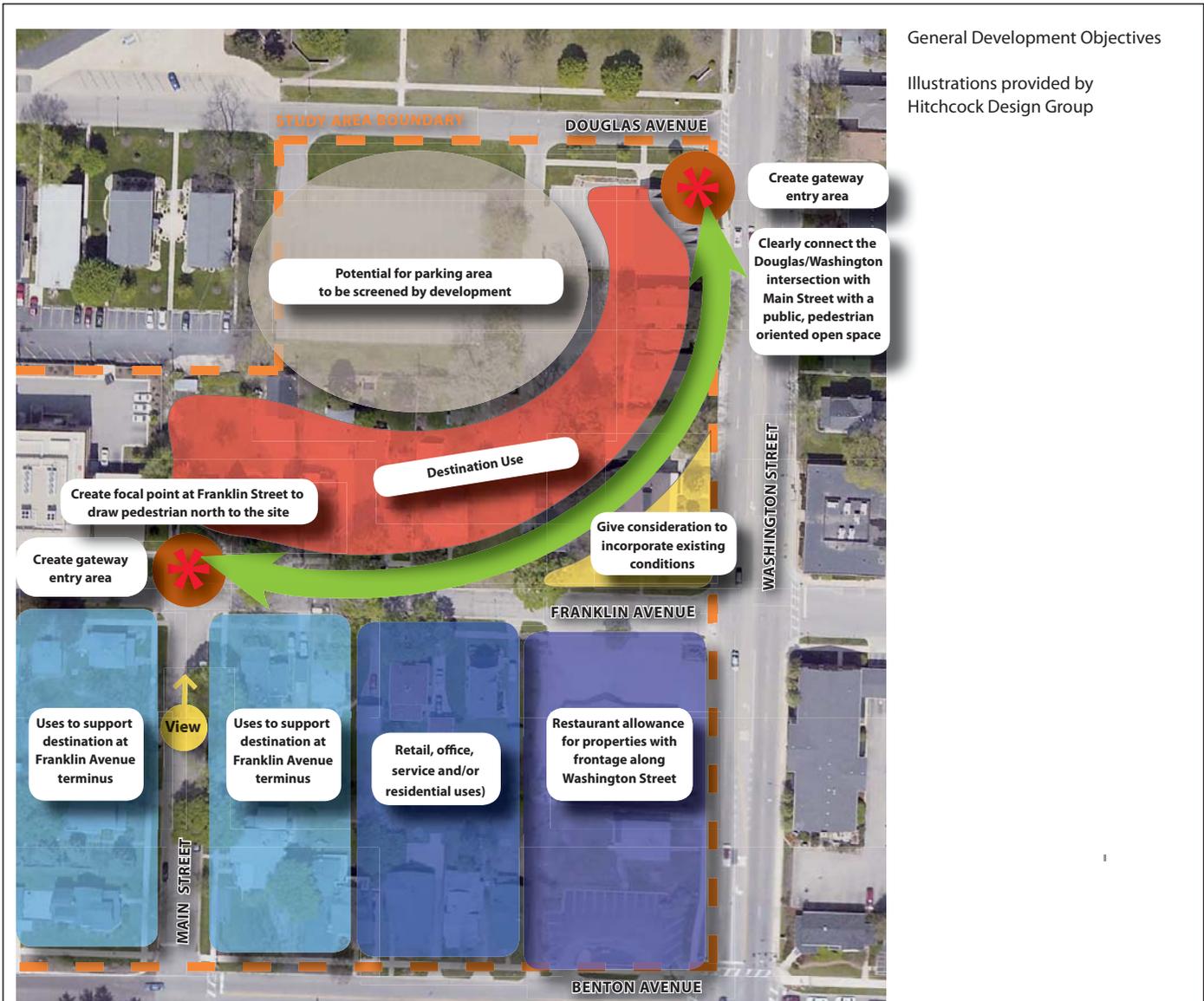
Processing a PUD: A petitioner must submit a PUD plat/site plan, building elevations, and a landscape plan to the City for review by staff (technical compliance), the Plan Commission (public hearing), and City Council (final approval). These plans stipulate the specific manner in which a site will be improved. Upon approval, any future changes to the plans can be handled administratively (if very minor), directly through the City Council (small changes), or through the Plan Commission public hearing/City Council process (major changes).

Outdoor Common Area and Site Amenity Requirements: One of the more significant requirements of a PUD is the dedication of outdoor common area and site amenities. This requirement was difficult to achieve in downtown PUDs, due to the unique environment and limited lot sizes found in the downtown. Accordingly, the downtown PUD outdoor common area and site amenity requirements were modified in 2008 to remove the minimum percentage requirement and instead require the incorporation of common amenities that achieve at least two of the following purposes:

- Beautification of public ways beyond the minimum standards established by the Municipal Code.
- Mid-block pedestrian linkages (e.g., breezeways, promenades or paseos) that provide access to internal site amenities, parking or adjacent buildings.
- Pedestrian seating, outdoor dining (excluding the North Downtown Special Planning Area), and streetscape improvements beyond the minimum standards established by the Municipal Code, subject to approval of the city engineer if located within the public right-of-way.
- Installation of plazas, courtyards, formal gardens and other semipublic common areas.
- Provision of public art for the common benefit.
- Outdoor common area and site amenities above the street level which enhance building architecture and provide recreational benefit to employees or customers.
- Outdoor common area and site amenities described in Subsection 6-4-3.3 of the Municipal Code, or other qualifying elements as determined by the zoning administrator.

Did you know? The use of a PUD is recommended for the North Downtown Special Planning Area; however, all properties within the downtown have the ability to take advantage of the PUD option.

Figure 4: North Downtown Special Planning Area Objectives and Concepts



Conceptual layouts are based on application of the general development objectives illustrated above*



* The three concepts displayed are examples for illustrative purposes only. There may be many other options to achieve the general development objectives provided above.

B. Land Use Patterns

- Downtown properties should be regularly reviewed to achieve the most effective and appropriate land use pattern, which includes 1) like land uses fronting both sides of a street; and 2) transitions between high and low intensity uses.
- Two specific areas located within the Downtown Core present unique characteristics that merit additional use flexibility. These properties include the east side of Webster Street between Van Buren and Jefferson Avenues and the property located along the east side of Washington Street immediately south of Fredenhagen Park - properties are hatched on *Map 5: Naperville Downtown2030 Future Land Use* (pg. 21). Given their location on the periphery of the Downtown Core, as well as their adjacency to lower intensity uses such as office or residential, these properties should be permitted first floor office uses, as is allowed in the Secondary Downtown designation. This additional flexibility will assist these properties in their successful long-term use and will allow for increased compatibility with the adjacent lower-intensity uses. A first floor office allowance may be an appropriate consideration for other properties located on the periphery of the Downtown Core as redevelopment/new development occurs and should be monitored accordingly.
- The Jefferson Avenue (between Mill Street and Eagle Street) and Webster Street (between Douglas Avenue and Benton Avenue) blocks are currently slated for a single-family residential future land use. Moving forward, consideration may be given to alternative uses for these blocks based on the presence of office, commercial, and institutional uses in the immediate vicinity of each. Uses such as low intensity home-to-office conversions (which require review through a public hearing) may be appropriate for consideration on a case-by-case basis.
- Transitional uses, including low-intensity office and multi-family residential, provide an appropriate buffer between downtown retail activities and existing single-family residential neighborhoods abutting the downtown. These uses add to the 24-hour downtown concept by introducing additional daytime population and more downtown residents. Allowable densities for residential developments located in the transitional use and multi-family residential areas should be reviewed and/or established for compatibility with surrounding single-family residential neighborhoods.
- Strong single-family residential neighborhoods within and adjacent to the *Naperville Downtown2030* study area play a critical and synergistic role in the continued success of the downtown. Like the transitional uses noted above, residential neighborhoods introduce additional downtown consumers and residents. The downtown atmosphere, in turn, provides convenient shopping, dining, office, and service options for these same residents. The continuation of existing residential neighborhoods is recommended on *Map 4: Naperville Downtown2030 Future Land Use*; residential redevelopment in these areas continues to be governed by the Teardown/Infill regulations developed in 2005. In addition, recommendations regarding the use and design of non-residential development have been created to increase compatibility with existing residential neighborhoods.

NAPERVILLE DOWNTOWN2030 SPOTLIGHT: Water Street Area

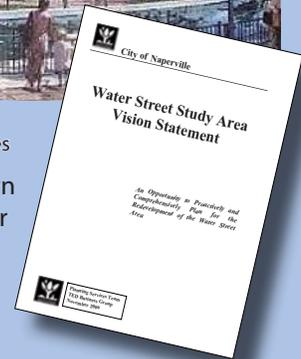
The need for improvements to Water Street was identified in the *Downtown Plan (2000)*. This area is an important link in the pedestrian system between the Downtown Core and outlying cultural destinations like Naper Settlement and Naperville Central High School.

In 2006, the *Water Street Study Area Vision Statement* was approved by City Council. The vision statement serves as a blueprint for the redevelopment of the Water Street District by encouraging a vibrant, self-sustaining mixed-use development that provides a superior level of amenity through comprehensive redevelopment of the area. Redevelopment in line with the vision statement will transform what is currently a pedestrian dead zone.

In 2007, redevelopment of Water Street received preliminary approval for a mixed-use planned unit development. Once completed, the Water Street redevelopment will include an attractive pedestrian-oriented route with a downtown streetscape, pedestrian connections between Water Street, the Riverwalk and Naper Settlement, and Riverwalk enhancements that include a plaza and fountain feature, as well as extensive landscaping. The privately owned riverwalk plaza will host sidewalk sales, art festivals, seasonal displays, and other activities that enliven the downtown experience.



Water Street Rendering
Illustration Provided by Moser Enterprises



C. Use Considerations

- The downtown zoning districts should be revised to facilitate the land use and development patterns (i.e., Downtown Core, Secondary Downtown, Transitional Use, and Multi-Family) recommended through *Naperville Downtown2030*.
- Uses that do not provide a clear customer focus should be excluded from the first floor of buildings located in the Downtown Core; exclusions include general service and offices, financial institutions, and residential uses. These uses create an unwanted break in the shopping environment and pedestrian experience, thereby detracting from the vibrancy of the core.
- The appropriateness of allowing the limited installation of certain uses, such as ATMs, on the first floor of buildings located within the Downtown Core should be considered if they provide a convenience to users of the downtown.
- In 2006, the Naperville Development Partnership (NDP) prepared the *Downtown Naperville Retail Mix Survey* to better understand desired uses for the downtown. This tool should be periodically updated as the downtown tenant mix continues to evolve. The City and NDP should partner to review the survey results and recommend modifications to the downtown zoning districts, as appropriate, to accommodate a mix of uses, including new uses identified to serve all populations and subsets of downtown users. In 2006, survey respondents indicated that boutique hotels and teen apparel are desired uses for the downtown.
- As new development and/or expansions occur, parking demand will be assessed and new supply required, as appropriate. It is important to note that there are many portions of the downtown, particularly within the downtown expansion areas, that do not have existing parking exemption rights (see *Section 5 Parking*, for details).

NAPERVILLE DOWNTOWN2030 SPOTLIGHT: Opportunity Sites

The *Downtown Plan (2000)* introduced the concept of an opportunity site and identified more than 30 such sites for change. Opportunity sites include vacant, deteriorated, and underutilized properties or properties where reuse or redevelopment is already being considered. An opportunity site may currently be occupied by a viable land use in compliance with existing code requirements, but new investment in the site would have a significant positive impact on achieving the objectives of *Naperville Downtown2030*.

Among the opportunity sites identified in 2000, Fredenhagen Park, North Central College's Wentz Auditorium and the Main Street Promenade are three examples of properties that have since benefited from investment and redevelopment. In 2000, these sites were occupied by the former "Cock Robin" ice cream parlor and creamery, two single family homes and the Beidelman Funeral Home, respectively. The redevelopment of these sites has significantly added to the architectural character, business vitality and culture of downtown.

Key opportunity sites for *Naperville Downtown2030* include sites with approvals pending construction, underdeveloped and vacant properties identified in the *Downtown Plan (2000)* and new redevelopment sites identified through the public planning process during meetings held in July 2009, as well as using feedback received from DAC.

These locations were selected due to their potential to:

- Achieve the overall objectives of *Naperville Downtown2030*.
- Positively impact downtown character, culture and experience.
- Reduce pedestrian dead zones.
- Enhance the built environment through attractive building architecture and site layout.
- Provide firm downtown edges and prominent corner property destinations.
- Enhance Riverwalk connections abutting private property.
- Focus attention on infill development as opposed to encroachment into adjacent neighborhoods.
- Retain buildings or elements of buildings with historic or architectural interest.

It is important to understand that opportunity site designation does not require or prompt redevelopment by the city. However, should redevelopment be requested by a private property owner, opportunity sites will be subject to a higher level of building design, site amenity consideration, and site plan review to respect their potential impact on the downtown.

The future land use map (pg. 21) and supplemental land use objectives should be used as a guide when considering redevelopment on opportunity sites. Unlike the *Downtown Plan (2000)*, which stipulated very specific land uses and total building area for each opportunity site, *Naperville Downtown2030* provides for redevelopment flexibility in concert with the future land use map recommendations and current market conditions.



D. Design Considerations

- A consistent ground floor **streetwall** is critical to maintaining the compact and pedestrian friendly nature of the Downtown Core. Efforts should be made to place buildings located within the Downtown Core at or near the front property line consistent with the existing street pattern.
- Transitional uses are most effective when residentially-styled and when existing single-family residential lot sizes are maintained (e.g., lot-by-lot development) or are limited to minor lot consolidations (1/2 acre or less). The existing zoning code provides no lot size or lot width limitations for transitional uses and should be revisited accordingly.
- While the provision and location of surface and deck parking facilities are critical to the success of the downtown, their impact on the pedestrian environment should be minimized, where possible. This may be accomplished through improvements that provide increased interest to the pedestrian, such as urban parks and the introduction of ground floor retail opportunities, where appropriate.
- New development and/or building expansions occurring at properties which have Riverwalk frontage will be required to integrate Riverwalk amenities into their site design, including the improvement of existing Riverwalk features, construction of new Riverwalk amenities, and or dedication of property to the city. The Water Street area plans serve as an example of Riverwalk improvements proposed in conjunction with private development plans.

A **streetwall** is established by continuous building fronts at or near the front property line with no or minimal gaps between them. Streetwalls reinforce the pedestrian character of the downtown by establishing aesthetic and functional continuity. Streetwalls should be retained where existing, and encouraged for infill and new construction in the downtown.



Residentially Styled Transitional Use Building
Photo by City of Naperville



Chicago Avenue Streetwall
Photo by City of Naperville

3.4 SPECIAL LAND USE CONSIDERATIONS

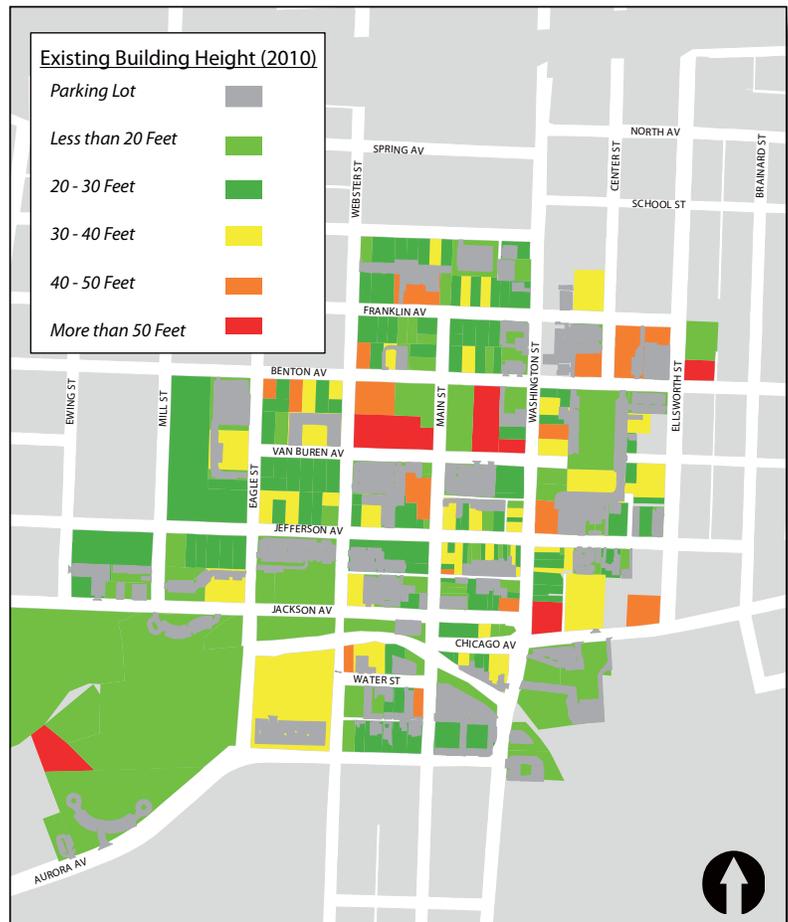
While the vision for *Naperville Downtown2030* remains consistent with the *Downtown Plan (2000)*, continuing changes in development trends, downtown property values, and land use patterns have prompted discussion of new land use issues. A summary of these issues and recommended action steps are included below.

Height Since 2000, new development has largely occurred in the area surrounding the core. In the early 2000s, these buildings averaged three stories at a height in the mid 50-foot range. More recently, development proposals have averaged five to six stories, with maximum heights in the mid 70-foot range. The desire for greater height is frequently attributed to downtown property values and the cost of construction, which often includes the provision of some enclosed parking on site.

Since significant amounts of new construction and/or additions have not occurred to date within the **traditional Downtown Core**, the resulting height effect is a “scoop” in which the height of the traditional core is lower than the height of the surrounding periphery (see *Map 6: Downtown Building Height*). While this development form is somewhat non-traditional for a downtown setting (height is typically the greatest within the Downtown Core and decreases as you move to the periphery), it has resulted in a very comfortable and compatible setting within downtown Naperville. Downtown Naperville’s existing height pattern should be generally respected as new development and redevelopment continues to occur.

The **traditional Downtown Core** is loosely defined as the area bounded by Washington Street on the east, Chicago Avenue on the south, Webster Street on the west, and Jefferson Avenue on the north. This area is well-known for its compact nature, historic buildings, consistent streetwall, and building design variations that generally fall within a two-story height range. The overall effect of these design elements is a walkable, pedestrian friendly, retail-focused center which is highly attractive to downtown patrons.

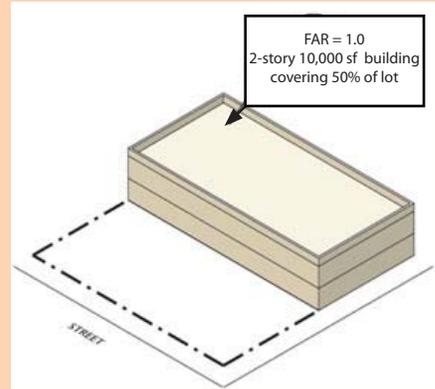
Map 6: Downtown Building Height



Today, downtown commercial zoning districts provide no restrictions on height. Instead they provide a maximum **floor area ratio** (FAR) of 2.5. Moving forward, the existing 2.5 FAR should be maintained for the Downtown Core and Secondary Downtown areas; however, the following additional measures should be used to guide height in the downtown:

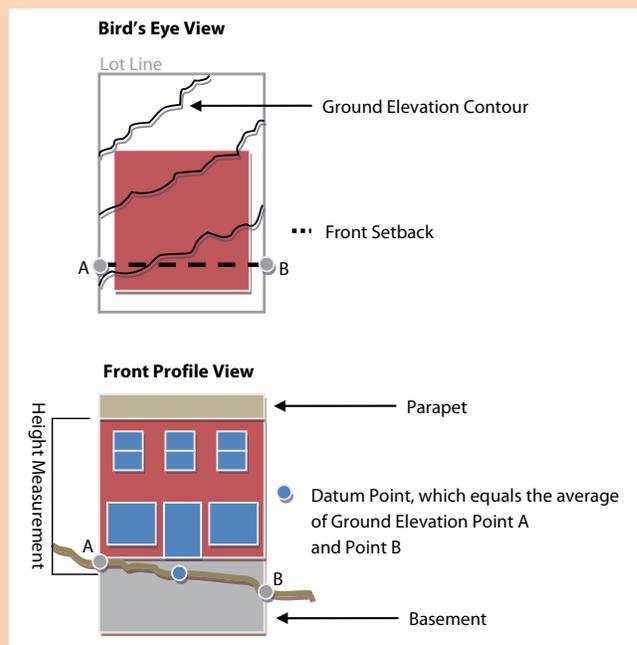
- A maximum **height** limitation (measured in feet) should be established for the downtown. The use of a maximum number of stories to guide height has proven to be problematic due to the significant height variation that can occur by story as a result of the proposed use and the age of the structure.
- Properties located within the Downtown Core, Secondary Downtown, and North Downtown Special Planning Areas should have a maximum height limitation of 60 feet. A process should be established to guide consideration of requests in excess of the 60 feet height threshold, provided that the proposed development exhibits unique site characteristics, design features, or other notable qualities that make an increased height appropriate.

The **floor area ratio (FAR)** is calculated by dividing the total building square footage by lot area. Using the diagram as an example, a FAR of 1.0 can be achieved by constructing a 2-story 10,000 square foot building (20,000 square foot building total) on 50% of a 20,000 square foot lot (20,000 square foot building divided by 20,000 square foot lot = 1.0 FAR). Alternatively, a FAR of 1.0 can also be achieved by constructing a 1-story 20,000 square foot building covering 100% of the same lot.

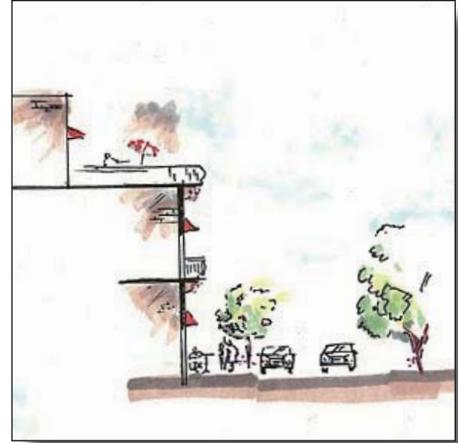


Measurement of Height: Per the Zoning Code, height of a building is the vertical distance measured from the datum point to the highest point of the roof. It is important to note that chimneys, ornamental towers, scenery lofts, cupolas, false mansards, parapet walls, and rooftop mechanicals are not included when determining the "highest point of the roof"; these structures may be erected to their customary height, regardless of the height limitations of the underlying zoning district.

Determining a Datum Point: The datum point is found by taking the average of the two grades along each side lot line at the point where the side lot lines intersect with the front yard line. See diagram for illustration.



- The Water Street Vision Statement and subsequent PUD approvals dictate allowable height within that particular study area.
- The *5th Avenue Study* recommended a maximum height of 43 feet for the block face fronting the west side of Washington Street between Douglas and Franklin Avenues. For that portion of the block face fronting the west side of Washington Street between Franklin and Benton Avenues, the 5th Avenue Study provided no height recommendation and instead noted that height for this area would be evaluated through the *Naperville Downtown2030* process. As both of these block faces play an integral role in the North Downtown Special Planning Area, the maximum height allowance for each will be 60 feet. This height limitation is consistent with recommendations for the Downtown Core and Secondary Downtown areas, and is reflective of this area's role in the downtown built environment.



Upper Story Setback
Illustration by Rory Nicholson

- The existing scale and form of buildings located within the traditional core add to the “quaint” or “small town” feeling of the downtown. Efforts should be made to maintain the existing scale and streetwall of this area, while maintaining existing zoning rights which allow for building additions. The measures discussed in *Section 7.4 Buildings of Historic Interest* should be applied to the traditional Downtown Core to appropriately guide future building additions or new construction.
- Innovative zoning and design tools, such as stepping back upper stories, should be explored to help minimize the impact of proposed additions and new construction that exceed the existing height pattern of an established development area, such as the traditional Downtown Core. Such tools may also be appropriately applied to the peripheral areas of the downtown to respect the decreased height present in the outlying residential areas.
- Recent development requests have designed roof surfaces to be useable space, such as gardens, seating, and other gathering areas. These improved rooftop spaces serve as an amenity to the property owner, business patrons, and can enliven the downtown environment. It is appropriate to review these spaces for impact on usable square footage, parking demand, perception of height, noise, and overall neighborhood impact and appearance.
- The 40 foot height maximum currently in place for the transitional use areas should be maintained.
- A 40 foot to 50 foot height maximum should be considered for areas designated as multi-family residential.

Liquor In recent years, concern has been expressed regarding the perceived proliferation of restaurant and liquor establishments in the downtown. While these establishments bring an important entertainment and dining aspect to the downtown, it is critical to maintain a balance of all uses to achieve a 24-hour downtown. In this respect, should downtown restaurant and liquor establishments should not predominate, thus eliminating or minimizing other downtown sectors including retail, service, and residential uses.

Furthermore, unlike other retail and service uses, restaurant and liquor establishments are unique in that each has the potential to introduce adverse impacts to the culture, cleanliness, and diverse nature of the downtown if not appropriately monitored and addressed. Depending on their business model, the impact that each restaurant or liquor establishment can have on the downtown may vary significantly.

As part of the downtown plan update, DAC and the Liquor Commission held a joint workshop to 1) understand current trends and activities in downtown related to liquor establishments; and 2) reach consensus on specific items that need additional attention moving forward. Based upon the issues noted above, the following items merit further work to ensure that a balance between liquor and non-liquor uses in the downtown is sustained moving forward:

- Work to maintain a mix of uses that add vibrancy to the downtown.
- Strive for downtown tenants that accommodate both day and night time customers.

Mobile Vending Carts Mobile vending carts enhance the overall ambiance and vitality of the downtown by providing an accessible outdoor location for downtown visitors and employees to conveniently shop or grab a bite to eat. To date, one hot dog vendor has successfully located in downtown Naperville.

Key to the continued success of mobile vending carts in the downtown will be their operational management, including limitations on the permitted number or type of carts, locations, and hours of operation. In addition, logistical concerns (i.e., maintenance, refuse, and safety) and competitive fairness (i.e., contributions to downtown maintenance, property, and food and beverage taxes) must be considered.

The following is recommended with respect to mobile vending carts in the downtown:

- Continue to allow downtown mobile vending carts in select locations and subject to certain conditions, due to their enhancement of the overall ambiance and vitality of the downtown.



Joey's Red Hots Mobile Vending Cart
Photo By City of Naperville

DOWNTOWN ADVISORY COMMISSION

The Downtown Advisory Commission (DAC), formerly the Downtown Plan Implementation Committee (DPIC), was officially established by the Naperville City Council on December 3, 2008. As a city commission, DAC is focused on physical infrastructure, city policies, and regulations that impact the downtown. In addition the commission provides a broad perspective and direction for downtown enhancement and works in harmony with the Downtown Naperville Alliance (DNA) and Naperville Development Partnership (NDP) which focus on marketing and the mix of retail uses in the downtown. The primary duties of the DAC are to:

1. Serve in an advisory capacity to staff and City Council in the development and revision of planning documents governing the Central Business District and plans adjacent to the Central Business District that have the potential to impact the use, function, and character of the Central Business District.
2. Assist the City in implementation of planning documents governing the Central Business District.
3. Make recommendations for fiscal policies, funding, and budgets for special projects conducted by the City in the Central Business District, including the capital improvement program, infrastructure, or when requested to do so by the City Council.
4. Review, interpret, clarify and recommend modification to the revision of downtown streetscape standards.
5. Ensure an adequate supply of appropriately located and attractively designed parking through stewardship of the continuous improvement model for downtown parking and other parking studies or when requested to do so by the City Council.
6. Receive and solicit input from the community at an annual forum with regard to downtown issues and provide a report to City Council.

The Mission of the Downtown Advisory Commission:

The Downtown Advisory Commission serves the citizens of Naperville by acting as an advisory body to facilitate visioning, planning and coordination of the diverse elements of Naperville's downtown to promote the continued synergistic development and vitality of the whole for the enjoyment and benefit of all.

Members of the Downtown Advisory Commission:

Steve Rubin, Chair

Christine Jeffries, Naperville Development Partnership

Councilman James Boyajian

Katie Wood, Downtown Naperville Alliance

Councilman Richard Furstenau

Mary Ann Junkroski, Downtown Business Owner

Robert Marshall, Assistant City Manager

Dwight Yackley, Downtown Property Owner

Steve Grosskopf, Resident

Richard Hitchcock, Design Professional

Mary Ellen Barry, Resident



Van Buren Parking Deck
Photo by City of Naperville



Downtown Naperville
Photo by City of Naperville

NAPERVILLE DOWNTOWN2030 YOUTH VISION

On May 7, 2009 planners from the City of Naperville spent the day with students at Naperville Central High School facilitating visioning exercises related to downtown Naperville. The purpose of this activity was to gain youth perspective on downtown Naperville's strengths, challenges and opportunities for the future. Over the course of the school day, the planners facilitated exercises in six classes including more than 130 students. Through this effort, the students indicated the Riverwalk, variety of restaurant choices and overall walkable layout were primary strengths of downtown Naperville. Parking, traffic, and limited teen shopping options important challenges to address. When asked to imagine Naperville in 2030, students had a wide variety of ideas about what downtown visitors would do, how they would travel, and more. Below is a composite youth vision statement for *Downtown Naperville2030*, crafted by the city's planners based on the feedback received from the students. The following vision is useful when considering the future of the downtown:

"In 2030, downtown Naperville is a destination for residents of all ages. Teens in particular enjoy meeting with friends and visiting along the Riverwalk, dining at local restaurants, participating in community festivals and special events, and attending outdoor concerts and movies at the Community Concert Center and Riverwalk amphitheater. In 2030, local shopping and service options available downtown have expanded to better serve the teen market by offering not only retail choices, but regular teen nights for dancing and interactive gaming. Centennial Beach continues to be a popular destination for summer fun and the YMCA provides a year-round recreation/fitness destination for youth. Free WIFI service is also an important amenity teen enjoy in downtown. Most importantly, improved bicycle access, available parking, and transit service helps teens easily make their way downtown."



Centennial Beach
Photo By Chong Q. Wu

PUBLIC INPUT PROCESS SUMMARY

Naperville Downtown2030 has offered meaningful public participation opportunities through open discussion and public events held in conjunction with the plan update. The Downtown Advisory Commission served as a steering committee for *Naperville Downtown2030* and facilitated significant local participation through regular workshop meetings. This is the sixth public workshop held for the plan update to obtain input from the general public.



- Draft Plan Open House: August 26, 2010
- General Downtown Plan Workshop: September 30, 2009
- Business Owner/Land Owner Vision and Value Workshop: July 24, 2009
- Kick-Off Workshop: July 23, 2009
- Student Vision and Value Workshop: May 7, 2009
- Downtown Photo Contest: January 2009

Public Events and Workshops



- Draft Plan and Implementation Review: June 2010 - September 2010
- Land Use Discussions: January - April 2010
- Preservation Discussions: October, November 2009 and February 2010
- Liquor Discussion: December 2009
- Pedestrian Gap Analysis Review: November 2009
- Parking: October 2009
- Vision: September 2009
- Downtown Type and Walking Tour: August 2009
- Opportunities and Downtown Boundary: June 2009

Downtown Advisory Commission Meetings



- City Council Final Approval: Anticipated in Winter 2010
- City Council/Downtown Advisory Commission Joint Workshop: November 8, 2010
- Plan Commission Review: September 15, 2010
- Transportation Advisory Board Review: September 11, 2010
- Downtown Advisory Commission Review: Fall 2010

Upcoming Reviews

Naperville Downtown2030

Planning the Downtown Experience

Downtown Building Design Standards

FINAL - Plan Commission - 9/15/2010 - 54



DRAFT



September 2010

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All photographs, maps and illustrations are provided by City of Naperville with the following exceptions:

Rory Nicholson: Illustration 1
Hitchcock Design Group: Images 9, 16, 32, 33, 34 and 42
Cyburbia: Images 8, 12

INTRODUCTION

Downtown Building Design Standards is a companion document to *Naperville Downtown2030* that serves as an important guide for design of new construction, additions and modifications to buildings in the downtown. Property owners and design professionals should refer to this document in planning and designing rehabilitations and new improvements, as it will be utilized in the review of such proposals. The standards are the controlling design reference for the downtown area, and where in conflict with the City of Naperville's *Building Design Guidelines* (adopted in 2007) the *Downtown Building Design Standards* shall prevail.

Environmental sustainability is valued within the downtown and the City of Naperville as a whole. Flexible application of the design standards may be provided, if directly related to the use of design elements that are necessary to achieve accepted environmentally sustainable building principles such as those set forth by the U.S. Green Building Council in the LEED (Leadership in Energy and Environmental Design) rating systems and reference guides. Additional information about environmental sustainability is provided in Section D of the *Building Design Guidelines* and *Section 6 Urban Environment of Naperville Downtown2030*.

Experience shows, time and again, that appearance is important to a healthy downtown business environment. Working together to create and sustain an attractive downtown image will benefit the community as a whole.



The design standards are organized to address three primary land use areas of the downtown -- Downtown Core, Secondary Downtown and Transitional Use -- as well as to provide guidance for historic building renovations throughout the downtown area.

The primary land use areas of the downtown are defined in *Section 3 Land Use and Development of Naperville Downtown2030* and are summarized here as follows:

Downtown Core: Serves as the activity center of the downtown, allowing for the most intense development form and uses. This area of the downtown includes retail, commercial service and restaurant uses on the ground floor, with office, commercial service, general service, financial institutions and residential uses on upper stories.

Secondary Downtown: Comprised of office, service and/or residential uses, in a manner less intense than the downtown core. This area allows for office, commercial service, general service, financial institutions and residential uses while prohibiting retail and restaurant uses. This area is physically distinguished from the Downtown Core by moderate setback requirements and on-site parking.

Transitional Use: Provides low-intensity office, service, and residential uses that are designed in a manner compatible with adjacent neighborhoods. This area is intended for conversion of existing homes or construction of new residentially-styled buildings for office or general service uses, as well as construction of new townhomes. Full on-site parking and more substantial setback requirements are physical characteristics of this area.

North Downtown Special Planning Area: Is the anticipated long-term northern expansion area of the downtown. The area is designated as "Downtown PUD" and may include cultural/destination, retail, residential or office uses. The uses proposed will determine which aspects of the design standards should be applied; however, any development of this area shall also incorporate the specific recommendations of *Naperville Downtown2030*.

Map 1: Downtown Future Land Use



Standards for Downtown Core and Secondary Downtown

A. Building Placement & Orientation

A.1. Streetwalls

1. New buildings in the downtown shall be constructed at or near the front setback.
2. Corner buildings are critical to the downtown **streetwall**; they establish a presence at intersections and invite pedestrian activity along the street. Structures should be built to the primary streetwall or front setback line for the entire frontage at all corners.
3. In the *downtown core*, physical gaps in the streetwall should be avoided. Where physical gaps are necessary, they shall be addressed through provision of active uses (such as outdoor dining or gathering spaces); low decorative or seating walls; low decorative fencing; or screening.
4. Driveways interrupt the pedestrian character established by a streetwall and shall be avoided mid-block in the *downtown core*.

A **streetwall** is established by continuous building fronts at or near the front property line with no or minimal gaps between them. Streetwalls reinforce the pedestrian character of the downtown by establishing aesthetic and functional continuity. They should be retained where existing, and encouraged for infill and new construction in the downtown.



Image 1: Jackson Avenue Streetwall



Image 2: Corner streetwall presence at Main Street and Van Buren Avenue

B. Building Scale

B.1. Height

1. Rehabilitation and new construction should respect the existing scale of downtown and avoid extreme differences in building height.
2. New one-story buildings are too small to maintain the urban character and “streetwall” effect of the *downtown core* and should be discouraged.
3. Buildings in the traditional *downtown core* have a prevailing height of two stories. New buildings that are constructed in these areas should present a consistent or complementary height as viewed from the pedestrian level, with additional stories stepped back using a line-of-sight methodology.



Image 3: Jefferson Avenue reflects the prevailing two-story height in the downtown core

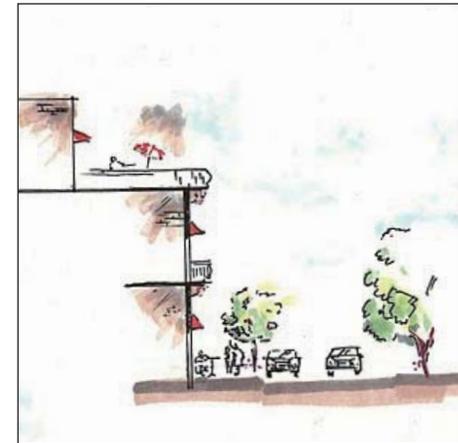


Illustration 1: Upper story setback.

B.2. Bulk

1. New construction should respect the existing scale and proportion of downtown buildings, particularly those along the same block. Key considerations include building height and building footprint.
2. Buildings with larger footprints, especially those with facades that extend across multiple city lots, should utilize modulation offsets to subdivide the facade into smaller vertical segments that are consistent with the scale and proportion of traditional downtown buildings.
3. Techniques to reduce the perceived mass of larger buildings should be applied. These include variations in materials and colors, roofline articulation, and other vertical architectural features.



Image 4: Modulation is utilized to subdivide the facade on a single building into multiple vertical segments

B.3. Articulation

1. Architectural details on larger buildings should be used to help maintain the traditional character, scale and proportion of downtown. These details include the size of windows; the location of doorways; and the design and placement of columns, pilasters, moldings and other decorative features.
2. Multiple storefronts or partitions that are part of the same building shall have compatible but distinct façade designs. Themes may be established through use of complementary colors, cornice treatments and decorative materials.
3. Proportions of openings or other architectural elements should be consistent with existing buildings in the downtown, particularly those along the same block, to maintain aesthetic cohesiveness.
4. Blank walls should be avoided on all sides of a structure that are open to public view. For building faces abutting interior side property lines, windows are not required but building articulation should be provided.



Image 5: Facade treatments on side wall provide articulation

C. Style and Character

C.1. Building Character

1. New buildings should offer high-quality and compatible interpretations of the traditional building styles existing within the downtown area, particularly those along the same block.
2. New buildings in the *downtown core* should possess characteristics of commercial storefronts (e.g., display windows, recessed entrances and awnings).



Image 6: This building utilizes traditional proportions and features to complement the downtown character



Image 7: Main Street Promenade presents a contemporary interpretation of traditional downtown commercial buildings



Illustration 2: Traditional downtown storefront

C.2. Color

1. The selection of colors on individual buildings should complement the predominant hues of nearby buildings.
2. The predominant color for most buildings should be relatively subtle. The natural brick and stone colors of red, buff, white, cream and gray should predominate; however, other historically appropriate colors will be considered.
3. Darker or brighter hues may be used for accent or to draw attention to details such as doorways.
4. Paint shall not be applied to masonry surfaces where none previously existed.



Image 8: **DISCOURAGED** use of color (bright, conflicting hues) in a downtown setting

C.3. Materials

1. Brick and stone are preferred primary and accent building materials for all building types, including multiple-family.
2. Stucco, EIFS or Dry-vit are not to be used as a **primary material**. These materials may be acceptable as an **accent** application above the storefront level, based on the design intent of the building.
3. Wood clapboard siding or similarly styled fiber cement siding may be appropriate in specific historical or site context; however, rough sawed wood, aluminum siding, rustic shingles and shakes, and plastic panels shall not be used.
4. Glass, metal panels, and concrete are discouraged as primary building materials on the street facade in the downtown area.
5. The type and detailing of building materials shall be consistent on all sides of a structure that are open to public view.



Image 9: A complementary mix of masonry and wood materials

Primary Material: the dominant exterior building material, typically comprising 75% to 90% of each exterior building face excluding windows and doors.

Accent Material: utilized to provide architectural interest and variety on a building. Accent materials will typically comprise 10% to 25% of each building face excluding windows and doors, depending on architectural style and context.

C.4. Rooflines & Parapets

1. New buildings should complement the established rooflines and cornice treatments of nearby buildings along the block.
2. Gable, shake or shingle roofs are discouraged.
3. With new construction, rooftop mechanical equipment (including supporting pipes, exhaust and vent stacks) shall be screened to its full height by a parapet wall on all sides of the building. Individual screening shall not be considered for new construction.
4. For existing buildings where installation of a parapet is infeasible, alternate screening methods may be considered if they minimize or conceal the appearance of rooftop mechanical equipment.

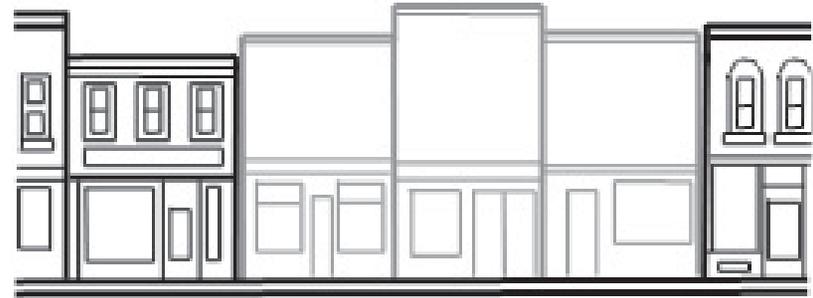


Illustration 3: New buildings should be complementary to the established rooflines of neighboring buildings on the block

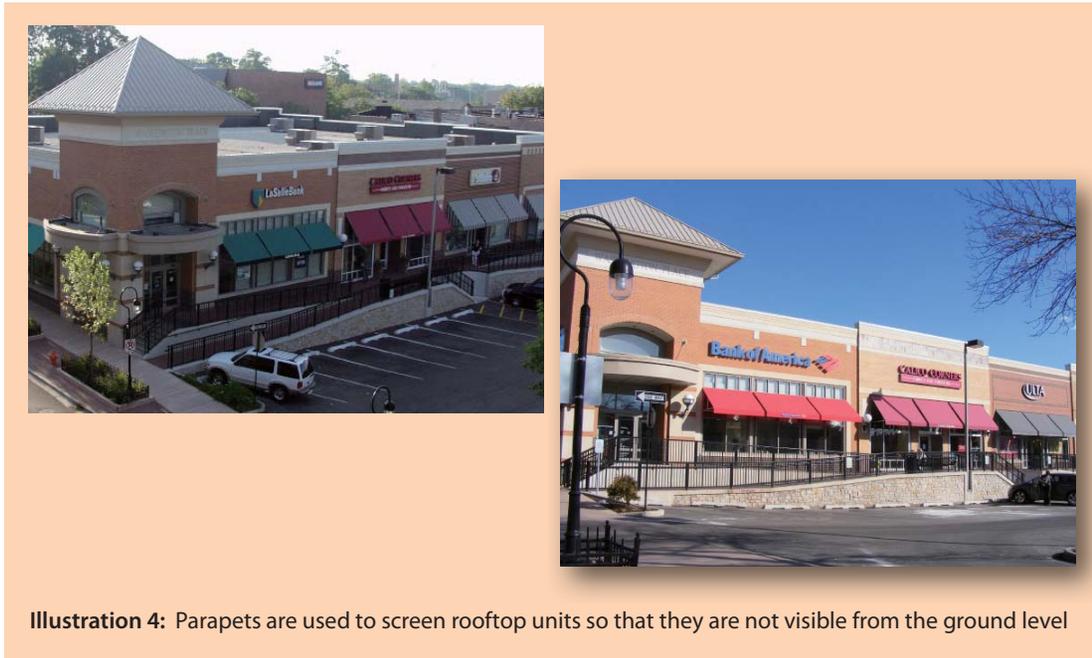


Illustration 4: Parapets are used to screen rooftop units so that they are not visible from the ground level

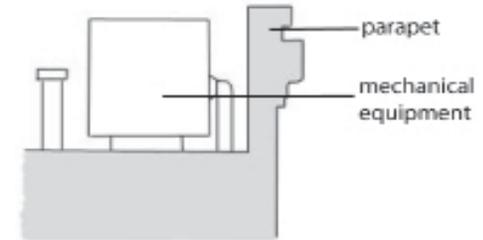


Illustration 5: Parapets must screen rooftop units to their full height

D. Entrances & Windows

D.1. Commercial Storefronts in the Downtown Core

1. In order to provide compatibility with the character of the downtown and enliven the pedestrian shopping street, new storefronts should incorporate large display windows and doors, low bulkheads, transoms, relatively thin framing elements, and a cornice element to separate the storefront from upper stories.
2. Recessed entrances are encouraged for commercial storefronts.
3. Windows should be kept relatively clear of obstructions.

D.2. Entrances

1. Primary building entrances shall be oriented to a public street.
2. Doors and entrances shall be highly visible, providing an open invitation to customers.
3. Handicap accessibility shall be a key consideration in the design of primary entrances for new buildings. Existing buildings should retrofit customer entrances for accessibility where feasible. Please refer to *Section 6, Urban Environment, of Naperville Downtown2030* for additional recommendations.
4. Buildings located at the intersection of roadways should be designed with angled entrances at the corner.
5. The front doors of new buildings shall reflect the doorway placements and proportions of existing buildings along the same block.
6. Primary building entrances should provide detailed treatment of windows and doors through such features as lintels, sills, molding, and decorative door styles.



Image 10: Contemporary downtown structure with traditional storefront elements

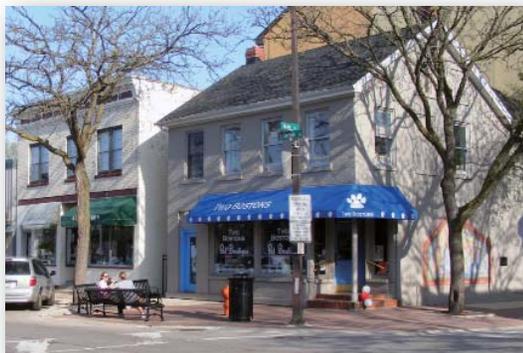


Image 11: Corner entrance on historic storefront at northwest corner of Main Street and Jefferson Avenue

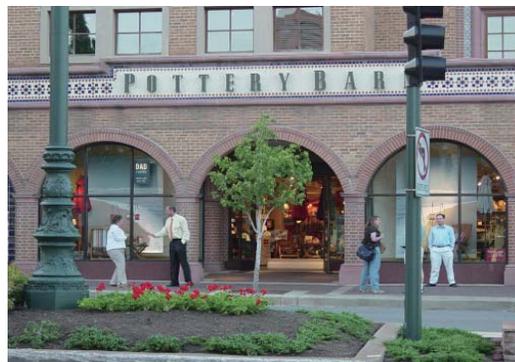


Image 12: This customer storefront is inviting and accessible to customers



Image 13: Detailed corner entry treatments at Main Street Promenade

D.3. Rear Customer Entrances in the Downtown Core

1. Rear customer entrances to stores and shops are strongly encouraged in the *downtown core*, particularly on blocks where public parking or pedestrian walkways are located behind the buildings.
2. Rear customer entrances to stores and shops in the *downtown core* shall be attractive, safe and inviting, and should be characterized by design treatments that are “comparable” to front entrances. Please refer to *Section 6 Urban Environment*, of *Naperville Downtown2030* for additional recommendations.

D.4. Windows

1. The size and placement of windows on new buildings should reflect the window types, sizes, proportions and patterns of nearby buildings along the block face.
2. Ground floor display windows should be provided on commercial building faces that abut pedestrian areas in the *downtown core*.
3. Floor-to-ceiling windows are discouraged in the *downtown core*. Buildings shall provide a wood or masonry bulkhead beneath all first floor windows.
4. Clear glass windows are required at the pedestrian level in the *downtown core*. Window glazing, if provided, may be located on upper stories only and should be clear or slightly tinted. Reflective or dark coatings are strongly discouraged.



Image 14: Rear customer entrance at northeast corner of Main Street and Jefferson Avenue



Image 15: Consistent display window placement along Washington Street in the downtown

F. Lighting

1. Decorative light fixtures should be compatible with the building design.
2. Incandescent and neon lighting create a warm atmosphere and should be encouraged for exterior store identification and accent lighting within the *downtown core*; if neon is used, colors should be compatible with and complement the façade of the building.
3. Exterior spotlighting could be used to illuminate prominent buildings and/or building details.
4. Front and rear entries should provide adequate illumination to provide customer safety.
5. Rear security or entrance lighting should utilize shields as appropriate to minimize impact to neighboring residential uses.
6. Alleyways or paseos that are used for pedestrian movement in the downtown should be adequately lit for safety and comfort. Refer to *Section 6, Urban Environment, of Naperville Downtown2030* for additional recommendations.

G. Outdoor Seating in the Downtown Core

1. For new development in the *downtown core*, opportunities for outdoor seating should be provided through provision of benches, low walls, and dining areas where appropriate.
2. Outdoor dining areas in the *downtown core* shall provide landscaping, decorative fencing or other physical elements to separate dining areas from pedestrian ways and ensure that adequate walking space is maintained pursuant to ADA (Americans with Disabilities Act) standards.



Image 19: Exterior spotlighting for pedestrian and service entrances on a rear facade



Image 20: Outdoor dining in downtown

H. Utility Considerations

H.1 Maintenance and Service Areas

1. The rear portions of all properties within the downtown should be clean, well maintained and clear of trash and debris and should not be disruptive for buildings with dual entrances.
2. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and screened to views from nearby streets, sidewalks and customer parking areas.
3. The backs of existing commercial buildings should be repaired, repainted and upgraded as required; new buildings within the *downtown core* should have attractive rear façades.

H.2. Utility Screening

1. Exterior electrical metering equipment should be inset into the building and/or placed on a secondary façade that does not abut pedestrian walkways. Equipment should be screened from view through the use of building design features such as wing walls or approved landscaping, minimizing the need for opaque fencing. If fencing is approved, it must be complementary to the building design.
2. Electrical metering equipment shall be located as to provide safe access to service personnel.



Image 21: Refuse storage areas should be well screened and maintained.



Image 22: Refuse storage areas may be inset into a building facade and screened with opaque fencing.

H.3. Transformer Locations

1. The transformer must be located in an area that is determined to be accessible and a safe work location by the Department of Public Utilities-Electric to assure the safety of city employees, the general public, and private and public property.
2. When possible, avoid locating new transformers on primary pedestrian streets.
3. Transformers should not be placed so as to pose an obstruction to pedestrian routes.
4. Transformers should be placed discreetly or screened as appropriate.
5. Where transformers are placed in high visibility areas, consider aesthetic treatments to enhance visual compatibility.
6. Transformer screening should incorporate building design features such as wing walls or landscaping, minimizing the need for opaque fencing. If fencing is approved, it must consist of easily removable panels and be complementary to the building design.



Image 23: The preferred location for a transformer is on a rear facade where adequate service access is provided.

Spotlight On Utility Transformer Locations

Transformers provide electric service to existing and future downtown businesses. Siting utility transformers in the downtown is challenging, as lots are compact and buildings typically extend from property line to property line. It is important to balance service needs, service safety needs, cost effectiveness, and the aesthetic of the downtown pedestrian environment. Transformers located inside enclosures, while the most attractive approach, may result in longer power outages and more challenging safety issues. These transformers take more time to access and service, and may get blocked by customer storage and snow.

Transformers should be discreetly located or screened while providing safe accessibility for operation, maintenance, removal, and installation. Transformer areas should not be used for exterior storage purposes. Location and screening of transformers in the downtown is addressed on a site specific basis, requiring approval by the Transportation, Engineering and Development Business Group and Department of Public Utilities-Electric.

I. Signs

I.1. Graphic Considerations

1. Excessive and uncoordinated use of sign colors is to be avoided. Colors should be limited to not more than three on a single wall or projecting sign.
2. Signs on adjacent storefronts in the *downtown core* should be distinct yet complementary in size, style and color, particularly for signs on a single building with multiple storefronts.
3. Sign lettering should be highly legible. Crowded lettering, poor contrast or typefaces that are difficult to read should be avoided.
4. If signage is provided on awnings, simple and highly legible lettering or logos are preferred.

I.2. Sign Type & Material

1. The size, material, color and shape of signs should complement the architectural style and scale of the building.
2. Signs should be permanent in nature and constructed of weather-retardant and high-quality durable materials.
3. Wood signs, if used, should be of high quality with hand-carved or engraved lettering and a smooth, painted or sealed finish.
4. Letter-type signs with individual letters that are affixed to the building exterior are preferred.
5. Internally illuminated box signs and electronic message signs are strongly discouraged in all areas of the downtown.
6. Decorative projecting or blade signs are encouraged in the *downtown core* in accordance with Municipal Code requirements, and should be coordinated with a building's façade design.



Image 24: Coordinated application of sign types and colors



Image 25: Blade signs are encouraged in the downtown

I.3. Placement

1. Wall-mounted signs should be designed as an integrated component of the building façade, and should not cover important architectural details.
2. Signs shall not project above the edge of rooflines.
3. Signs shall be installed so as to avoid or minimize damage to a building façade.

I.4. Illumination

1. Direct lighting of wall-mounted signage by exterior mounted light fixtures is preferred in the downtown, as such lighting allows signs to appear as an integral part of the building's façade.
2. If wall-mounted signage utilizes individually illuminated letters, "halo" or backlit illumination is preferred. Channel, or internally-lit, letters may also be acceptable.
3. Electric raceways, conduits and junction boxes should be concealed from public view.

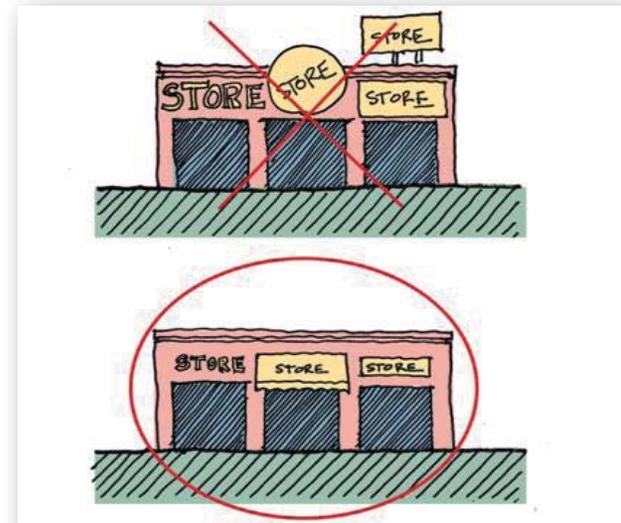


Illustration 6: Signs should be complementary in size, style and placement.

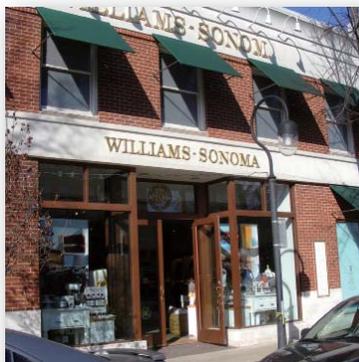


Image 26: Individual letter signage



Image 27: High quality engraved wood sign



Image 28: External sign illumination

J. Parking Facilities

1. Where possible, surface parking lots should be located behind buildings; new parking lots at corners should be avoided.
2. To avoid pedestrian conflicts and breaks in the streetwall, entrances to private parking facilities, including underground parking, should be located on secondary streets (i.e., streets with less pedestrian activity) or along the rear of the property
3. Landscaping, low seating walls or decorative fencing should be installed along the edges of surface parking lots that border public walkways.
4. Parking deck entrances should have clear and safe pathways for pedestrian circulation.
5. Parking decks should complement the existing downtown in terms of scale, materials, bulk, etc.
6. The ground floor of all parking decks in the downtown should incorporate stores, service establishments or other pedestrian-oriented uses.
7. Vehicular and pedestrian entrances to parking facilities shall be clearly defined through signage and landscaping.
8. Parking deck rooflines and floor level articulations that are visible from the street should be parallel to the street; ramping and inclines should occur within the structure or on the interior of the block.



Image 29: Use of low walls and landscape screening to separate surface parking from public walkways (Riverwalk Lot, Main Street and Jackson Avenue)



Image 30: Pedestrian ways and vehicle circulation are clearly delineated in the vicinity of the Van Buren Deck.

K. Special Consideration for Sites Under Construction

1. Safe and comfortable pedestrian ways must be retained on all sides of the project site abutting a public right-of-way.
2. Consider project phasing to minimize visual disruptions and avoid “pedestrian dead zones” in the downtown area.
3. Facades that will one day adjoin another building (i.e., an interior side façade in the downtown core) should be painted or finished to provide compatibility with the remainder of the downtown and the downtown area. Unfinished bare concrete walls that are exposed shall be avoided.
4. Where a site is expected to remain unfinished for an extended period of time, consider temporary uses that will enliven and beautify the area.
5. Sites pending development should have turf grass established within 30 days of the structure being razed, unless a building permit has been obtained or construction has commenced, in order to soften the appearance of vacant land, minimize dust, and reduce distractions to the downtown ambience.
6. Standing water, debris, litter, broken concrete, broken asphalt and other debris should be removed from sites pending development or under construction.
7. Construction sites shall be properly secured and supervised for safety purposes.

Pedestrian Dead Zones: typically lack the appropriate land uses as well as safe and interesting pedestrian walking routes that connect them to the rest of the downtown and make them attractive destinations for pedestrians.

Standards for Transitional Use Areas

L.1. Architectural Style, Building Aesthetics & Materials

1. All new buildings shall be residentially-styled, with a maximum height of 40 feet, to blend with the character of the surrounding neighborhoods.
2. Brick, stone and horizontal siding (wood or fiber cement) are the preferred materials for new buildings or building rehabilitation in the transitional use areas.
3. Building colors should follow a traditional or earth tone palette.
4. Residential roof forms (i.e., gable, hip) are preferred. Faux variations may be appropriate to accommodate rooftop mechanical units hidden in recessed portions of the roofs.
5. Architectural asphalt or wood shingles are the preferred roofing materials.
6. Accessory structures (e.g., detached garages, sheds) shall be designed to match the principal structure in material and style.
7. All mechanical units shall be screened from view. Rooftop mechanical units shall not be visible from any façade. Consider side vents, ground mounted mechanical units or interior installation as alternatives to rooftop mechanical installation as appropriate.



Image 31: Residentially-styled contemporary building in the transitional use area



Image 32: Historic residential structures may be adapted for offices in the transitional use area

L.2. Landscaping and Screening

1. Fences shall be residentially styled. Board-on-board wood is preferred for screening purposes; low metal or wood picket decorative fencing is acceptable along the front and corner side in accordance with Municipal Code requirements for height and placement.
2. Landscaping should be residential in character and should provide four-season interest through inclusion of evergreen, deciduous and perennial species.

L.3. Off-Street Parking Facilities & Exterior Lighting

1. Cross-access shall be provided or reserved between off-street parking facilities and may be achieved through cross-access agreements or shared driveways.
2. Off-street parking facilities shall be buffered with fencing and/or landscaping as required per the Municipal Code. Where transitional use properties abut residential lots, fences and landscaping should be constructed to provide 100% opacity to prevent light and sound trespass from day-to-day operations and automobiles.
3. Pole lights shall not be installed for any off-street parking facility in the transitional use areas. If exterior lighting is required for off-street parking areas, building lighting and/or pedestrian bollards may be provided.
4. Exterior lighting sources must provide shields to minimize glare. Accent lighting may be excluded, provided that light will not direct glare onto adjacent properties.



Image 33: Seasonal landscaping and low picket fences are appropriate in transitional areas



Image 34: Landscape hedge screening for surface parking lot

L.4. Signs

1. Sign design should be complementary to the building architecture in design and materials.
2. Freestanding **ground signs** are preferred for nonresidential uses. Monument signs and pole signs are not permitted in the transitional use area.
3. Wall signs should be constructed of wood or metal materials; vinyl and plastic are strongly discouraged.
4. Projecting signs are acceptable in the transitional use area.
5. Illuminated of any signage is strongly discouraged in the transitional use area. If signage is to be illuminated, direct external illumination is considered appropriate. Illuminated neon, channel letter or "box" signs, and electronic signage are strongly discouraged.
6. Temporary signs in the transitional use area are not permitted, except for real estate signs and nonresidential uses along arterial roads.

Ground signs are completely or principally supported by one or more posts in or upon the ground, but not attached to the principal building.



Image 35. Acceptable sign style and materials in the transitional use area



Image 36. Acceptable sign style and materials in the transitional use area

Buildings of Historic Interest*

The objective of these standards is not to prevent or control change, but rather to encourage sensitive and appropriate alterations that enhance the downtown appearance and experience.

1. The distinguishing features of downtown's older buildings should be retained, restored or reconstructed, particularly decorative cornices, columns, reliefs and other significant façade detailing.
2. Building improvements and additions should reinforce and enhance the original architectural characteristics of a building rather than apply new or different stylistic treatments.
3. Whenever possible, original building materials should be maintained and restored.
4. Where original features have been covered up, buildings should be closely examined and old photographs reviewed (if they are available) prior to undertaking significant improvements.
5. In most cases, the original roofline and cornice treatment of existing buildings should be retained, restored or reconstructed.
6. Ceramic tile, terra-cotta, brick, stone and glass surfaces should not be painted, unless paint already exists on these surfaces.
7. Where existing windows are important architectural features in a building's façade and particularly on upper stories, window size and configuration should be maintained.
8. Historic wooden bulkheads on commercial storefronts should be retained or replaced in kind.
9. New materials, including the color, size and finish of brick and stone, should be compatible with older existing materials; new mortars should also be compatible in composition, color, texture and profile.
10. New doors should be compatible with the architectural style and character of the facade. Wood or painted metal with large glass panels are traditional door styles.
11. The use of Dry-vit and similar exterior surface materials is discouraged; in particular, these materials should not be used to conceal or cover up important existing features of a building's façade.
12. Color should be used to unite the elements of a facade and to highlight important features like historic detailing, interesting design motifs and special cornice treatment.

**Property owners seeking a tax freeze or other state/private incentive funding should consult the Secretary of Interior Standards for Rehabilitation.*



Image 37: Historic decorative cornice



Image 38: Roofline details enhance building character and give clues to the community's past



Image 39: Historic wooden bulkhead



Image 40: Decorative window hoods and cornice brackets

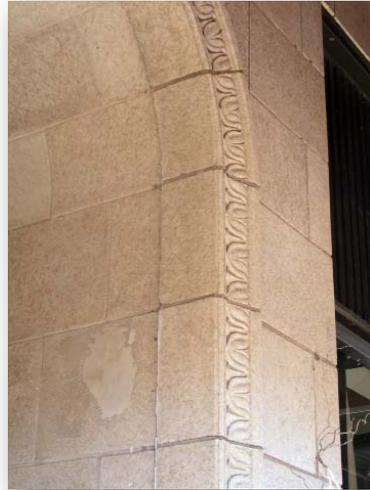


Image 41: Ornamental masonry facade detailing



Image 42: **DISCOURAGED** modification of a historic building (materials, windows, alteration of architectural style)

Illustration 7: Historic Building Renovation in the Downtown



Before: A modern metal facade was applied over the historic building storefront



After: A restaurant renovation resulted in restoration of the original facade. Original exterior building divisions and decorative features were retained





Naperville

PLAN COMMISSION AGENDA ITEM

PC CASE: 10-1-111 **AGENDA DATE:** 9/15/2010
SUBJECT: Mayfair Resubdivision - Presentation Case
Petitioner: M/I Homes of Chicago, LLC

LOCATION: Northwest corner of Fort Hill Drive and Audrey Lane

Correspondence New Business Old Business Public Hearing

SYNOPSIS:
The petitioner requests approval of a subdivision plat for the Mayfair Subdivision development located at the northwest corner of Fort Hill Drive and Audrey Lane.

PLAN COMMISSION ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

ACTION REQUESTED/RECOMMENDED THIS MEETING:
Recommend approval of a final plat of subdivision for the Mayfair Subdivision Development.

PREPARED BY: Jason Zawila, AICP, Community Planner

EXISTING ZONING, LAND USE, AND LOCATION:
The subject property consists of 29.85 acres and encompasses three parcels located at the northwest corner of Fort Hill Drive and Audrey Lane. All three parcels are zoned R3A (Medium Density Multiple-Family Residence District). The subject property received approval in 2007 to construct 172 townhome units. Only six buildings (26 units) have been constructed on the site.

CONTROLLING AGREEMENTS AND ORDINANCES:

Ordinance 07-113: Granted approval of the Owner’s Acknowledgement and Acceptance Agreement.

Ordinance 07-050: Granted approval of a minor change to a conditional use for planned unit development, final planned unit development plat and a final plat of subdivision.

Ordinance 06-185: Granted approval of a conditional use for a planned unit development, a preliminary planned unit development plat and preliminary plat of subdivision.

RELATIONSHIP TO OFFICIAL PLAN OF THE CITY OF NAPERVILLE:

The Northwest Sector Update to the Comprehensive Plan designates the future land use of the subject property as medium density residential. The intended development for the subject property is consistent with the future land use designation.

NATURAL FEATURES:

The subject property is relatively flat.

PLANNING SERVICES TEAM REVIEW:

Plat of Subdivision:

This case is being referred to the Plan Commission as a presentation case pursuant to Section 7-2-3 of the Naperville Municipal Code as the property exceeds 5 acres in size and will result in the creation of five or more lots. A Plan Commission recommendation is requested at this meeting; however, a public hearing is not required.

When the Mayfair Subdivision was approved in 2007 it consisted of three outlots with 36 non-easement areas delineated for each townhome building. Since that time, six buildings (26 units) have been constructed. The petitioner proposes to resubdivide the remainder of the Mayfair Subdivision in order to allow for townhome fee simple ownership in lieu of condominium ownership (the current delineation of ownership for the six existing townhome buildings). In order to allow for townhome fee simple ownership each building needs to be placed on a separate lot. Therefore each existing non-easement area will be resubdivided into a separate lot (30 lots in total). The remainder of the original three outlots will provide for parking, stormwater management, common amenities, sidewalks, and access.

The site layout will remain unchanged from what was approved for the Mayfair PUD. The proposed plat of subdivision complies with the requirements of the R3A District.

ATTACHMENTS:

1. Mayfair Resubdivision – Development Application – PC 10-1-111
2. Mayfair Resubdivision – Development Petition – PC 10-1-111
3. Mayfair Resubdivision – Legal Description – PC 10-1-111
4. Mayfair Resubdivision – Location Map – PC 10-1-111
5. Mayfair Resubdivision – Location Map Aerial – PC 10-1-111
6. Mayfair Resubdivision – Final Subdivision Plat – PC 10-1-111

**CITY OF NAPERVILLE
T.E.D. BUSINESS GROUP
PETITION FOR DEVELOPMENT APPROVAL**

Development Name (should be consistent with plat): MAYFAIR SUBDIVISION

Development Address: Naperville, DuPage County, Illinois

Date of Submission: 08/06/2010

I. APPLICANT:

M/I HOMES OF CHICAGO, LLC
Name Corporation

1751 W. DIEHL RD. SUITE 160
Street

NAPERVILLE IL 60563
City State Zip Code

ROBERT L. MEIBORG VICE PRESIDENT, LAND DEVELOPMENT 630-355-8090
Primary Contact Person Relationship to Applicant Telephone Number

630-355-8131 RMEIBORG@MIHOMES.COM
Fax Number E-Mail Address

II. OWNER OF THE PROPERTY:

M/I HOMES OF CHICAGO, LLC
Name

1751 W. DIEHL RD. SUITE 160 NAPERVILLE, IL 60563
Address

III. APPLICANT'S/PETITIONER'S STAFF:

Attorney: JESSICA G. LINGERTAT Telephone Number: 312-236-3241

Email Address: JLINGERTAT@GOULDRATNER.COM Fax Number: _____

Address: 222 NORTH LASALLE STREET SUITE 800 CHICAGO, IL 60601

Engineer: SPACECO INC. Telephone Number: 847-696-4060

IV. ACTION REQUESTED (Check applicable boxes and complete corresponding Exhibits):

- | | |
|---|---|
| <input type="checkbox"/> Annexation (see Section V below) | <input type="checkbox"/> Subdivision Waiver / Deviation to Platted Setback Line
(Complete Exhibit 4) |
| <input type="checkbox"/> Rezoning from ___ To ___
(Complete Exhibit 1) | <input type="checkbox"/> Zoning Variance
(Complete Exhibit 5) |
| <input type="checkbox"/> Preliminary PUD Plat
(Complete Exhibit 2) | <input checked="" type="checkbox"/> Final PUD Plat
(Complete Exhibit 2) |
| <input type="checkbox"/> Major Change to a Planned Unit Development
(Complete Exhibit 2) | <input checked="" type="checkbox"/> Minor Change to a Planned Unit Development
(Complete Exhibit 2) |
| <input type="checkbox"/> Preliminary Plat of Subdivision | <input type="checkbox"/> Final Plat of Subdivision |
| <input type="checkbox"/> Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Major Change to a Conditional Use
(Complete Exhibit 3) |
| <input type="checkbox"/> Minor Change to a Conditional Use
(Complete Exhibit 3) | <input type="checkbox"/> Landscape Variance
(Complete Exhibit 6) |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Plat of Easement / Vacation / Dedication
(circle all that apply) |
| <input type="checkbox"/> Sign Variance
(Complete Exhibit 5) | |

V. ANNEXATION

Is this development within the City limits?

- Yes.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.
- No, *requesting annexation*
- Are there electors living on the property:
- Yes No
- If yes, did they sign the Petition for Annexation? Yes No

VI. SITE DATA

- General description of site conditions (Including existing site improvements, i.e., buildings, parking, landscaping, etc.)

PARTIALLY IMPROVED TOWNHOME DEVELOPMENT

- 2. Existing Utility Services (water, sewer, electricity): ALL UTILITIES COMPLETE
- 3. Existing zoning on the site: R-3A PUD
- 4. Existing Land Use: RESIDENTIAL
- 5. Acreage & Square Footage of the site: 995,502 SQ FT / 22.624 ACRES
- 6. List Controlling Ordinances and agreements (zoning, annexation ordinances, SIA, site plans, preliminary/final PUD plats, etc.):
ORDINANCE #07-113 (OAA)
PUD APPROVAL 07-50

VII. PROPOSED DEVELOPMENT:

- 1. Type of Development (check all that apply):
 Residential Commercial Office
 Industrial Other: _____
- 2. Proposed Zoning: SAME AS EXISTING

Description of Proposal: (Including proposed land use, type of use, hours of operation, number of parking spaces, and all Exhibits mandated by the request (see **Page 2, Section IV** for Exhibit information)– attach additional pages if necessary):

RE-SUBDIVING TO ALLOW FOR TOWNHOME FEE SIMPLE OWNERSHIP IN LIEU
OF CONDOMINIUM OWNERSHIP. IN ADDITION TO MINOR REVISION TO PRODUCT
ELEVATIONS.

- 3. Description of Building (Including number of buildings, square footage of each building and use, maximum height, façade materials):
TOTAL NUMBER OF UNITS LEFT TO COMPLETE: 146 (177 TOTAL)
THE PROPOSED TOWNHOME PRODUCT WILL COMPLIMENT EXISITING, INCLUDING
MASONRY MIX. (SEE ELEVATION EXHIBIT)

4. Describe all requested Variances / Deviations from the underlying zoning regulations (i.e. parking, setbacks, density, height/bulk etc.) **NOTE:** Complete this section as well as **Exhibit 5** – attach additional pages if necessary:

NO NEW VARIANCES

5. Describe all requested waivers from the Subdivision Regulations: (i.e. R.O.W., widths, easements, etc.) **NOTE:** Complete this section as well as **Exhibit 4** – attach additional pages if necessary:

NO NEW WAIVERS

6. Deviations from the Landscaping Regulations **NOTE:** Complete this section as well as **Exhibit 6** – attach additional pages if necessary:

NO NEW DEVIATIONS

7. General Land Use Data:

	Residntl.	Comrc.	Office	Indst.	R.O.W.	Park	School	Private	Other*	Total
No. of Acres	22.624									
% of Total	100%									

*Please explain:

8. Development Densities:

	Number of Units	Gross Acres	Gross Density	Modified Gross Acres	Modified Gross Density	Building square footage	Minimum Lot Size	Maximum Lot Size	A L
Single-Family						NA			
Townhome	146	22.624	6.4/acre			NA	n/a	n/a	
Duplex						NA			
Apartment						NA			

3. Detention, retention, open space/recreation and school uses within the development:

	Private -- Homeowners Association (acres)*	Public -- To be Dedicated (acres)	Other (acres)*	Total (acres)
Open Space*	OUTLOTS A,B,C			
a. Park Site				
b. Common Areas*				
c. Private Facility*				
Sub-total				
School Site				
Total	14.156			

*Please Explain:

Note: Please provide a brief explanation of the type of private facility, common area, open space or other acreage included in the development (Private facilities would include facilities such as clubhouses or private swim clubs. Other could include detention/facilities or outlots for landscape buffers, subdivision identification signage or similar purposes.)

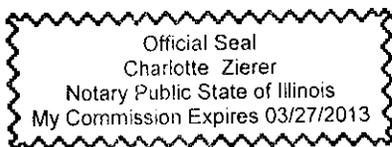
Respectfully Submitted,
M/I Homes of Chicago, LLC

By: 

Robert L. Meiborg
Vice President of Land Development, M/I Homes

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
CITY OF NAPERVILLE)

The foregoing petition was acknowledged before me by **Charlotte Zierer** on the 6th day of August, 20 10 A.D.



By: 
Charlotte Zierer
Notary Public

LLC PETITIONERS

LLC petitioners are required to produce the articles of organization that are on file with the Illinois Secretary of State's Office. If an LLC is manager-managed, this petitioner may be executed by the manager identified within the articles of organization. If an LLC is member-managed, this petition must be executed by each member of the LLC

EFFECTIVE PERIOD OF APPLICATION

Please note that applications for development approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the applicant after the two year period has expired.



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



MAYFAIR SUBDIVISION NO.2
PROPERTY DESCRIPTION:

OUTLOTS A, B AND C IN MAYFAIR SUBDIVISION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN DUPAGE COUNTY, ILLINOIS ON JULY 16, 2007, AS DOCUMENT NO. R2007-130231;
EXCEPTING THEREFROM:

(FIRST EXCEPTION)

N.E.A. 2 AND THAT PART OF OUTLOT C IN MAYFAIR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2007 AS DOCUMENT NUMBER R2007-130231, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; THENCE NORTH 44 DEGREES 08 MINUTES 02 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT C 42.43 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 58 SECONDS WEST ALONG SAID EASTERLY LINE 71.00 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 08 MINUTES 02 SECONDS WEST 180.64 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 54 SECONDS WEST 98.14 FEET; THENCE NORTH 60 DEGREES 02 MINUTES 26 SECONDS EAST 148.18 FEET TO A CURVE, BEING SAID EASTERLY LINE OF OUTLOT C; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING SAID EASTERLY LINE, HAVING A RADIUS OF 217.00 FEET, HAVING A CHORD BEARING SOUTH 20 DEGREES 56 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 152.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 51 MINUTES 58 SECONDS EAST 30.25 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM N.E.A. 2 IN SAID MAYFAIR SUBDIVISION); SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 0.55 ACRE, MORE OR LESS, ALL IN DUPAGE COUNTY ILLINOIS; AND

(SECOND EXCEPTION)

N.E.A. 3 AND THAT PART OF OUTLOT C IN MAYFAIR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2007 AS DOCUMENT NUMBER R2007-130231, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT C THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 44 DEGREES 08 MINUTES 02 SECONDS EAST 42.43 FEET; 2) THENCE NORTH 00 DEGREES 51 MINUTES 58 SECONDS WEST 101.25 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 217.00 FEET, HAVING A CHORD BEARING NORTH 20 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 152.09 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 60 DEGREES 02 MINUTES 26 SECONDS WEST 148.18 FEET; THENCE NORTH 23 DEGREES 26

MINUTES 14 SECONDS WEST 162.02 FEET; THENCE NORTH 56 DEGREES 17 MINUTES 00 SECONDS EAST 101.71 FEET TO THE EASTERLY LINE OF SAID OUTLOT C; THENCE SOUTHEASTERLY, NOT TANGENT TO THE LAST DESCRIBED COURSE ALONG THE ARC OF A CURVE CONCAVE NORTHEAST, BEING SAID EASTERLY LINE, HAVING A RADIUS OF 543.00 FEET, HAVING A CHORD BEARING SOUTH 37 DEGREES 22 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 69.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 41 DEGREES 01 MINUTE 27 SECONDS EAST ALONG THE EASTERLY LINE OF SAID OUTLOT C 100.89 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM N.E.A. 3 IN SAID MAYFAIR SUBDIVISION); SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 0.47 ACRE, MORE OR LESS, ALL IN DUPAGE COUNTY ILLINOIS; AND

(THIRD EXCEPTION)

N.E.A. 4 AND THAT PART OF OUTLOT C IN MAYFAIR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2007 AS DOCUMENT NUMBER R2007-130231, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT C THE FOLLOWING DESCRIBED FIVE (5) COURSES AND DISTANCES: 1) NORTH 44 DEGREES 08 MINUTES 02 SECONDS EAST 42.43 FEET; 2) THENCE NORTH 00 DEGREES 51 MINUTES 58 SECONDS WEST 101.24 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 217.00 FEET, HAVING A CHORD BEARING NORTH 20 DEGREES 56 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 152.09 FEET TO A POINT OF TANGENCY; 4) THENCE NORTH 41 DEGREES 01 MINUTES 27 SECONDS WEST 100.89 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 543.00 FEET, HAVING A CHORD BEARING NORTH 37 DEGREES 22 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 69.25 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 56 DEGREES 17 MINUTES 00 SECONDS WEST 101.71 FEET; THENCE NORTH 26 DEGREES 40 MINUTES 09 SECONDS WEST 150.71 FEET; THENCE NORTH 69 DEGREES 43 MINUTES 00 SECONDS EAST 100.83 FEET TO A CURVE, BEING SAID EASTERLY LINE OF OUTLOT C; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING SAID EASTERLY LINE, HAVING A RADIUS OF 543.00 FEET, HAVING A CHORD BEARING SOUTH 27 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 127.31 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM N.E.A. 4 IN SAID MAYFAIR SUBDIVISION); SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 0.31 ACRE, MORE OF LESS, ALL IN DUPAGE COUNTY ILLINOIS; AND

(FOURTH EXCEPTION)

N.E.A. 5 AND THAT PART OF OUTLOT C IN MAYFAIR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2007 AS DOCUMENT NUMBER R2007-130231, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT C; THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT C THE FOLLOWING DESCRIBED FIVE (5) COURSES AND DISTANCES: 1) NORTH 44 DEGREES 08 MINUTES 02 SECONDS EAST 42.43 FEET; 2) THENCE NORTH 00 DEGREES 51 MINUTES 58 SECONDS WEST 101.25 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY ALONG

THE ARC OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 217.00 FEET, HAVING A CHORD BEARING NORTH 20 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 152.09 FEET TO A POINT OF TANGENCY; 4) THENCE NORTH 41 DEGREES 01 MINUTE 27 SECONDS WEST 100.89 FEET TO A POINT OF CURVATURE; 5) THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 543.00 FEET, HAVING A CHORD BEARING NORTH 30 DEGREES 39 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 196.56 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 69 DEGREES 43 MINUTES 00 SECONDS WEST 100.83 FEET; THENCE NORTH 12 DEGREES 31 MINUTES 11 SECONDS WEST 178.06 FEET; THENCE NORTH 85 DEGREES 36 MINUTES 22 SECONDS EAST 101.40 FEET TO A CURVE, ALSO BEING SAID EASTERLY LINE OF OUTLOT C; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHEAST, BEING SAID EASTERLY LINE, HAVING A RADIUS OF 543.00 FEET, HAVING A CHORD BEARING SOUTH 12 DEGREES 20 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 150.59 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM N.E.A. 5 IN SAID MAYFAIR SUBDIVISION); SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 0.37 ACRE, MORE OF LESS, ALL IN DUPAGE COUNTY ILLINOIS;
AND

(FIFTH EXCEPTION)

N.E.A. 14 AND THAT PART OF OUTLOT B IN MAYFAIR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2007 AS DOCUMENT NUMBER R2007-130231, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE ALONG THE WESTERLY LINE OF SAID OUTLOT B THE FOLLOWING DESCRIBED FIVE (5) COURSES AND DISTANCES: 1) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 283.00 FEET, HAVING A CHORD BEARING NORTH 34 DEGREES 45 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 61.83 FEET TO A POINT OF TANGENCY; 2) THENCE NORTH 41 DEGREES 01 MINUTE 27 SECONDS WEST 100.89 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEAST, HAVING A CHORD BEARING NORTH 22 DEGREES 21 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 310.80 FEET FOR A PLACE OF BEGINNING; 4) THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE EAST, HAVING A CHORD BEARING NORTH 02 DEGREES 16 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 23.48 FEET TO A POINT OF TANGENCY; 5) THENCE NORTH 00 DEGREES 52 MINUTES 18 SECONDS WEST 144.24 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 42 SECONDS EAST 96.82 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 18 SECONDS EAST 162.97 FEET; THENCE SOUTH 86 DEGREES 18 MINUTES 28 SECONDS WEST 96.36 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM N.E.A. 14 IN SAID MAYFAIR SUBDIVISION); SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 0.36 ACRE, MORE OF LESS, ALL IN DUPAGE COUNTY ILLINOIS;
AND

(SIXTH EXCEPTION)

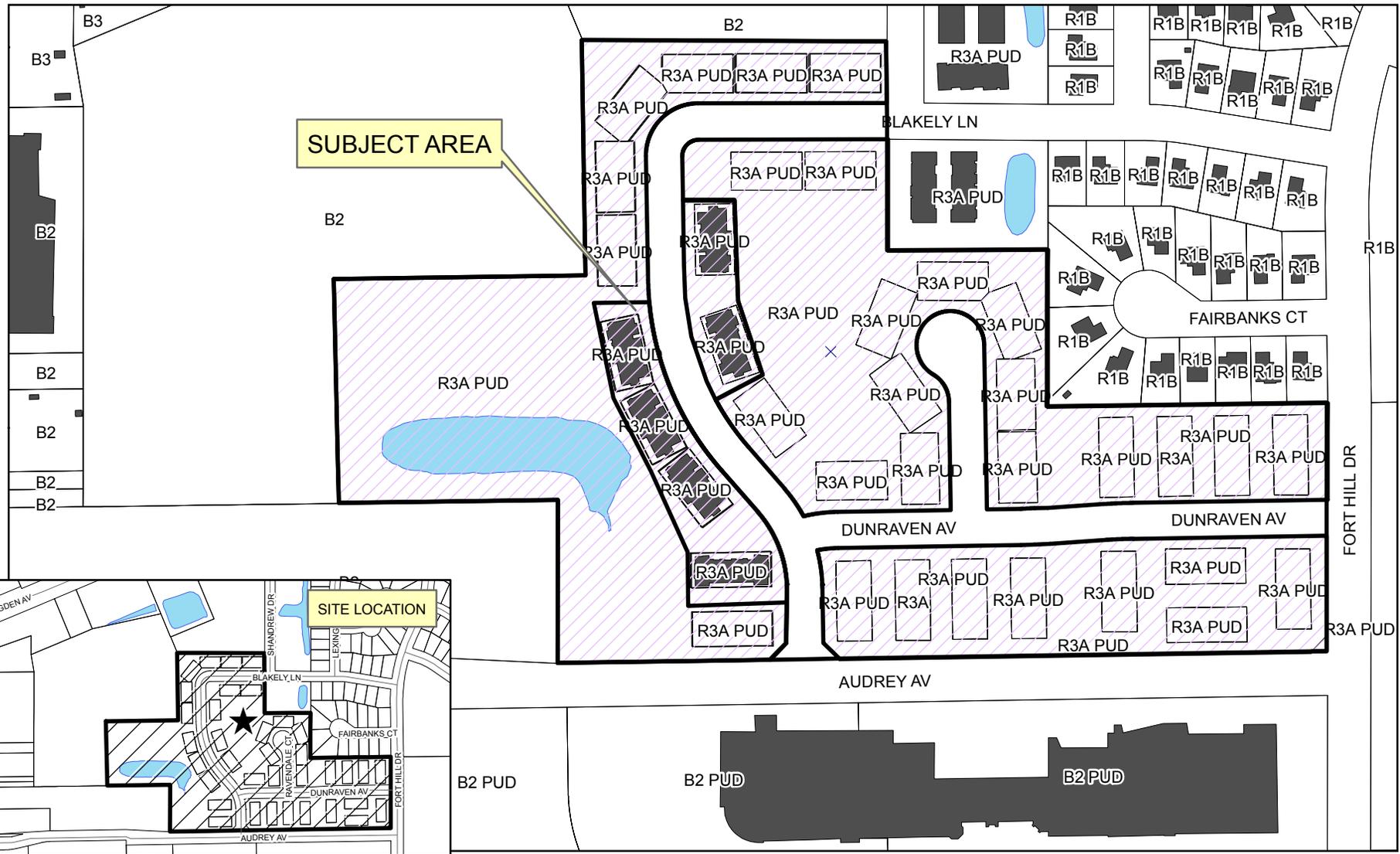
N.E.A. 15 AND THAT PART OF OUTLOT B IN MAYFAIR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2007 AS DOCUMENT NUMBER R2007-130231,

DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE ALONG THE WESTERLY LINE OF SAID OUTLOT B THE FOLLOWING DESCRIBED FOUR (4) COURSES AND DISTANCES: 1) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 283.00 FEET, HAVING A CHORD BEARING NORTH 34 DEGREES 45 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 61.83 FEET TO A POINT OF TANGENCY; 2) THENCE NORTH 41 DEGREES 01 MINUTE 27 SECONDS WEST 100.89 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 477.00 FEET, HAVING A CHORD BEARING NORTH 34 DEGREES 41 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 105.53 FEET FOR A PLACE OF BEGINNING; 4) THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 477.00 FEET, HAVING A CHORD BEARING NORTH 16 DEGREES 01 MINUTE 13 SECONDS WEST FOR A DISTANCE OF 205.27 FEET; THENCE NORTH 86 DEGREES 18 MINUTES 28 SECONDS EAST 96.36 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 18 SECONDS EAST 19.85 FEET; THENCE SOUTH 18 DEGREES 28 MINUTES 54 SECONDS EAST 143.30 FEET; THENCE SOUTH 61 DEGREES 39 MINUTES 05 SECONDS WEST 97.35 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM N.E.A. 15 IN SAID MAYFAIR SUBDIVISION); SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 0.42 ACRE, MORE OF LESS, ALL IN DUPAGE COUNTY ILLINOIS.

PREPARED BY: SPACECO, Inc.
DATED: September 3, 2010

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City of Naperville MAYFAIR SUBDIVISION NO. 2

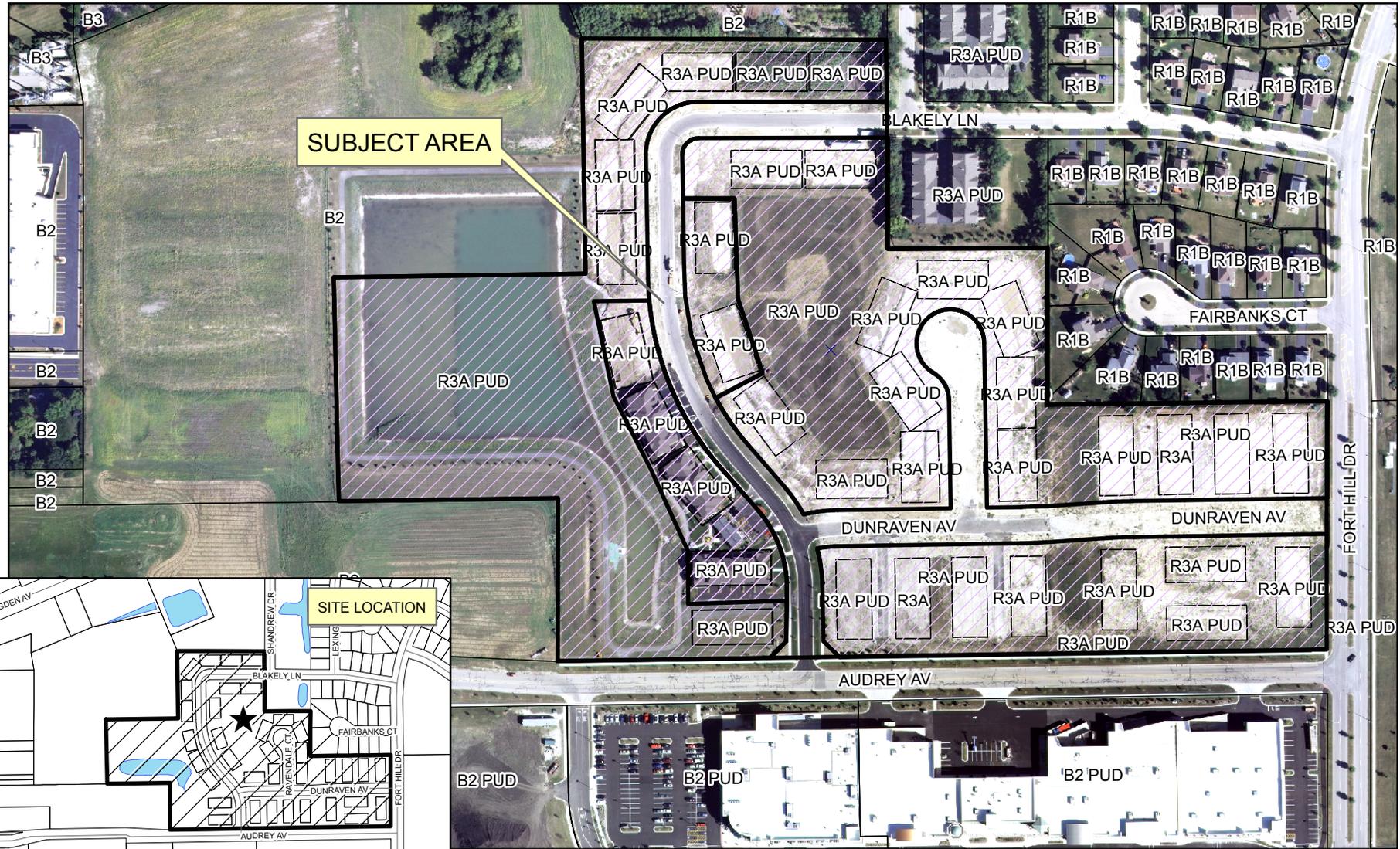


Transportation, Engineering and
Development Business Group
Questions Contact (630) 420-6694
www.naperville.il.us
August 2010



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City of Naperville
MAYFAIR SUBDIVISION NO. 2



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