

November 2008

# 75<sup>th</sup> STREET CORRIDOR STUDY



**Naperville**

**TED Business Group**

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## 1.1 BACKGROUND

Naperville's Comprehensive Master Plan, first adopted in 1985, serves as a guide for growth and development in the city. The plan is divided into three main planning sectors: the East Sector, Northwest Sector and Southwest Community Area, as shown in *Figure 1: Sector Map*. The East Sector is Naperville's largest planning area, encompassing more than 27 square miles of land. This sector encompasses Naperville's downtown core, which includes many historical, cultural and commercial aspects. In addition to the 75th Street corridor, the East Sector's major assets include the downtown, the Historic District, North Central College, the I-88 office corridor and numerous established neighborhoods and institutions.

As a guiding document, the Comprehensive Master Plan is subject to amendments or updates from time to time in order to ensure that it remains current in light of the concepts, market conditions and preferences which have changed since its adoption. Recent amendments to the Comprehensive Master Plan include the Northwest Sector Update (1996), East Sector Update (1998), and the Southwest Community Area Plan (2002), as well as several small area studies.

Since the adoption of the 1998 East Sector Update, the sector has continued to experience growth and development and is now almost fully developed. Nevertheless, the area remains desirable for continued development and redevelopment activity. Although most of the East Sector will retain its established character into the future, some areas that are presently vacant or unincorporated may be subject to change in the future. In order to re-examine the 1998 East Sector Plan and provide updated guidance and policy direction for the future development of the East Sector, on August 6, 2007, the Naperville City Council initiated amendments to the East Sector Plan through a series of small area studies, beginning with the 75th Street Corridor.

## 1.2 STUDY AREA

The 75th Street Corridor Study is one of the eight small area studies that will be reviewed as an update to the 1998 East Sector Plan. The 75th Street Corridor Study Area generally includes properties fronting 75th Street between Washington Street and Palomino Drive, as identified in *Figure 2: 75th Street Corridor Study Area*. For the purpose of this document, the "75th Street Corridor" or "the Corridor" refers to the Study Area identified in Figure 2.

## 1.3 PURPOSE

Over the past several years, the 75th Street Corridor has been one of the areas within the East Sector that has received development/redevelopment interest. At the same time, a number of area residents have advocated the preservation of residential character and expansion of open space or park land. Given the competing development goals of area landowners and residents, the 75th Street Corridor Study was initiated by the Naperville City Council on August 6, 2007. The purpose of this study is to:

# 1.0 Introduction

1. Re-evaluate the 1998 East Sector Update and create a cohesive and appropriate future land use composition corridor-wide to guide the physical improvement, development and redevelopment of the 75th Street Corridor.
2. Identify opportunities for transportation, vehicular and pedestrian access, and aesthetic enhancement of the Corridor.
3. Develop a proactive, defensible and reliable document to guide the city's process, recommendations, and decision-making on specific development proposals in the Corridor.
4. Develop a plan to serve as an addendum to the 1998 East Sector Update to the Naperville Comprehensive Master Plan through a public process which includes area residents, landowners, interested developers, the city and other stakeholders in the Corridor.

## 1.4 PLANNING PROCESS

A planning process was initiated in November 2007 and included an iterative approach which progressed over a period of approximately one year. The process involved extensive public participation and outreach in an effort to identify community issues and concerns, and to foster dialog amongst property owners, business persons, residents, interested developers and other stakeholders.

During the initial planning stages, city staff identified the study area and scope, collected relevant data for the Corridor and began analyzing existing conditions. Public input was solicited through stakeholder interviews, a property owner direct mailing survey, an online public survey, and a SWOT workshop regarding the strengths, weaknesses, opportunities and threats in the Corridor. Subsequent public input was solicited throughout the planning process primarily through public meetings and open houses during which all interested parties were invited to participate.

In November 2007, the city commissioned the consulting firm of Houseal Lavigne Associates to conduct an analysis to identify market opportunities for residential, commercial and office uses in the Corridor. An additional in-depth residential market analysis was later conducted in response to public input. The residential market analysis was integrated into the initial market analysis to produce the *75th Street Corridor Market Analysis Report*, included as *Appendix A*. The findings of the Market Analysis Report will be further discussed in Chapter 4.0 Land Use Plan.

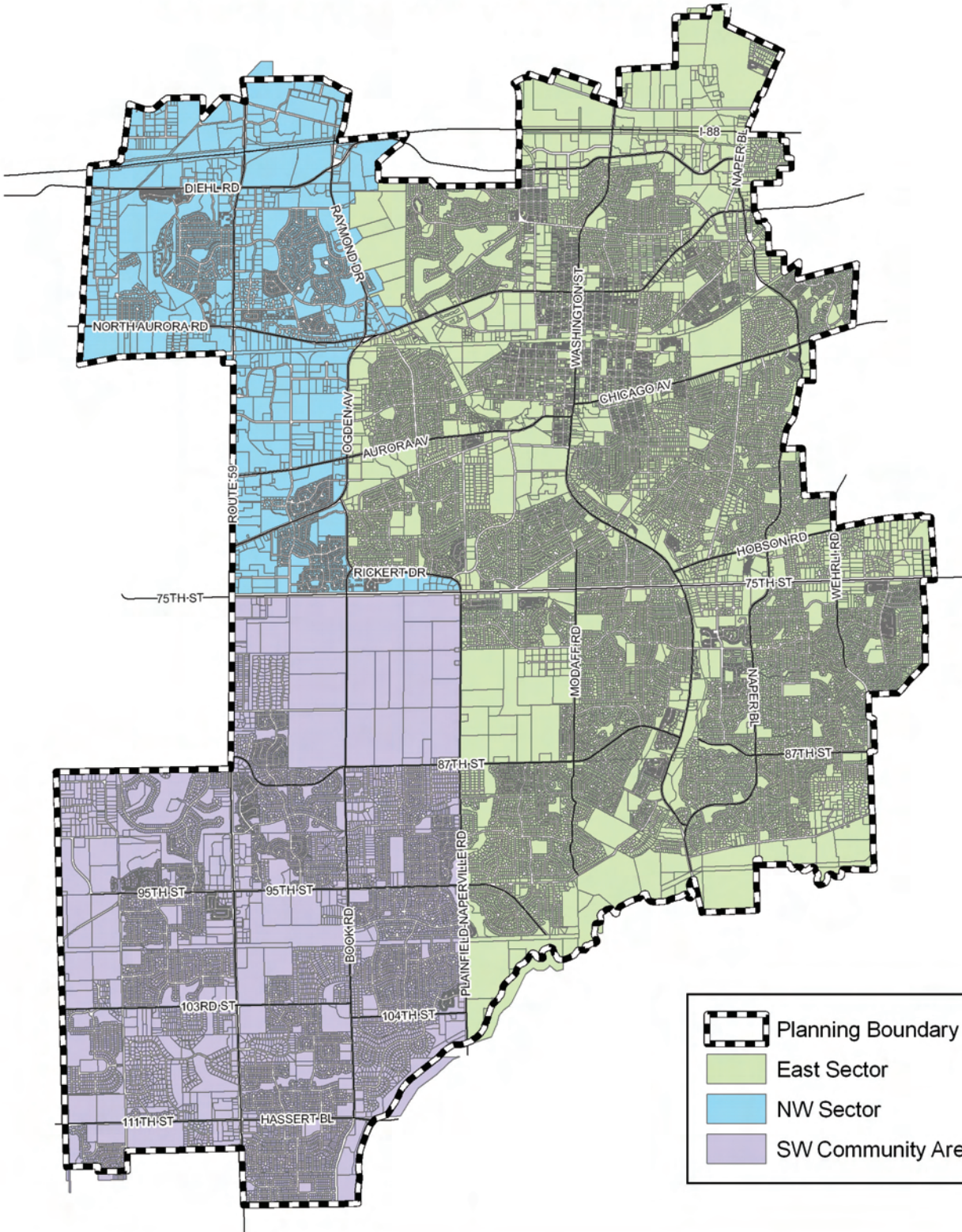
The recommended goals, objectives and actions of this plan are based upon a comprehensive study and understanding of existing conditions, resident preferences, economic realities, future trends and demands and public and private concerns related to the 75th Street Corridor. Upon adoption, the final plan will guide the city's processes, recommendations and decision-making on specific development proposals and other policies pertaining to the Corridor.





The overall planning process is outlined in *Appendix B: Flowchart of the Planning Process*. Public comments received during the planning process are included in *Appendix C: Summary of Public Input*.



City of Naperville

# COMPREHENSIVE PLANNING AREAS



 Planning Boundary  
 East Sector  
 NW Sector  
 SW Community Area



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December 2007

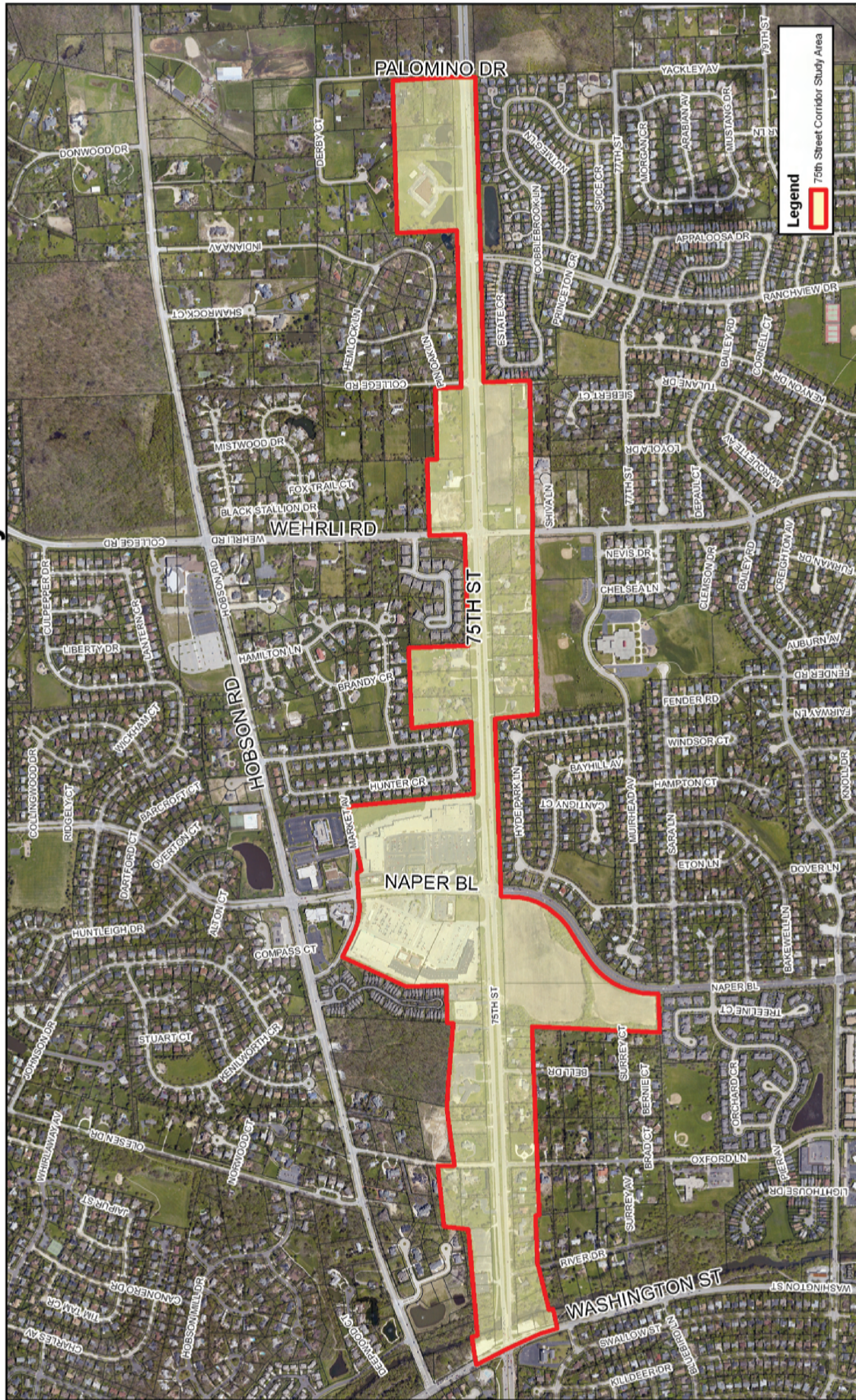


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Figure 1: Sector Map



# City of Naperville 75th Street Corridor Study Area



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1 Miles

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Figure 2: 75th Street Corridor Study Area



## 2.0 SUMMARY OF STUDY RECOMMENDATIONS

The goals, objectives, and actions described below outline the basic purpose and intent of the 75th Street Corridor Study. They have been prepared based on community input in the planning process, prior plans, findings of a market analysis, and the professional recommendations of city staff. The development of recommendations in Chapter 3.0-6.0 has been guided by these goals, objectives and actions.

### GOAL 1: TRANSPORTATION/ ACCESS

Enhance public mobility and safety along 75th Street, a Strategic Regional Arterial.

- Objective 1** Maintain the function of 75th Street as a Strategic Regional Arterial.
- Action a. Coordinate with DuPage County on future intersection or roadway improvements on 75th Street.
  - Action b. Coordinate with DuPage County in reviewing site access, traffic signals and median breaks for development and redevelopment along the Corridor.
  - Action c. Coordinate with DuPage County to minimize the impact of roadway construction on area residents and commuters.
- Objective 2** Provide for safe and efficient access along 75th Street.
- Action a. Reduce the number of curb cuts on 75th Street, where appropriate.
  - Action b. Require provision of cross-access between adjacent sites as appropriate to the land use.
  - Action c. Review the traffic impacts of development and redevelopment as related to vehicular trip generation, access, site configuration, intersection and roadway capacity.
- Objective 3** Enhance Pedestrian and bicycle amenities along 75th Street.
- Action a. Coordinate with DuPage County and private property owners to install sidewalks or bike trails along both sides of 75th Street.
  - Action b. Encourage the inclusion of pedestrian and bicycle amenities (e.g. bike racks, benches) on-site and off-site.

### GOAL 2: LAND USE

Promote development that is viable, compatible and sensitive to adjacent established uses.

- Objective 1** Acknowledge the different characteristics of various properties within the Corridor in terms of location, access, lot size, configuration and adjacent uses.
- Action a. Adopt the 75th Street Corridor Future Land Use Map, which is based upon:
    - i. Planning principles;
    - ii. Site context and appropriateness;
    - iii. Impact of site location on marketability, compatibility and accessibility.
    - iv. Public and stakeholder input; and
    - v. Results of the market studies.
  - Action b. Establish appropriate building setbacks from 75th Street to help to preserve the open character of the Corridor.
  - Action c. Retain existing businesses along 75th Street including Market Meadows and Fox Run Square at the corner of 75th Street and Naper Boulevard.
- Objective 2** Recognize 75th Street as a major regional utility and transportation corridor and encourage land uses that are compatible with the adjacency to 75th Street.
- Action a. Encourage buffering and screening on private properties from 75th Street.
  - Action b. Preserve existing landscape buffers that are of good quality and in good condition, where appropriate.
- Objective 3** Promote compatibility between adjacent developments.
- Action a. Require buffering and screening adjacent to established single-family residential uses through annexation and redevelopment.

Action b. Require new construction or redevelopment that is compatible with the scale and appearance of adjacent residential properties.

- Objective 4** Encourage coordinated, cohesive development or redevelopment on multiple parcels, where appropriate.
- Action a. Encourage coordinated annexation of multiple parcels as an efficient means to obtain utility services.
  - Action b. Encourage comprehensive site planning on multiple parcels to provide efficient access from 75th Street and buffering between adjacent uses.

### GOAL 3: CORRIDOR ENHANCEMENT

Enhance the appearance of the 75th Street Corridor.

- Objective 1** Explore opportunities to install landscaping improvements along the 75th Street Corridor.
- Action a. Work with DuPage County, Department of Public Utilities, Department of Public Works, and private property owners to install parkway trees and landscaped median along 75th Street.
  - Action b. Work with private property owners to improve site landscaping for existing non-residential properties (e.g. existing shopping centers and businesses).
  - Action c. Require non-residential property owners to meet the code requirements for landscaping through development and redevelopment.
  - Action d. For new residential development, encourage appropriate berming and landscape screening to mitigate the noise and light impact of 75th Street.
- Objective 2** Promote the quality and attractive building and site design within the Corridor.
- Action a. Explore the feasibility of incentive programs for site and façade improvements to existing non-residential properties along 75th Street.
  - Action b. Apply the Building Design Guidelines to development and redevelopment proposals along the Corridor.

### GOAL 4: OPEN SPACE/ PARK

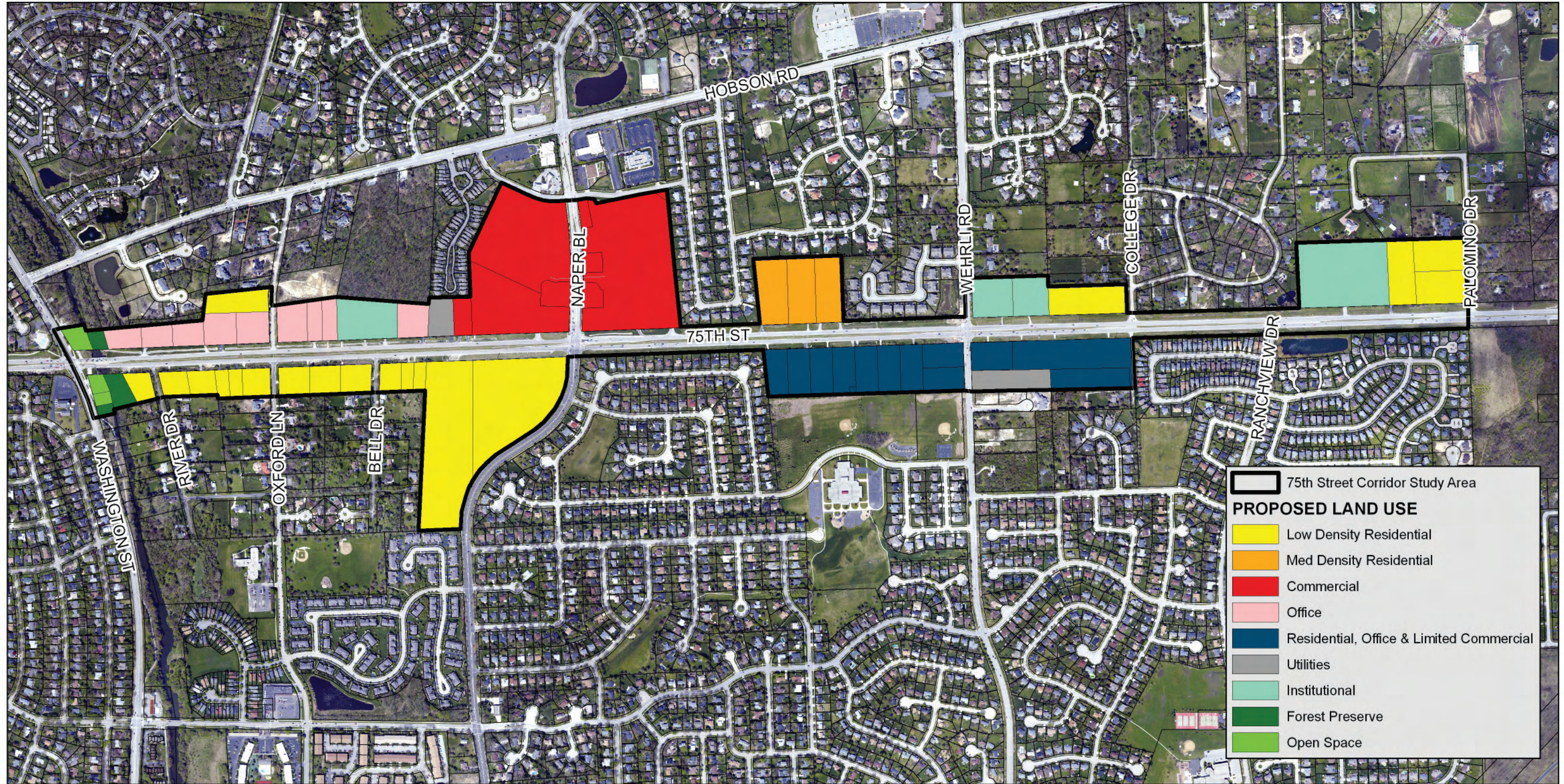
Support the mission and actions of the DuPage County Forest Preserve District and the Naperville Park District to meet the recreation needs of Naperville residents.

- Objective 1** Acknowledge the 2007 Park District Open Space and Recreation Master Plan including the identified priorities for Park District Planning Areas 4 and 6.
- Action a. Support the Park District's actions to meet its need for new community parks or programmable spaces that are 15 acres or above, which may or may not be fulfilled within the Corridor.
  - Action b. Involve the Park District in concept level review for development proposals within the Corridor.
  - Action c. Offer the Park District a courtesy review for properties abutting existing parks in order to address buffering, screening and site connectivity.
  - Action d. Continue to require donation of park land or fee-in-lieu from residential development so that the Park District can continue to meet the priorities of the 2007 Park District Open Space and Recreation Master Plan.
  - Action e. Work with the Park District to install signage, as necessary, to encourage Meadow Glens Park patrons to park at Meadow Glens School, so as to enhance park programming ability and use of existing open space at the Meadow Glens Park.
  - Action f. Support the Park District's efforts to renovate capital and programming facilities for the existing Meadow Glens Park.
- Objective 2** Acknowledge the DuPage County Forest Preserve District's West Branch DuPage River Trail Plan including maintaining a trail corridor and open space at the intersection of 75th Street and Washington Street.
- Action a. Coordinate with the Forest Preserve District of DuPage County and Naperville Park District on the construction of the DuPage River Trail at the intersection of 75th Street and Washington Street.
  - Action b. Offer the Forest Preserve District of DuPage County a courtesy review for properties abutting the intersection of 75th Street and Washington Street.

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# Future Land Use Map 75th Street Corridor Study

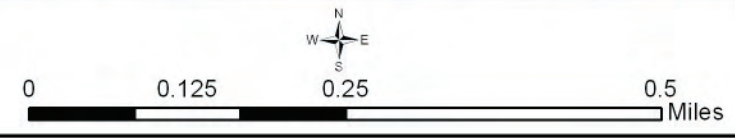


**75th Street Corridor Study Area**

**PROPOSED LAND USE**

- Low Density Residential
- Med Density Residential
- Commercial
- Office
- Residential, Office & Limited Commercial
- Utilities
- Institutional
- Forest Preserve
- Open Space

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## SUPPLEMENTAL RECOMMENDATIONS FOR FUTURE LAND USE

### Low Density Residential:

1. Allow single-family detached housing up to a gross density of 2.5 dwelling units per acre.
2. Encourage access from adjacent streets with lower traffic volume.

### Medium Density Residential:

1. Allow single-family detached, two-family and single-family attached housing up to a gross density of eight (8) units per acre. A lesser density of six (6) units per acre is preferred so as to provide for sufficient setbacks and screening from 75th Street.
2. Encourage medium density residential development as a transition between low density residential neighborhoods and more intense transportation elements.
3. Encourage comprehensive site planning on multiple parcels to provide consolidated ingress/egress from 75th Street as well as cross-access between sites.
4. Residential buildings should be designed so as to avoid the appearance of exterior monotony through incorporation of high-quality building materials, varying rooflines or facades, colors or other architectural enhancements.

### Commercial:

1. Encourage upgrades to, and beautification of existing shopping centers (Market Meadows and Fox Run Square) to maintain viability.
2. Redevelopment on these parcels should be one-story in height and be compatible with the existing commercial establishments in scale and height.
3. Encourage cross-access between Market Meadows and the property at 1090 E. 75th Street to be provided through redevelopment.

### Office:

1. Encourage small-scale office development on parcels located on the north side of 75th Street between Washington Street and Market Meadows to accommodate specific users (e.g. medical, legal, insurance, real estate, consulting, and financial offices).
2. Office buildings should not exceed two stories in height.
3. Require new office buildings to be compatible with the scale and appearance of adjacent residential properties.
4. Require any non-residential development and redevelopment to provide or reserve cross-access to adjacent properties where appropriate.
5. If residential uses were to remain on the two parcels at the northwest and northeast corners of 75th Street and Oxford Lane, they should have primary access on Oxford Lane.
6. Limit access to any future non-residential use on the two properties at the northwest and northeast corners of 75th Street and Oxford Lane to be off of 75th Street.

### Residential, Office and Limited Commercial:

1. This area should serve as a transitional area between intense transportation and utility elements and adjoining residential neighborhoods and parkland.
2. The “Residential, Office and Limited Commercial” area should provide sites for low- or medium-density residential uses, small-scale office or commercial development, institutional facilities, and similar uses.
  - a. New residential development should be in the form of single-family detached, two-family, or single-family attached housing up to a gross density of 8 units per acre. A lesser density of six (6) units per acre is preferred so as to provide for sufficient setbacks and screening from 75th Street.
  - b. New commercial development should be limited to small-scale neighborhood convenience retail and service uses.
  - c. Higher intensity uses, such as commercial, should be concentrated near the Wehrli intersection. Lower-intensity uses, such as residential, should be located adjacent to the existing single-family neighborhoods. Appropriately scaled office or institutional uses may be located in either location.
3. New construction should be designed and developed in a manner that is compatible with the adjoining neighborhoods in scale and appearance.
  - a. Residential buildings should be designed so as to avoid the appearance of exterior monotony through incorporation of high-quality building materials, varying rooflines or facades, colors or other architectural enhancements.
  - b. New non-residential buildings should be one-story in height. They should be constructed of masonry material (e.g. brick and stone) and comply with the Building Design Guidelines.
  - c. Ground signs should be constructed of natural materials (e.g. brick, stone, wood) and should not be internally illuminated.
  - d. Conversions of existing single-family homes to office or institutional uses are encouraged, where appropriate.
4. Comprehensive site planning on multiple parcels is encouraged to provide consolidated ingress/egress from 75th Street as well as cross-access between sites.
5. Any new development at the corner of 75th Street and Wehrli Road is required to have its primary access on Wehrli Road. Cross-access is required to be provided between adjacent sites as appropriate to the land use.
6. Landscaped buffer areas shall be provided in accordance with Section 5-10-3 (Landscaping and Screening) of the Municipal Code, as may be amended from time to time. In addition, where non-residential uses abut residential lots, fences and landscaping should be constructed across the shared lot line to provide 100% opacity. Other buffering or screening features may be required as appropriate to fit harmoniously with the adjoining properties.

### Institutional:

1. Institutional uses include, but are not limited to, religious and assembly uses, day care facilities, schools, learning centers, nursing homes, and hospice facilities.
2. Require institutional uses to be compatible with the scale and appearance of adjacent residential properties.
3. Cross-access to adjacent properties should be provided or reserved where appropriate.

# 3.0 Transportation and Access

## 3.1 EXISTING TRANSPORTATION NETWORK

75th Street is a Strategic Regional Arterial (SRA) that bisects the city from its eastern boundary with the Village of Woodridge to its western boundary with the City of Aurora. In addition to serving as a gateway to Naperville, 75th Street also supports significant volumes of traffic and utility infrastructure.

The 75th Street **right-of-way** is under the jurisdiction of DuPage County. The right-of-way is 200' wide and currently includes a four lane bi-directional roadway, median, drainage facility, utility poles and sidewalks. The City of Naperville coordinates with DuPage County to ensure that any physical changes (e.g., landscaping installation, development/redevelopment proposals, driveway/access modifications, etc.) along the Corridor do not impact the roadway's function to serve long-distance, high volume regional traffic.

In the future, DuPage County plans to expand 75th Street to a six lane bi-directional roadway (pending availability of financing). Although final engineering plans have not yet been drafted, the county has indicated that the existing right-of-way could accommodate the future roadway expansion; therefore, no additional private property would need to be acquired from property owners along 75th Street for the proposed roadway expansion.

### Existing Site Access

Currently, **cross-access** does not exist between most abutting non-residential properties along the Corridor (e.g. the Naper Olympic Health Club and Veterinarian Office), and consequently there are many driveways along the Corridor. As a result, vehicles are forced to use 75th Street to move between non-residential properties, even if the next destination is immediately adjacent to their current location. The number of access points along the Corridor creates a hazardous situation due to potential conflict between traffic moving along 75th Street and vehicles trying to enter or exit sites along the Corridor.

Furthermore, the existence of center medians along the full length of the Corridor, with breaks provided at select locations, including all signalized intersections, provides for limited access to properties along the Corridor. With the exception of corner properties, properties along the Corridor are limited to right-in/right-out access in most circumstances. As a result, vehicles often make u-turns at the intersections to allow for bi-directional travel. The center medians, in combination with the lack of cross-access between properties, create a unique challenge for motorists destined for multiple properties along the Corridor.

### Right-of-way (ROW):

**A term used to describe an area of land over which people and goods have the right to pass or travel. Right-of-way is any public thoroughfare such as a street, road or alley. The right-of-way also usually includes the median, utility poles, sidewalks, and parkway (i.e., unpaved, landscaped area immediately adjacent to the street). Right-of-way is not located on the adjacent private properties. The right-of-way is publicly owned property.**

### Cross-access:

**A practice by which parking areas between like uses are internally connected, so that additional access from the street is not required.**

# 3.0 Transportation and Access

## Existing Pedestrian and Bicycle Amenities

Currently the 75th Street right-of-way provides limited sidewalk access. An existing sidewalk is provided on the north side of 75th Street, between Wehrli Road and the commercial uses at Naper Boulevard. A sidewalk is not currently provided on the south side of 75th Street.

The West Branch DuPage River Trail is located along the east side of Washington Street near its intersection with 75th Street. The West Branch DuPage River Trail currently includes approximately six miles of existing bicycle/pedestrian facilities, with future expansion planned. Upon completion, the trail will extend approximately 23 miles through the communities of Hanover Park, Bloomingdale, Bartlett, Wayne, Carol Stream, West Chicago, Winfield, Warrenville and Naperville along the DuPage River. The trail provides for non-motorized travel in the county, and provides recreational and health benefits.

## 3.2 SUMMARY OF COMMUNITY INPUT

During the public input process for the 75th Street Corridor, opportunities to improve the transportation and access along the Corridor were identified to address the following common public comments related to transportation and access:

- Enhance the efficiency of vehicular mobility and reduce congestion on 75th Street.
- Limit the number of direct access points/curb cuts along the Corridor.
- Enhance pedestrian and bicycle access and safety along the Corridor.

Based upon an initial survey of participants, reducing the number of driveways on 75th Street and installing sidewalks and bicycle paths were identified as high priorities. Although the installation of sidewalks and bicycle paths along 75th Street were rated as a “high priority,” respondents indicated that such amenities are not likely to be used frequently. Additionally, while the creation of cross-access between properties accessing 75th Street was identified as a low priority through the survey, subsequent feedback during the public meetings indicated that study participants were generally supportive of cross-access between similar land uses to enhance the efficiency and safety of the Corridor.

## 3.3 MASTER THOROUGHFARE PLAN

The purpose of the City of Naperville Master Thoroughfare Plan is to create and maintain a street system which promotes local and regional connectivity, allows for the appropriate level of access, and facilitates the movement of people and goods in a safe and efficient manner. The Master Thoroughfare Plan identifies street classifications within the city. Street classifications influence and factor into transportation and land use decisions. The street classification impacts many aspects of roadway design, including road width, pavement markings, speed limits, lighting standards, landscaping and access control. The Master Thoroughfare Plan provides the framework of streets and access upon which the Future Land Use Plan is based. There is a direct relationship between the location of specific sites within this system and the intensity of land use which is appropriate for



# 3.0 Transportation and Access

that area. For example, commercial developments will generally locate at the intersections of arterials or collectors. Likewise, it is desirable to have parks and schools located near local streets or neighborhood connectors to protect children from large traffic volumes.

As shown in *Figure 3: Master Thoroughfare Plan*, 75th Street is designated as a **Strategic Regional Arterial**. As such, the primary function of the roadway is efficient movement of high traffic volumes. The recommendations provided in this section are intended to enhance the efficient and safe movement of people and goods in accordance with the planned roadway function, while also providing for non-motorized transportation, such as bicycles and pedestrians.

## 3.4 RECOMMENDATIONS

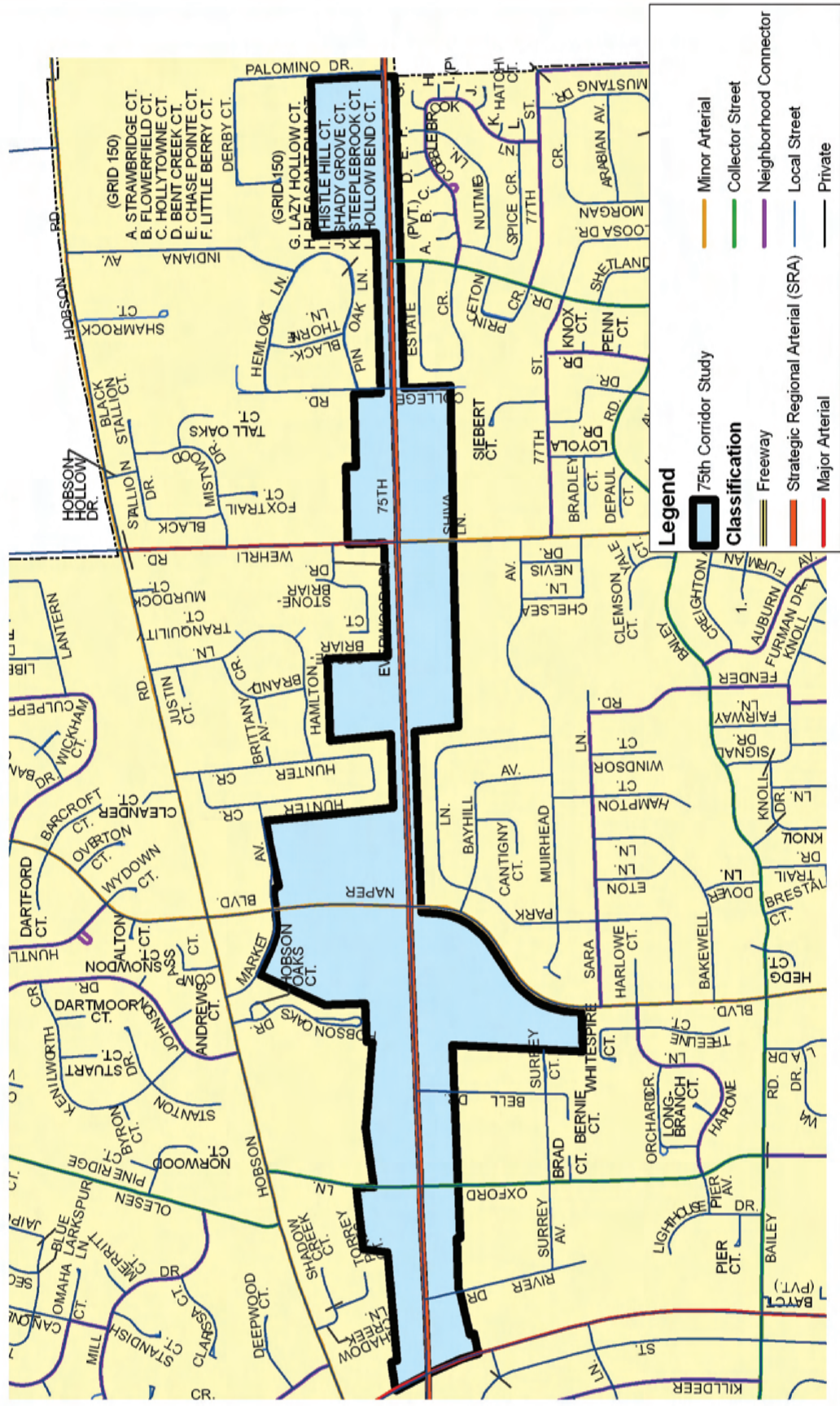
Recognizing 75th Street is a designated SRA adjacent to existing residential neighborhoods, there is the potential for traffic impediments and safety hazards for both vehicles and pedestrians/bicyclists. The recommendations contained in this section were formulated based on the public feedback received throughout the planning process, as well as input from DuPage County. As the 75th Street right-of-way is under the jurisdiction of DuPage County, staff finds it necessary and appropriate to continue to coordinate with DuPage County on roadway improvements and site access review. In addition, staff finds it equally important to work with private property owners to provide cross-access between sites as a means to enhance site accessibility as well as reduce the number of curb cuts on 75th Street. Through working with public and private sectors, one of the goals of the 75th Street Corridor Study is **to enhance public mobility and safety along 75th Street, a Strategic Regional Arterial**. The following objectives and actions are recommended:

- Objective 1** Maintain the function of 75th Street as a Strategic Regional Arterial.
- Action a. Coordinate with DuPage County on future intersection or roadway improvements on 75th Street.
  - Action b. Coordinate with DuPage County in reviewing site access, traffic signals and median breaks for development and redevelopment along the Corridor.
  - Action c. Coordinate with DuPage County to minimize the impact of roadway construction on area residents and commuters.

### **Strategic Regional Arterial (SRA):**

**Principal street within the network for the provision of both intercity and intracity traffic movement within the Chicagoland region. The primary function of the SRA type of thoroughfare is efficient traffic flow. Access is limited in order not to impede the movement of traffic; full access points are spaced no closer than ¼ mile apart and are typically signal controlled. Other non-signalized access is generally restricted to right-in and right-out turns. Land use along such arterials may be more intensive.**

# City of Naperville 75th Street Corridor Study



**Legend**

**75th Corridor Study**

**Classification**

- Minor Arterial
- Collector Street
- Neighborhood Connector
- Local Street
- Private
- Freeway
- Strategic Regional Arterial (SRA)
- Major Arterial

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Figure 3: Master Thoroughfare Plan, 75th Street is designated as a Strategic Regional Arterial.

# 3.0 Transportation and Access

- Objective 2** Provide for safe and efficient access along 75th Street.
- Action a. Reduce the number of curb cuts on 75th Street, where appropriate.
  - Action b. Require provision of cross-access between adjacent sites as appropriate to the land use.
  - Action c. Review the traffic impacts of development and redevelopment as related to vehicular trip generation, access, site configuration, intersection and roadway capacity.
- Objective 3** Enhance Pedestrian and bicycle amenities along 75th Street.
- Action a. Coordinate with DuPage County and private property owners to install sidewalks or bike trails along both sides of 75th Street.
  - Action b. Encourage the inclusion of pedestrian and bicycle amenities (e.g. bike racks, benches) on-site and off-site.

## 3.5 IMPLEMENTATION

- Provide necessary data (e.g., traffic counts, signal timing information, accident data, etc.) and technical assistance as requested by DuPage County when necessary in the evaluation, design, and installation of intersection improvements.
- Driveways along the Corridor are subject to final review and approval from DuPage County; as such, the city should continue to work in cooperation with the county to evaluate whether new driveways along 75th Street are warranted.
- Coordinate with the public and private sectors to provide for safe and efficient vehicular and pedestrian/bicyclist access on 75th Street through the action items identified below:
  - Work with the property owner to determine the most efficient and safe driveway locations for development and redevelopment proposals on corner property. Where appropriate, the city should encourage primary access from north-south roadways with lower traffic volumes (i.e., Naper Boulevard and Wehrli Road), as opposed to along 75th Street.
  - Collaborate with private property owners (excluding existing single-family residential) to provide pedestrian and bicycle amenities on-site and identify opportunities to provide sidewalks and bike trails along 75th Street where appropriate. Such amenities could be installed upon redevelopment of a site, in conjunction with other improvements.
  - Collaborate with private property owners to provide linkages (i.e., sidewalks, pathways, bicycle routes, etc.) between the Corridor and the existing trail system, where appropriate, to encourage non-motorized transportation in the city.
  - Require the submittal of a traffic study for private development projects, as warranted by their intensity and impact on the adjacent roadway network.

# 4.0 Land Use Plan

## 4.1 EXISTING LAND USE

The Corridor encompasses 152 acres on 63 parcels fronting 75th Street between Washington Street and Palomino Drive. Frontage on 75th Street has shaped the existing land uses along the Corridor to date; the Corridor contains a mix of uses, including residential, institutional (e.g. day care, learning center, church), office, and commercial.

The 75th Street Corridor exhibits varying characteristics with respect to lot size, configuration, access, and land use. As identified in *Figure 4*, six areas with distinguished characteristics can be identified within the study area.

## 4.2 EXISTING ZONING

Approximately 45 percent of the land area (69 acres) within the Corridor is unincorporated under the jurisdiction of DuPage County. As identified in *Figure 4*, these parcels are primarily zoned R1 (Single Family Residence) or R2 (Single-Family Residence). The remaining 55 percent of land (83 acres) is under the City of Naperville's jurisdiction. The incorporated land area is comprised of various zoning districts, including E2 (Medium-Density Estate), R1A (Low-Density Single-Family), R2 (Single-Family and Low-Density Multi-family), OCI (Office, Commercial and Institutional), B2 (Community Shopping Center) and B3 (General Commercial District).

## 4.3 SUMMARY OF MARKET ANALYSIS FINDINGS

In November of 2007, staff commissioned the consulting firm of Houseal Lavigne Associates to conduct an analysis of the market conditions for residential, office and commercial uses along the 75th Street Corridor. At a public meeting on February 21, 2008, a representative from Houseal Lavigne Associates presented the findings of the market analysis, which conclude:

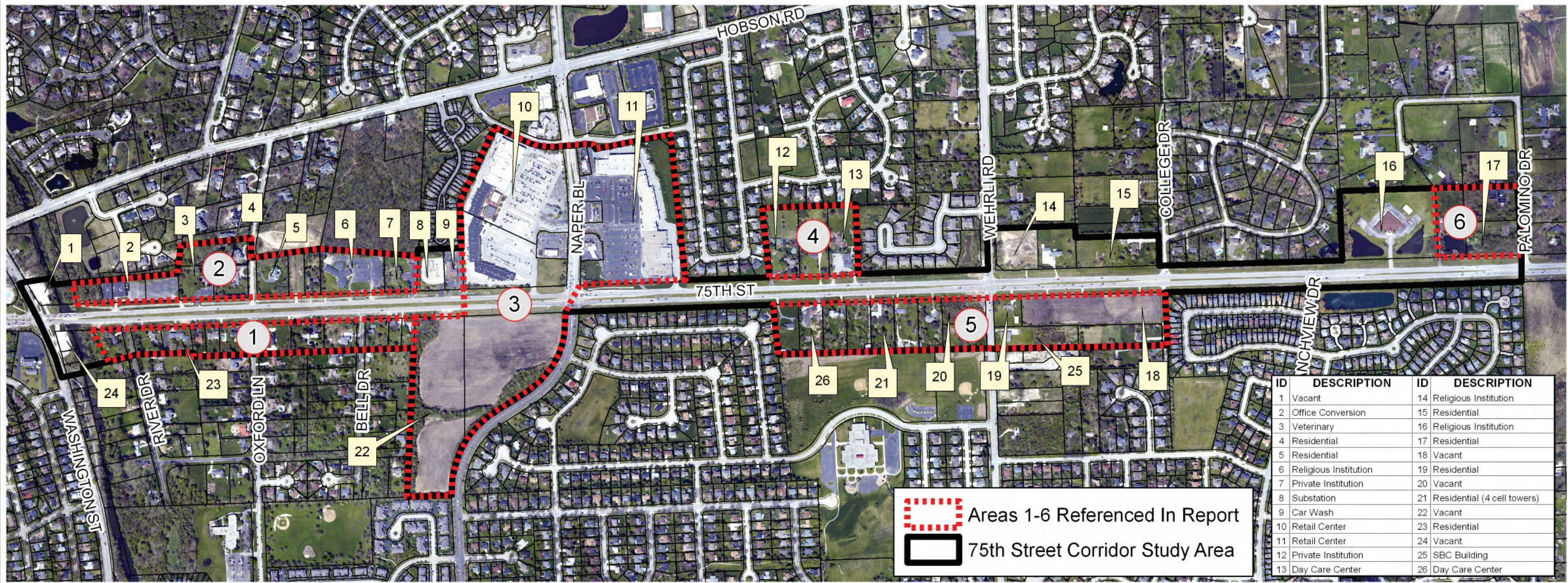
- Additional single-family or multi-family development in the study area is unlikely.
- The strongest market support exists in several retail categories. These retail uses could be accommodated in retail nodes similar to Fox Run and Market Meadows or a small convenience center.
- Speculative office development is unlikely. If office development occurs along the Corridor, it would be a build-to-suit project for a specific use or company.

Based upon participant feedback that the market analysis did not adequately address the residential market potential of the 75th Street Corridor, Houseal Lavigne Associates conducted a detailed analysis of the market potential for residential uses along the 75th Street Corridor. At a public meeting on May 14, 2008, the findings of the in-depth residential market analysis were presented, which further conclude:

- Feasible residential development along the Corridor will require maximum densities allowable under the applicable zoning district and lower land prices typically found in a weaker market, but higher unit prices and absorption rates consistent with stronger market conditions.



# City of Naperville 75th Street Corridor Study - Existing Land Use



**1** : Located between DuPage River and approximately 1100' west of Naper Boulevard on the south side of 75<sup>th</sup> Street  
 Typical lot area: 0.5-1.3 acres  
 Typical lot depth: 200-230 feet  
 Access: right-in/right-out access on 75<sup>th</sup> Street  
 Existing land use pattern: Single-family residential use on the south side of 75<sup>th</sup> Street

**2** : Located between DuPage River and Market Meadows on the north side of 75<sup>th</sup> Street  
 Typical lot area: 1-1.5 acres  
 Typical lot depth: 150-300 feet  
 Access: right-in/right-out access on 75<sup>th</sup> Street  
 Existing land use pattern: Office and institutional uses mixed with a few remaining single-family properties

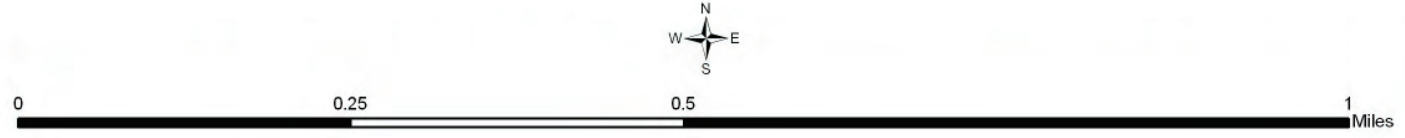
**3** : Located at the intersection of 75<sup>th</sup> Street and Naper Boulevard  
 Typical lot area: 15 acres  
 Typical lot depth: 1,000 feet  
 Access: Full access on Naper Boulevard  
 Existing land use pattern: Two existing commercial shopping centers on the north side of 75<sup>th</sup> Street; vacant land at the southwest corner of 75<sup>th</sup> Street and Naper Boulevard

**4** : Located on the north side of 75<sup>th</sup> Street between Fox Meadows and Hobson Villas subdivisions  
 Typical lot area: 2.7 acres  
 Typical lot depth: 525 feet  
 Access: right-in/right-out access on 75<sup>th</sup> Street  
 Existing land use pattern: One single family residential home and two institutional facilities converted from residential homes

**5** : Located on either side of Wehrli Road at the intersection of 75<sup>th</sup> Street and Wehrli Road.  
 Typical lot area: 1.5-2.5 acres  
 Typical lot depth: 150-380 feet  
 Access: Right-in/right-out access on 75<sup>th</sup> Street for the majority of properties. Properties adjacent to Wehrli Road and College Road have full access off Wehrli and College Road  
 Existing land use pattern: A mixture of agriculture land, single-family residential lots, one day care center, and four cell towers.

**6** : Located on the west side of Palomino Drive.  
 Typical lot area: 2.5 acres  
 Typical lot depth: 400-500 feet  
 Access: right-in/right-out on 75<sup>th</sup> Street; full access through Palomino Drive  
 Existing land use pattern: Estate-type single-family residential lots

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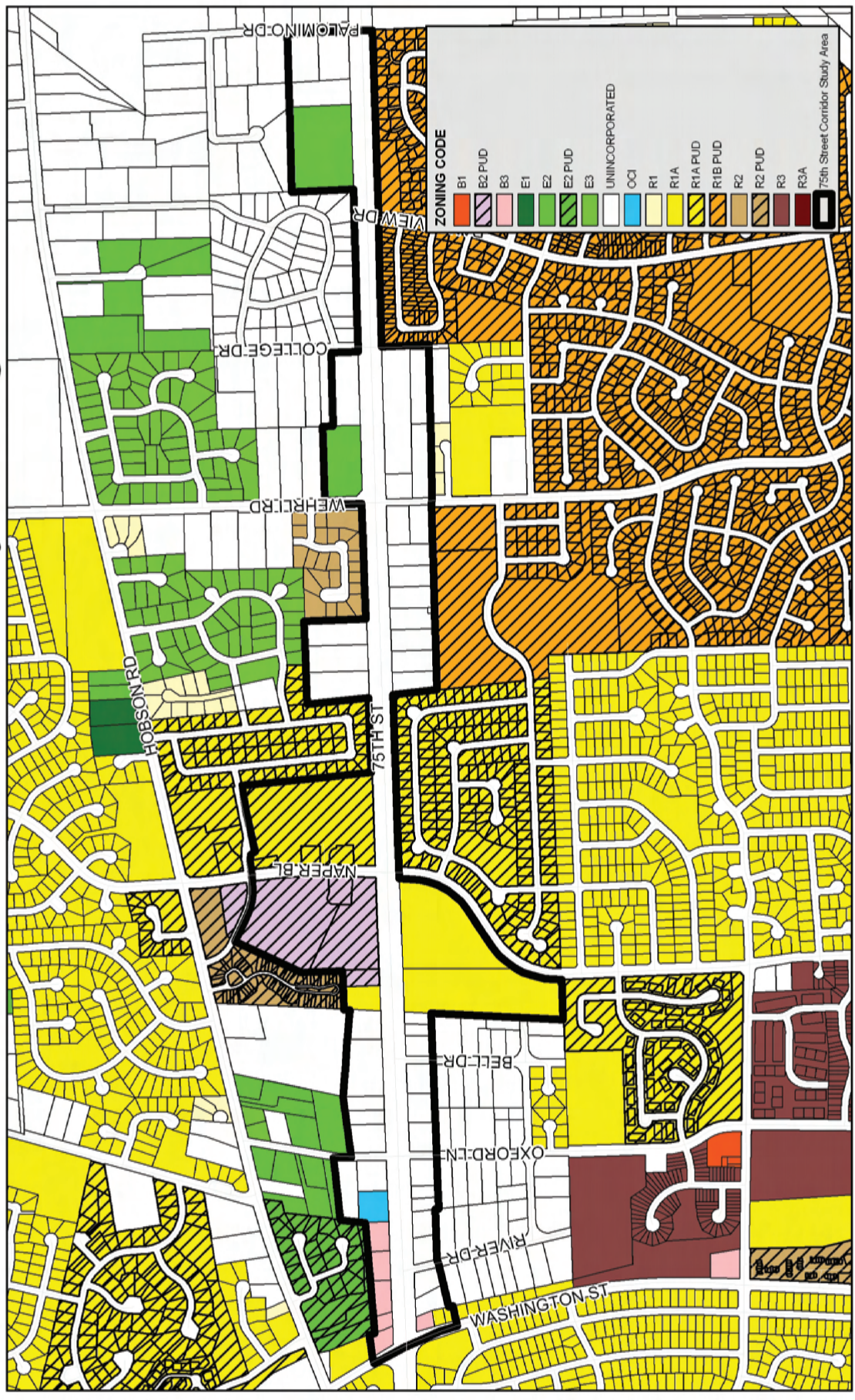
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Figure 4: Existing Land Use Map



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# City of Naperville 75th Street Corridor Study - Zoning



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Figure 5 - Existing Zoning Map

## 4.0 Land Use Plan

- Depending on the amount of product available in the market at the time, the density required under a feasible development scenario may take longer to absorb which would increase marketing time and carrying costs.
- The findings of the analysis are evidenced by the relative absence of new residential development or redevelopment within the Corridor to date - even under strong market conditions.

The residential market analysis has been incorporated within the previous market analysis to produce the 75th Street Corridor Market Analysis Report, which is included as Appendix A of this document under a separate cover.

### 4.4 SUMMARY OF COMMUNITY INPUT

Public input on the future land use of the Corridor was received through various venues including stakeholder interviews, a property owner survey, an online public survey, public meetings and comment forms. Diverse, and sometimes divergent, perspectives were expressed throughout the public input process. As detailed in *Appendix C: Summary of Public Input*, participants at the public meetings generally voiced opposition to commercial development along the Corridor. In the feedback received for the first draft of the future land use recommendations, the opposition was focused on the “Commercial” and “Mixed-Use” future land use designations originally recommended for two locations: the southwest corner of 75th Street and Naper Boulevard and the southeast and southwest corners of the 75th Street and Wehrli Road intersection. Residents opposed to commercial development have cited concerns related to traffic, pollution, crime, noise, diminishing property values and potential for “commercial creep.” The recommendations have since been revised to “Residential, Office and Limited Commercial” and “Low-Density Residential.”

In addition to public comments received through the public meetings, input was solicited through stakeholder interviews, surveys, comment forms and e-mail correspondence. A significant number of written responses were received in support of appropriately scaled commercial development in key locations within the Corridor – the southwest corner of 75th Street and Naper Boulevard and the southwest and southwest corners of 75th Street and Wehrli Road.

Participants in the land owner and online public surveys expressed mixed opinions regarding land use; however, approximately half of the land owners surveyed indicated that they would like to redevelop their properties and approximately 50 percent of the online survey respondents who indicated they work or live in the vicinity of the Corridor perceived a need for certain types of retail or service uses in the Corridor. Of the feedback received on the initial draft of the future land use recommendations, over 40 percent agreed with staff’s recommendations including the non-residential designation for the intersection of 75th Street and Wehrli Road.

The final land use recommendations (discussed in the next section) reflect concerns and comments from both perspectives.



## 4.5 RECOMMENDATIONS

The properties located in the 75th Street Corridor face a number of challenges which play a significant role in the viability of their future development/redevelopment, including:

- Adjacency to 75th Street, which is a Strategic Regional Arterial designed to carry regional through traffic and local traffic.
- Adjacency to major overhead transmission lines located within the right-of-way of 75th Street.
- Limited access (right-in/right-out only) for the majority of properties in the study area.
- Shallow lot depths which limit opportunities for future development and installation of significant buffering from 75th Street.

Utilizing all study factors (e.g., physical constraints, site context, site development feasibility, community input, planning principals, etc.), three integral documents have been developed to serve as a generalized policy to guide future development and redevelopment within the 75th Street Corridor which will work to achieve a primary goal of the 75th Street Corridor Study **to promote development that is viable, compatible, and sensitive to adjacent established uses**. These three documents are:

1. Future Land Use Objectives and Actions
2. Future Land Use Map
3. Future Land Use Supplemental Recommendations

### Future Land Use Objectives and Actions

**Objective 1** Acknowledge the different characteristics of various properties within the Corridor in terms of location, access, lot size, configuration and adjacent uses.

- Action a. Adopt the 75th Street Corridor Future Land Use Map, which is based upon:
- i. Planning principles;
  - ii. Site context and appropriateness;
  - iii. Impact of site location on marketability, compatibility and accessibility.
  - iv. Public and stakeholder input; and
  - v. Results of the market studies.
- Action b. Establish appropriate building setbacks from 75th Street to help to preserve the open character of the Corridor.
- Action c. Retain existing businesses along 75th Street including Market Meadows and Fox Run Square at the corner of 75th Street and Naper Boulevard.

# 4.0 Land Use Plan

**Objective 2** Recognize 75th Street as a major regional utility and transportation corridor and encourage land uses that are compatible with the adjacency to 75th Street.

Action a. Encourage buffering and screening on private properties from 75th Street.

Action b. Preserve existing landscape buffers that are of good quality and in good condition, where appropriate.

**Objective 3** Promote compatibility between adjacent developments.

Action a. Require buffering and screening adjacent to established single-family residential uses through annexation and redevelopment.

Action b. Require new construction or redevelopment that is compatible with the scale and appearance of adjacent residential properties.

**Objective 4** Encourage coordinated, cohesive development or redevelopment on multiple parcels, where appropriate.

Action a. Encourage coordinated annexation of multiple parcels as an efficient means to obtain utility services.

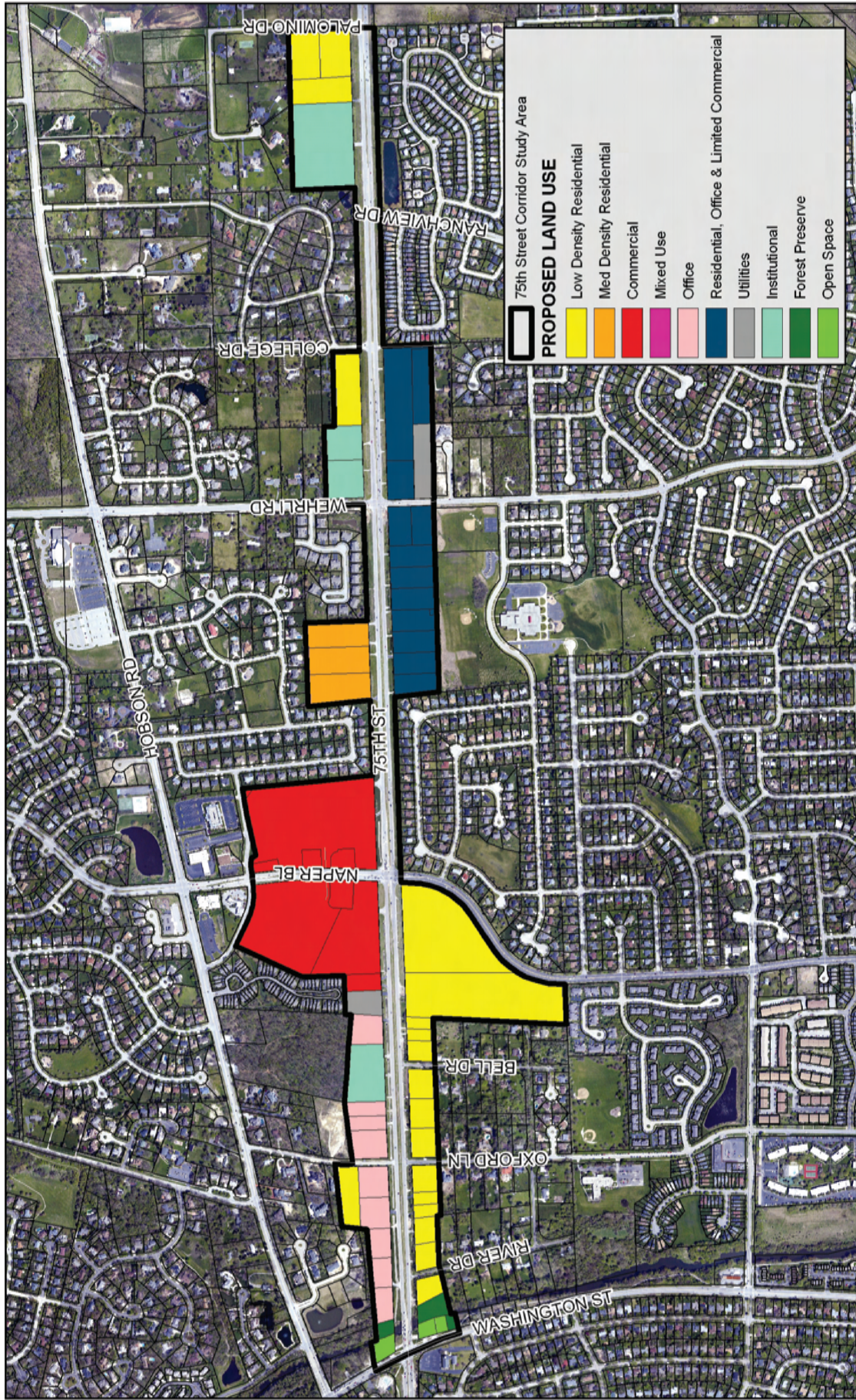
Action b. Encourage comprehensive site planning on multiple parcels to provide efficient access from 75th Street and buffering between adjacent uses.

## Future Land Use Map

The *Future Land Use Map (Figure 6)* allocates recommended land uses. It is important to note that while the Future Land Use Map designates a general land use category for each parcel in the Corridor, it comprises only one component of the land use recommendations for the 75th Street Corridor. Supplemental recommendations provide additional land use policies and guidelines for future development in each land use category. Accordingly, the Future Land Use Map and supplemental recommendations should be used in tandem to accomplish the overall land use goal and objectives recommended in this plan.



# Future Land Use Map 75th Street Corridor Study



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Figure 6 - Future Land Use Map



# 4.0 Land Use Plan

## Supplemental Recommendations for Future Land Use

The following paragraphs provide supplemental policy recommendations for each future land use category designated within the Corridor as shown on the *Future Land Use Map (Figure 6)*.

### Low Density Residential:

Several areas in the Corridor have maintained their single-family residential character, such as Area 1 and Area 3 on the south side of 75th Street (Figure 4). These areas are designated as “Low-Density Residential” on the Future Land Use Map, reflective of the established land use pattern.

The following supplemental recommendations for “Low-Density Residential” are provided based on the above analysis:

1. Allow single-family detached housing up to a gross density of 2.5 dwelling units per acre.
2. Encourage access from adjacent streets with lower traffic volume.

### Office:

Area 2 (Figure 4) is designated as “Office” on the Future Land Use Map. This designation is based on the existing land uses and development trend in this area, which has included office and institutional uses. The sizes of the properties in this area are larger than the parcels on the south side of 75th Street, thereby making the development of small-scale office buildings feasible on these sites. Furthermore, most of these properties have limited right-in/right-out access directly from 75th Street, which makes future development of these properties for office uses more desirable as compared to residential uses. Nonetheless, staff recognizes the unique opportunity for the two existing residential properties at the corner of 75th Street and Oxford Lane to have direct access on Oxford Lane. If the residential uses were to remain on these two properties, staff finds it appropriate to require their primary access on Oxford Lane.

The following supplemental recommendations should apply to properties designated as “Office”:

1. Encourage small-scale office development on parcels located on the north side of 75th Street between Washington Street and Market Meadows to accommodate specific users (e.g. medical, legal, insurance, real estate, consulting and financial offices).
2. Office buildings should not exceed two stories in height.
3. Require new office buildings to be compatible with the scale and appearance of adjacent residential properties.
4. Require any non-residential development and redevelopment to provide or reserve cross-access to adjacent properties where appropriate.
5. If residential uses were to remain on the two parcels at the northwest and northeast corners of 75th Street and Oxford Lane, they should have primary access on Oxford Lane.
6. Limit access to any future non-residential use on the two properties at the northwest and northeast corners of 75th Street and Oxford Lane to be off of 75th Street.

## **Commercial:**

Area 3 (Figure 4) on the north side of 75th Street is designated as “Commercial” and includes existing commercial establishments, including Market Meadows, Fox Run Square and a car wash west of Market Meadows.

The following supplemental recommendations should apply to properties designated as “Commercial”:

1. Encourage upgrades to, and beautification of existing shopping centers (Market Meadows and Fox Run Square) to maintain viability.
2. Redevelopment on these parcels should be one-story in height and be compatible with the existing commercial establishments in scale and height.
3. Encourage cross-access between Market Meadows and the property at 1090 E. 75th Street to be provided through redevelopment.

## **Medium Density Residential:**

Area 4 (Figure 4) is designated as “Medium-Density” and consists of three parcels located between the Fox Meadows and Hobson Villas Subdivisions on the north side of 75th Street. Each of the three parcels is 2.7 acres in size and 525 feet in depth. These parcels are currently improved with two private institutions and a single-family home. Although there are established institutional uses in this area, the properties are of sufficient size and depth to afford the opportunity for residential development. Comprehensive site planning on all three parcels is recommended as a means to provide consolidated access and cross-access.

It is also recommended that the gross density of residential development should be no greater than eight (8) units per acre, consistent with the recommended maximum density for “Medium Density Residential” in the East Sector Plan. However, due to the need to provide for a major arterial setback from 75th Street, buffering and screening, stormwater detention, and right-of-way, a density of six (6) units per acre is a more tangible and preferred density for this area.

The following supplemental recommendations should apply to properties designated as “Medium Density Residential”:

1. Allow single-family detached, two-family and single-family attached housing up to a gross density of eight (8) units per acre. A lesser density of six (6) units per acre is preferred so as to provide for sufficient setbacks and screening from 75th Street.
2. Encourage medium density residential development as a transition between low density residential neighborhoods and more intense transportation elements.
3. Encourage comprehensive site planning on multiple parcels to provide consolidated ingress/egress from 75th Street as well as cross-access between sites.
4. Residential buildings should be designed so as to avoid the appearance of exterior monotony through incorporation of high-quality building materials, varying rooflines or facades, colors or other architectural enhancements.

# 4.0 Land Use Plan

## **Residential, Office and Limited Commercial:**

Area 5 (Figure 4) is designated as “Residential, Office and Limited Commercial” and consists of individually-owned properties which are typically 1.5 – 2.5 acres in size and 150 - 380 feet in depth. Unlike the area designated as “Medium Density Residential”, this area possesses much smaller lot size and depth. Other than the corner properties adjacent to Wehrli Road, most properties have only limited access (right-in/right-out) directly from 75th Street. In addition, there are major transmission lines running in front of these properties along the 75th Street right-of-way and multiple privately owned telecommunication towers located in the rear of some parcels. At least one of the existing residential structures has been converted to a private early learning center.

Staff finds that these properties have limited viability for new single-family development or redevelopment in the future. Conversely, residents from the adjacent neighborhoods have indicated their strong preference for residential use in this area. Taking the community input, site suitability and site development feasibility into consideration, it is recommended that this area be designated as “Residential, Office and Limited Commercial” to serve as an intermediary area between transportation and utility elements (75th Street & Wehrli Road) and adjoining existing residential neighborhoods and parkland.

The “Residential, Office and Limited Commercial” area is intended to accommodate one or more land uses ranging from single-family residential to commercial, with the essential consideration being the scale and intensity of the proposed land uses. Any future development should be designed and developed to be compatible and sensitive to the adjoining neighborhoods in form, scale and appearance. Comprehensive site planning on multiple parcels is encouraged so as to provide consolidated access and buffering from the adjoining neighborhoods or roadways.

The following supplemental recommendations should apply to the properties designated as “Residential, Office and Limited Commercial”:

1. This area should serve as a transitional area between intense transportation and utility elements and adjoining residential neighborhoods and parkland.
2. The “Residential, Office and Limited Commercial” area should provide sites for low- or medium-density residential uses, small-scale office or commercial development, institutional facilities and similar uses.
  - a. New residential development should be in the form of single-family detached, two-family, or single-family attached housing up to a gross density of eight (8) units per acre. A lesser density of six (6) units per acre is preferred so as to provide for sufficient setbacks and screening from 75th Street.
  - b. New commercial development should be limited to small-scale neighborhood convenience retail and service uses.
  - c. Higher intensity uses, such as commercial, should be concentrated near the Wehrli intersection. Lower-intensity uses, such as residential, should be located adjacent to the existing single-family neighborhoods. Appropriately scaled office or institutional uses may be located in either location.
3. New construction should be designed and developed in a manner that is compatible with the adjoining neighborhoods in scale and appearance.
  - a. Residential buildings should be designed so as to avoid the appearance of exterior monotony through incorporation of high-quality building materials, varying rooflines or facades, colors or other architectural enhancements.

## 4.0 Land Use Plan

- b. New non-residential buildings should be one-story in height. They should be constructed of masonry material (e.g. brick and stone) and comply with the Building Design Guidelines.
  - c. Ground signs should be constructed of natural materials (e.g. brick, stone, wood) and should not be internally illuminated.
  - d. Conversions of existing single-family homes to office or institutional uses are encouraged, where appropriate.
4. Comprehensive site planning on multiple parcels is encouraged to provide consolidated ingress/egress from 75th Street.
  5. Any new development at the corner of 75th Street and Wehrli Road is required to have its primary access on Wehrli Road. Cross-access is required to be provided between adjacent sites as appropriate to the land use.
  6. Landscaped buffer areas shall be provided in accordance with Section 5-10-3 (Landscaping and Screening) of the Municipal Code, as may be amended from time to time. In addition, where non-residential uses abut residential lots, fences and landscaping should be constructed across the shared lot line to provide 100 percent opacity. Other buffering or screening features may be required as appropriate to fit harmoniously with the adjoining properties.

### **Institutional:**

The areas designated as “Institutional” include three existing church properties. The following supplemental recommendations should apply:

1. Institutional uses include, but are not limited to, religious and assembly uses, day care facilities, schools, learning centers, nursing homes and hospice facilities.
2. Require institutional uses to be compatible with the scale and appearance of adjacent residential properties.
3. Cross-access to adjacent properties should be provided or reserved where appropriate.

## **4.6 IMPLEMENTATION**

Consider future land use and supplemental land use recommendations on a case-by-case basis, as private property owners request to develop or redevelop their properties. Any requests for annexation or rezoning will be considered through a public process, in which additional public testimony will be taken; the recommendations in this section will be utilized as the basis for staff’s review of the specific request. During the review of these cases, further site details will additionally be available for public review.

# 5.0 Corridor Enhancement

## 5.1 INTRODUCTION

The 75th Street Corridor carries significant traffic volumes and serves as a key gateway to Naperville. Despite this, travelers have no clear indication that they are entering the community. Presently, a large portion of the corridor is unincorporated within DuPage County's jurisdiction; however, the annexation and redevelopment of parcels within the area is expected to impact the appearance and character of the corridor in future years. The recommendations associated with corridor enhancement offer an opportunity to emphasize 75th Street's special characteristics and further establish its "sense of place."

## 5.2 SUMMARY OF COMMUNITY INPUT

During the public input process, a variety of enhancement measures were identified by staff for the Corridor. Based upon an initial survey of participants, the installation of parkway trees was identified as a high priority, while enhancements to the existing landscape median and improvements to building appearance and site landscaping were identified as medium priorities. Subsequent feedback indicated that study participants were generally supportive of low cost, incremental measures to enhance the appearance of the corridor to achieve beautification and buffering purposes within the context of an open and low-intensity setting.

## 5.3 ADDITIONAL CONSIDERATIONS

The existing 75th Street right-of-way is under the jurisdiction of DuPage County; as such, physical changes (landscaping, bikeways, etc.) will be subject to the county's review to ensure that they do not impact the roadway's primary transportation function. It is anticipated that some coordination related to the species, placement, location, and maintenance of landscaping and other improvements will be necessary in order to ensure that the county's infrastructure objectives are satisfied. The existence of significant underground and overhead utility infrastructure must also be taken into consideration in planning for future enhancements within the public right-of-way.



# 5.0 Corridor Enhancement

## 5.4 RECOMMENDATIONS

The City of Naperville has committed in recent years to the enhancement and improvement of its built environment through the adoption of sector-specific and citywide design guidelines, investments in median and parkway landscape improvements, and adoption of streetscape standards within the downtown area. These actions are commensurate with the city's commitment to excellence in all aspects of residential and business life. In furtherance of the city's efforts related to beautification, one of the goals of the 75th Street Corridor Study is to **enhance the appearance of the 75th Street Corridor**. The following objectives and actions are recommended:

**Objective 1** Explore opportunities to beautify the 75th Street Corridor through landscaping improvements.

Action a. Work with DuPage County, Department of Public Utilities, Department of Public Works and private property owners to explore the possibility of parkway trees and landscaped median along 75th Street.

Action b. Work with private property owners to improve site landscaping.

**Objective 2** Improve the appearance of existing non-residential buildings and sites within the Corridor.

Action a. Explore opportunities and feasibility of implementing a site improvement program for existing non-residential properties along 75th Street.

Action b. Assist property owners to meet the code requirements for landscaping and building design.

Action c. Encourage property owners to revitalize and redevelop existing non-residential uses on the north side of 75th Street that are compatible with the residential appearance of the Corridor.

Action d. Apply the Citywide Building Design Guidelines and Landscape Ordinance to development and redevelopment proposals along the Corridor.

## 5.5 IMPLEMENTATION

Work with DuPage County, Department of Public Utilities, Department of Public Works and private property owners to explore the possibility of parkway trees and landscaped median along 75th Street.

# 6.0 Open Space And Parks

## 6.1 EXISTING PARKS AND OPEN SPACE

Parks and open space are important components contributing to the quality of life in Naperville. Two jurisdictions currently provide park and open space systems and programs in the 75th Street Corridor area: the Naperville Park District and DuPage County Forest Preserve District. Both districts have worked cooperatively in the past to provide open space and recreation resources in the City.

As illustrated in *Figure 7*, the Park District maintains a variety of parks in the vicinity of the 75th Street Corridor, including three (3) greenways (Bailey Hobson Woods Park, Pioneer Greenway, and Campus Green Greenway), three (3) neighborhood parks (Three Meadows, Columbia Commons, and Eagle Park), three (3) natural areas (Baileywood Park, Park West Branch Parkway, and Goodrich Woods Forest Preserve) and two (2) community parks (Meadow Glens Park and Pioneer Park). Among these parks, the DuPage County Forest Preserve District and the Naperville Park District jointly operate Park West Branch Parkway, Goodrich Woods Forest Preserve and Pioneer Park.

## 6.2 SUMMARY OF COMMUNITY INPUT

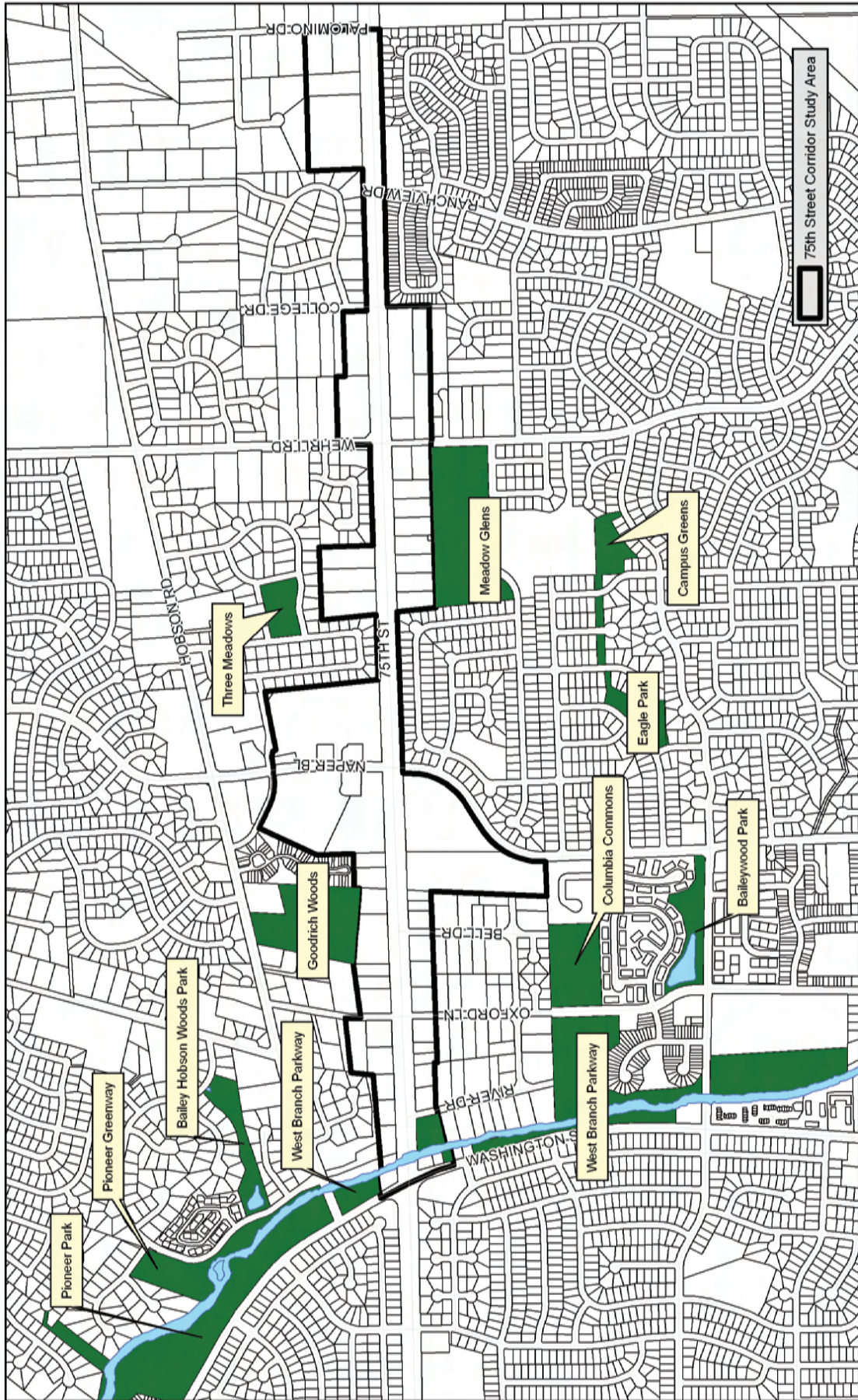
During the planning process, many residents in the area expressed interest in preserving the existing vacant properties along the Corridor as open space or parks. Some area residents indicated that the existing parks in the area do not meet the recreational needs of the community, and therefore additional open space and park amenities should be provided and/or enhanced within the Corridor. The majority of area residents supported open space as an alternative to any potential infill or redevelopment in the Corridor based upon concerns regarding the potential impact of new development (e.g. traffic, noise, pollution, crime, and property values).

## 6.3 NAPERVILLE PARK DISTRICT'S OPEN SPACE AND RECREATION MASTER PLAN

The Naperville Park District was established in 1966 as an independent governmental entity with a mission to provide park and recreational opportunities to Naperville residents. To this end, the Park District approved its 2007 Open Space and Recreation Master Plan on July 10, 2008, which provides an in-depth view of the District's resources, programs and services, and outlines the priorities for future improvement.

The 75th Street Corridor is located within the Park District Planning Areas 4 and 6. As outlined in the 2007 Open Space and Recreation Master Plan, Planning Area 4 is anticipated to be deficient in total acreage for open space, particularly in community parks, by 2017. While Planning Area 6 is anticipated to have a surplus of total acreage for open space, it will be deficient in community parks as well. One of the Park District's priorities set for Planning Areas 4 and 6 is to add larger parcels or community parks with a focus on Planning Area 4. Based on a general land acquisition criterion of the Park District, parcels approximately fifteen (15) acres in size are considered appropriate for a community park.

# City of Naperville EXISTING PARKS AND OPEN SPACE



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Figure 7 - Existing Parks and Open Space



# 6.0 Open Space And Parks

## 6.4 WEST BRANCH DUPAGE RIVER TRAIL

The West Branch DuPage River Trail is part of an intergovernmental effort led by the Forest Preserve District of DuPage County and includes municipalities, park districts and other agencies like the DuPage County Division of Transportation.

Upon completion, the West Branch DuPage River Trail will extend approximately 23 miles through the communities of Hanover Park, Bloomingdale, Bartlett, Wayne, Carol Stream, West Chicago, Winfield, Warrenville and Naperville along the DuPage River. The trail is being constructed in stages under the guidance of the Forest Preserve District of DuPage County. The City of Naperville has completed construction on the sections of this trail north and south of 75th Street. Engineering is underway to construct an undercut across 75th Street to connect the existing trail segment. When completed, the improvements will link with the previously completed sections of the West Branch DuPage River Trail.

## 6.5 RECOMMENDATIONS

While the City of Naperville does not allocate financial resources to acquire or provide recreational services, the city, Naperville Park District and the DuPage County Forest Preserve District collectively aspire to enhance the quality of life for our community. Currently, the Naperville Park District and the DuPage County Forest Preserve District have plans and programs for future enhancement and expansion of the public open space system in the Naperville community area. The City of Naperville is committed to facilitate, as appropriate, opportunities to realize these improvements.

As such, one of the goals of the 75th Street Corridor Study is to **support the mission and actions of the DuPage County Forest Preserve District and the Naperville Park District to meet the recreation needs of Naperville residents**. To fulfill this goal, the following objectives and actions are recommended:

- Objective 1**      Acknowledge the 2007 Park District Open Space and Recreation Master Plan including the identified priorities for Park District Planning Areas 4 and 6.
- Action a.      Support the Park District’s actions to meet its need for new community parks or programmable spaces that are 15 acres or above, which may or may not be fulfilled within the Corridor.
  - Action b.      Involve the Park District in concept level review for development proposals within the Corridor.
  - Action c.      Offer the Park District a courtesy review for properties abutting existing parks in order to address buffering, screening and site connectivity.
  - Action d.      Continue to require donation of park land or fee-in-lieu from residential development so that the Park District can continue to meet the priorities of the 2007 Park District Open Space and Recreation Master Plan.

# 6.0 Open Space And Parks

- Action e. Work with the Park District to install signage, as necessary, to encourage Meadow Glens Park patrons to park at Meadow Glens School, so as to enhance park programming ability and use of existing open space at the Meadow Glens Park.
- Action f. Support the Park District's efforts to renovate capital and programming facilities for the existing Meadow Glens Park.

**Objective 2** Acknowledge the DuPage County Forest Preserve District's West Branch DuPage River Trail Plan including maintaining a trail corridor and open space at the intersection of 75th Street and Washington Street.

- Action a. Coordinate with the Forest Preserve District of DuPage County and Naperville Park District on the construction of the DuPage River Trail at the intersection of 75th Street and Washington Street.
- Action b. Offer the Forest Preserve District of DuPage County a courtesy review for properties abutting the intersection of 75th Street and Washington Street.

## 6.6 IMPLEMENTATION

- Involve the Park District in concept-level review for development proposals within the Corridor.
- Offer the Forest Preserve District of DuPage County and the Naperville Park District a courtesy review for properties abutting existing parks in order to address buffering, screening and site connectivity.
- Continue to require donation of park land or fee-in-lieu from residential development so that the Park District can continue to meet the priorities of the draft 2007 Park District Open Space and Recreation Master Plan.
- Work with the Park District to install signage, as necessary, to encourage Meadow Glens Park patrons to park at Meadow Glens School, so as to enhance park programming ability and use of existing open space at the Meadow Glens Park.
- Coordinate with the Forest Preserve District of DuPage County and Naperville Park District on the construction of the DuPage River Trail at the intersection of 75th Street and Washington Street.

## LIST OF APPENDICES (Included under a separate cover)

**Appendix A – Market Analysis Report**

**Appendix B – Flowchart of the Planning Process**

**Appendix C – Summary of Public Input**

**Appendix D – Questions and Answers**



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