

**Naperville  
Comprehensive  
Master Plan**

**1998  
EAST SECTOR  
UPDATE**

# **CITY OF NAPERVILLE**

## **COMPREHENSIVE MASTER PLAN**

**1998**  
**EAST SECTOR PLAN**

Prepared by  
Department of Community Development  
Naperville, Illinois



CITY OF NAPERVILLE

**1998 EAST SECTOR UPDATE**

*Adopted by City Council on January 19, 1999*

Prepared by  
Naperville Department of Community Development

# **CITY OF NAPERVILLE**

January 19, 1999

## **CITY COUNCIL**

Hon. A. George Pradel, Mayor  
Mary Ellingson                      Margaret Price  
Kevin Gallaher                      John Rosanova  
Doug Krause                         James Siddall  
Samuel Macrane                      Gary von Behren

Peter Burchard, City Manager

## **PLAN COMMISSION**

Judy Brodhead, Chairman  
Steve Albert                         Brien Nagle  
Warren Denniston                      Robert Quinn  
Gary Leavenworth                      Geoff Roehll  
Patti Mathewson                         Ted Tamul

Linda Ruhl, Plan Commission Secretary

## **DEPARTMENT OF COMMUNITY DEVELOPMENT**

Robert L. Kallien, Director  
Jerry A. Dudgeon, Chief Planner  
Wendy Yaksich, Senior Planner  
Steven Damolaris, Engineering Technician  
Greg Collins, Planning Technician  
Walter Stroncsek, GIS Analyst (Information Services Department)



# Table of Contents

## Chapter 1: Introduction

- Background 1
- Updating the East Sector Plan 2
- Methodology 3
- The East Sector Planning Process 3

## Chapter 2: Existing Conditions

- Size and Location 5
- General Characteristics 6
- Population and Housing 6
- Existing Land Use 7
- Existing Land Use Map 11
- Municipal Facilities & Services 18
- Transportation Network 23

## Chapter 3: Current East Sector Developments

- Current Development North Half of East Sector 26
- Current Development South Half of East Sector 31

## Chapter 4: The 1998 East Sector Plan

- General Overview of the Plan 34
- Objectives for Creating the Plan 35
- Goals for the 1998 East Sector Plan 37
  - General Land Use* 38
  - Residential* 39
  - Commercial* 43
  - Office/Research and Business Parks* 46
  - Mixed Use* 48
  - Community Facilities* 49
  - Transportation* 51
- Future Land Use Map 57

## Chapter 5: Area Plans

- Overview 59
- North Central College Master Plan 60
- Ss. Peter and Paul Master Plan 63

## Chapter 6: Conclusion

- Implementation of the 1998 East Sector Plan 66
- Monitoring/Ongoing Planning 68
- Action Plan for Implementation 69

# Chapter 1: Introduction

## BACKGROUND

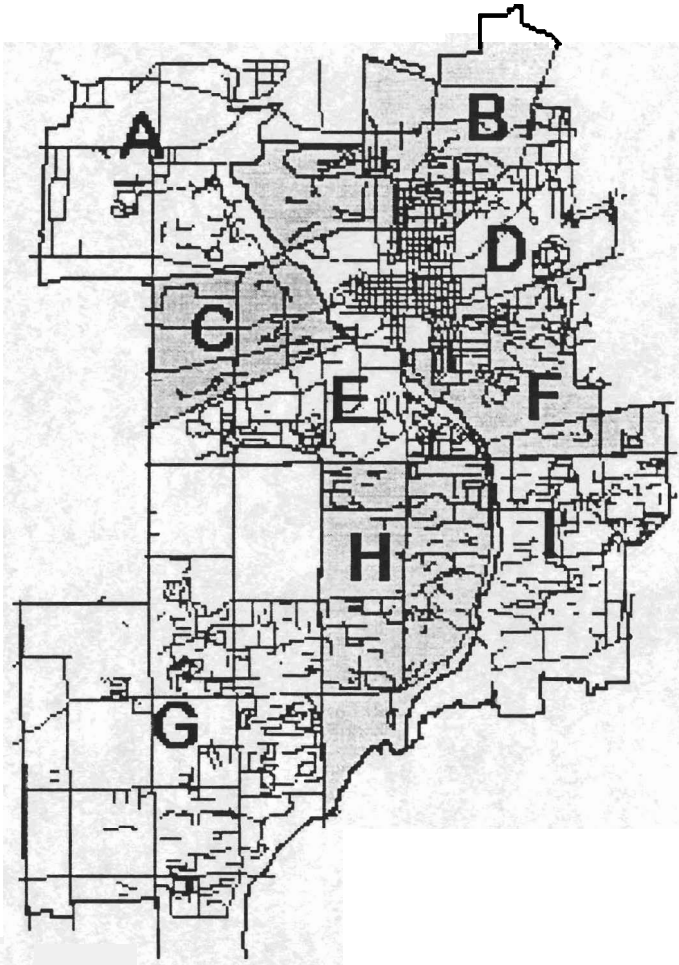
Located in both DuPage and Will Counties, Naperville is approximately 30 miles west of Chicago, Illinois. Naperville is a community with a long and interesting history dating back to 1831 with the arrival of the founder, Joe Naper. From just a handful of families residing within the original settlement, Naperville has grown to over 120,000 people and has managed to retain its attraction and charm while upholding the excellent housing, shopping, office, industrial, and educational facilities the City has to offer.

In 1985, Naperville adopted its first Comprehensive Master Plan, which has since provided a guide for growth and development in the City. To aid in preparing the 1985 Master Plan,

Naperville was divided into three main planning sectors: Northwest, East, and Sector G as well as nine subsectors labeled A through I. The Northwest Sector is comprised of subsector A and the western portions of C and E. The East Sector encompasses all of subsectors B, D, F, H, I and the eastern portions of subsectors C and E. Sector G and subsector G are one in the same and represent the southwest area of Naperville.

Since the 1985 Comprehensive Plan, the Department of Community Development (hereafter referred to as DCD) has revisited both Sector G and the Northwest Sector and has

Map 1: Naperville Planning Sectors



updated the Comprehensive Plan in these areas to accommodate the changing environment. Sector G was first revised in 1989 and again in 1994. The Northwest Sector was revised in June of 1996. Planning efforts initially focused on these portions of the City due to the rapid growth which was occurring there. However, twelve years have gone by since the adoption of the 1985 Comprehensive Plan, and it became apparent that the remaining portion of the plan (i.e., East Sector) also needed to be restudied.

The East Sector, which encompasses over 17,000 acres of land, is now over 90 percent developed. While most of this development had occurred prior to the 1985 Comprehensive Plan, the sector has undergone significant new development and change over the 12 years. Much of the development occurring in the north half of this sector has been related to office and commercial land uses, while development in the south half has primarily been residential in nature. Despite the limited land that remains available for development in this sector, the area remains desirable for developers and builders who want to become a part of Naperville.

#### **UPDATING THE EAST SECTOR PLAN**

It must be remembered that planning is a process; the goal is to keep the Comprehensive Master Plan current to reflect changes, as well as new technologies, concepts, market conditions, and attitudes which have occurred since its adoption in 1985. In light of these changes and the pressures of significant growth, the City Council directed DCD to analyze the East Sector and prepare an update to the 1985 Comprehensive Master Plan. The end product will represent the best judgment of the Plan Commission, City Council, and staff as to the proper course of action to be followed in the allocation of land and resources for future development.

It is anticipated that the entire 27 square mile area in this sector will be fully developed within the foreseeable future. The existing vacant or undeveloped areas will be replaced by a mix of residential, office and commercial uses. Major roadways will continue to be upgraded to thoroughfares of at least five lanes in width, with curbs, gutters, and sidewalks. Public facilities will be maintained and upgraded as needed to provide quality sewer, water, electric, and emergency services. School and park facilities will continue to be enhanced. DCD has evaluated

both present and potential needs in light of available resources to form a realistic plan to guide future development.

## **METHODOLOGY**

---

The methodology that was used to prepare this plan has four major components:

1. Collect and analyze information relating to existing conditions within the East Sector of Naperville (including socioeconomic, land use, zoning, community facilities, and transportation);
2. Identify the general planning goals for the East Sector;
3. Establish recommendations for future conditions in the East Sector (including land use, zoning, community facilities, and transportation);
4. Identify implementation strategies and a corresponding work program, and timeline.

The preparation of this East Sector Plan was also based on a study and understanding of the social, economic, and physical structure of the East Sector as a part of the City of Naperville, not as an individual entity in itself.

## **THE EAST SECTOR PLANNING PROCESS**

---

The planning process for the East Sector began in June of 1997. During the first several months: DCD staff prepared base maps for the study area, collected relevant data on existing land use, zoning, transportation, public facilities, residential densities, and other pertinent information, and began analyzing the results. Staff also met with various local officials to gain further insights about potential future development proposals in the area, and with representatives from each of the City's departments to obtain a preliminary assessment of future municipal facility needs.

The 1998 East Sector Update has been developed in response to citizen preferences, policy directives, economic realities, and public and private concerns. This plan provides a set of goals and policies that will provide a framework for making day-to-day land use decisions within the sector. The plan will be used to guide future development within this sector unless

compelling evidence demonstrates that alternative land uses are improvements to the stated goals. This plan will also serve as the context for more detailed land use plans (including a downtown plan and neighborhood planning studies) and functional recommendations that will follow its adoption.

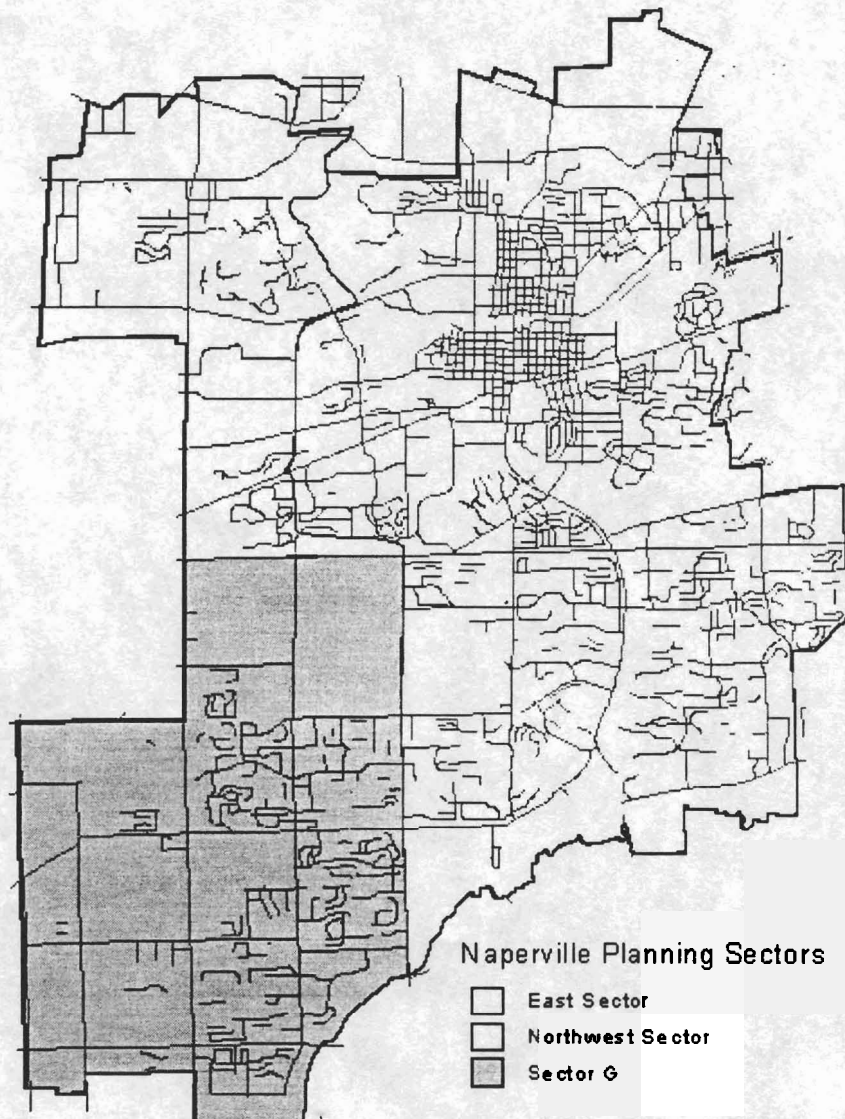


## Chapter 2: Existing Conditions

### SIZE AND LOCATION

The East Sector planning area encompasses 17,204 acres of land or 27 square miles. The sector is composed of the old planning subsectors B, D, F, H, I, and portions of subsectors C and E. The general boundaries for this sector include Warrenville Road and the East-West Tollway to the north; Naper Boulevard and College/Wehrli Avenue on the east; the East Branch of the DuPage River on the south; and the West Branch of the DuPage River, the Western Bypass, and Plainfield/Naperville Road on the west.

**East Sector Location Map**



Today, 13,412 acres of the East Sector are located within Naperville's corporate limits, while 3,792 acres remain unincorporated. This represents a 35 percent increase in incorporated land since the 1985 Comprehensive Plan was completed, when only 9,885 acres were within Naperville's corporate limits.

## **GENERAL CHARACTERISTICS OF THE EAST SECTOR**

---

The East Sector is easily described as the "core" of the City, revealing many historic, cultural, and commercial assets. The East Sector was established as the original residential portion of Naperville, with some homes in the downtown area dating back to the 1840's. Most of the outlying subdivisions and shopping areas located in this sector were developed in the late 1970's and early 1980's when Naperville became one of the fastest growing communities in the nation. With over 90 percent of this sector developed, the pace of new development has decreased.

The East Sector's major assets include a thriving Central Business District, a highly successful corporate business center along Interstate 88, a National Register Historic District, the Riverwalk, the prestigious North Central College, numerous schools and churches, and a living memorial in Naper Settlement that gives a rich testament to the historical and cultural significance Naperville shares with its residents. The many mature residential neighborhoods of the East Sector, along with tree lined thoroughfares and public parks, add to the attractiveness and desirability of this area.

## **POPULATION AND HOUSING**

---

The 1996 estimated population of the East Sector was 94,307 persons, with 87,106 persons residing within the corporate limits of Naperville and the remaining 7,201 persons residing in unincorporated areas. The total population represents an increase of over 18 percent since 1990 when the estimated population in this sector was 79,790 persons.

CITY OF NAPERVILLE - EAST SECTOR  
POPULATION CHANGE BY CENSUS TRACT 1990-1996\*

Census Tract	1990 Population	1996 Population	Population Change	Percent Change
8461.01	5,765	6,186	421	7%
8461.03	4,114	3,750	-364	-9%
8462.03	8,528	10,285	1,757	21 %
8462.04	6,452	6,572	120	0.2%
8462.05	3,013	4,542	1529	51%
8462.06	4,287	4,537	250	6%
8462.07	5,830	6,140	310	5%
8463.04	3,117	4,924	1,807	58%
8464.04	7,860	8,192	332	4%
8465.03	7,671	11,865	4,194	55%
8465.04	6,115	6,230	115	2%
8801.03	7,107	8,588	1,481	21%
8803.01	2,730	5,295	2,565	94%
<b>TOTAL</b>	<b>72,589</b>	<b>87,106</b>	<b>14,517</b>	<b>20%</b>

\*Source: U.S. Bureau of Census

Note: The boundaries of the Census Tracts identified in this table are illustrated on the map located on the following page.

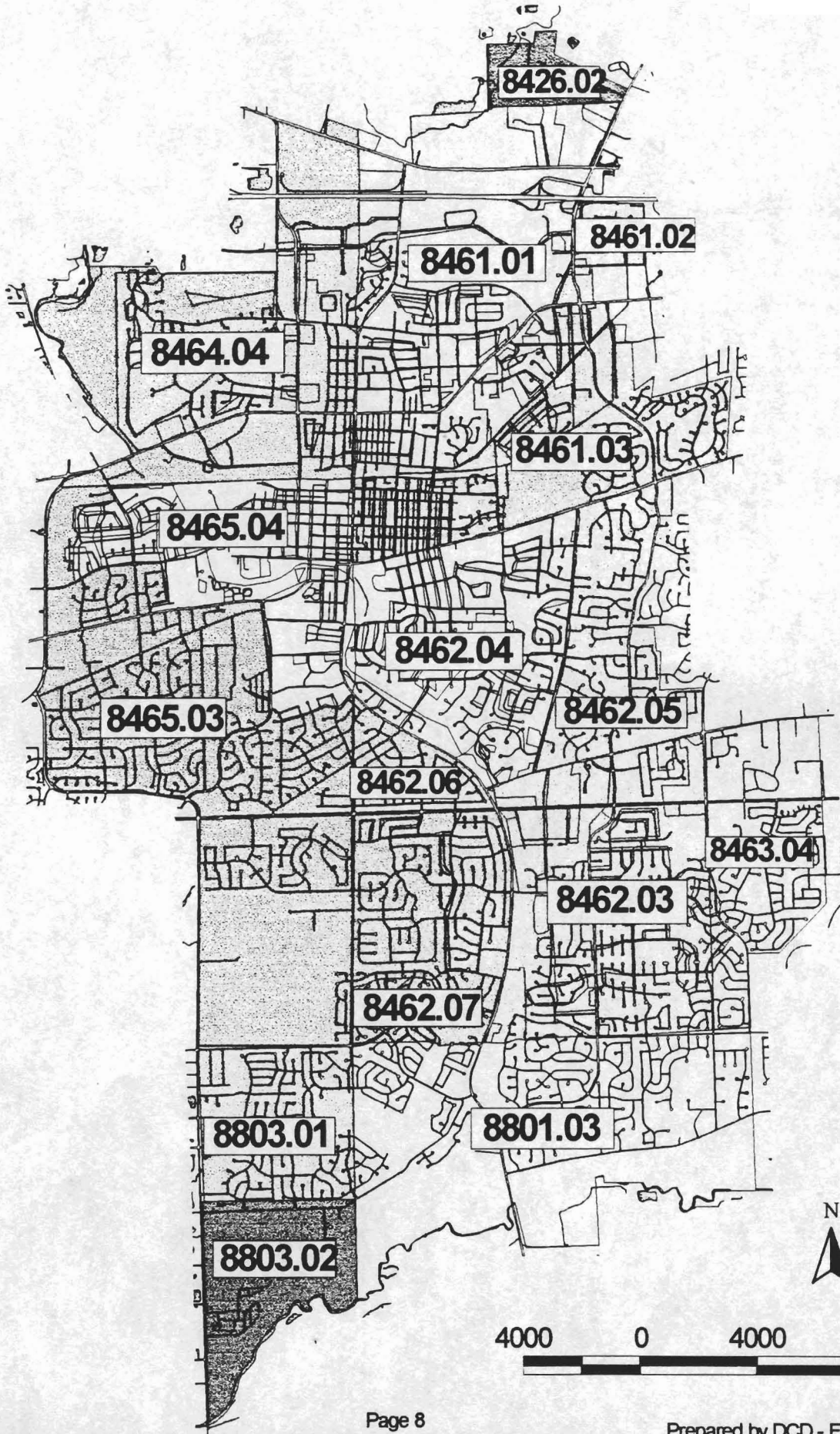
The population resides in 31,897 housing units grouped among numerous residential subdivisions throughout the study area. The total number of housing units represents an increase of 15 percent since 1990, when 27,653 units existed. Approximately 93 percent of the total number of dwelling units are within the City and the remaining units are located in unincorporated areas.

### EXISTING LAND USE

One of the most important aspects of this plan was the determination of how land is currently being used. For this purpose, a detailed inventory was conducted by DCD staff, utilizing on-site surveys, aerial photographs, the City's computerized parcel file, and other sources of information to determine the location and type of all land uses in this sector. Understanding existing patterns of land use was important because of their impact on traffic, property values, economic vitality, the provision of municipal services, and general appearance of the City



# East Sector Census Tracts



To classify the various land uses, staff referred to the original classification system utilized in formulating the 1985 Master Plan. The classification system was divided into the following categories based on the major function or specific use of land:

- Single-Family: A single-family, detached dwelling unit or residence which is entirely surrounded by open space.
- Two-Family: A detached or semi-detached structure that includes two dwelling units, either side-by-side, or one above the other.
- Townhouse: A structure that includes three or more dwelling units with common walls between each, each having an individual entrance to the street, often referred to as single-family attached.
- Multi-Family: A structure that contains three or more dwelling units (primarily connected vertically), all of which share a single entrance to the street.
- Educational: Schools, colleges, and other similar facilities.
- Community Facilities/Institutional: Administrative (post office, fire and police stations, City hall); Social and Cultural (churches, museums, libraries, day care centers); and Health and Welfare (hospitals, nursing homes, medical clinics).
- Forest Preserves: Land dedicated for recreational uses and kept as a natural environment for plants and wildlife.
- Parks/Open Space: Parks include recreational uses and facilities generally associated with outdoor activities. Open space is land reserved within developed areas generally for detention/retention purposes with no active recreation uses provided.
- Commercial: Generally retail and supporting uses, including services and eating and drinking establishments.
- Manufacturing/Transportation/Utility: Land use that involves the production and distribution of goods and the storage of products and materials.
- Office/Research and Development: Land use that includes creating and testing new products and theories.
- Vacant/Undeveloped: Vacant land that has been platted or subdivided, but remains unbuilt. Undeveloped land that has not been subdivided and is not in use for developed purposes.

Staff compiled the information that was available on the current use of all property located within the East Sector and compared it to the 1983 data that was used in the preparation of the 1985 Comprehensive Master Plan. This information is summarized in the following table and is discussed in greater detail in the narratives that follow. This comparison illustrates the changes in land use that have occurred over the last 15 years and is useful in projecting what the East Sector's future land use requirements will be.

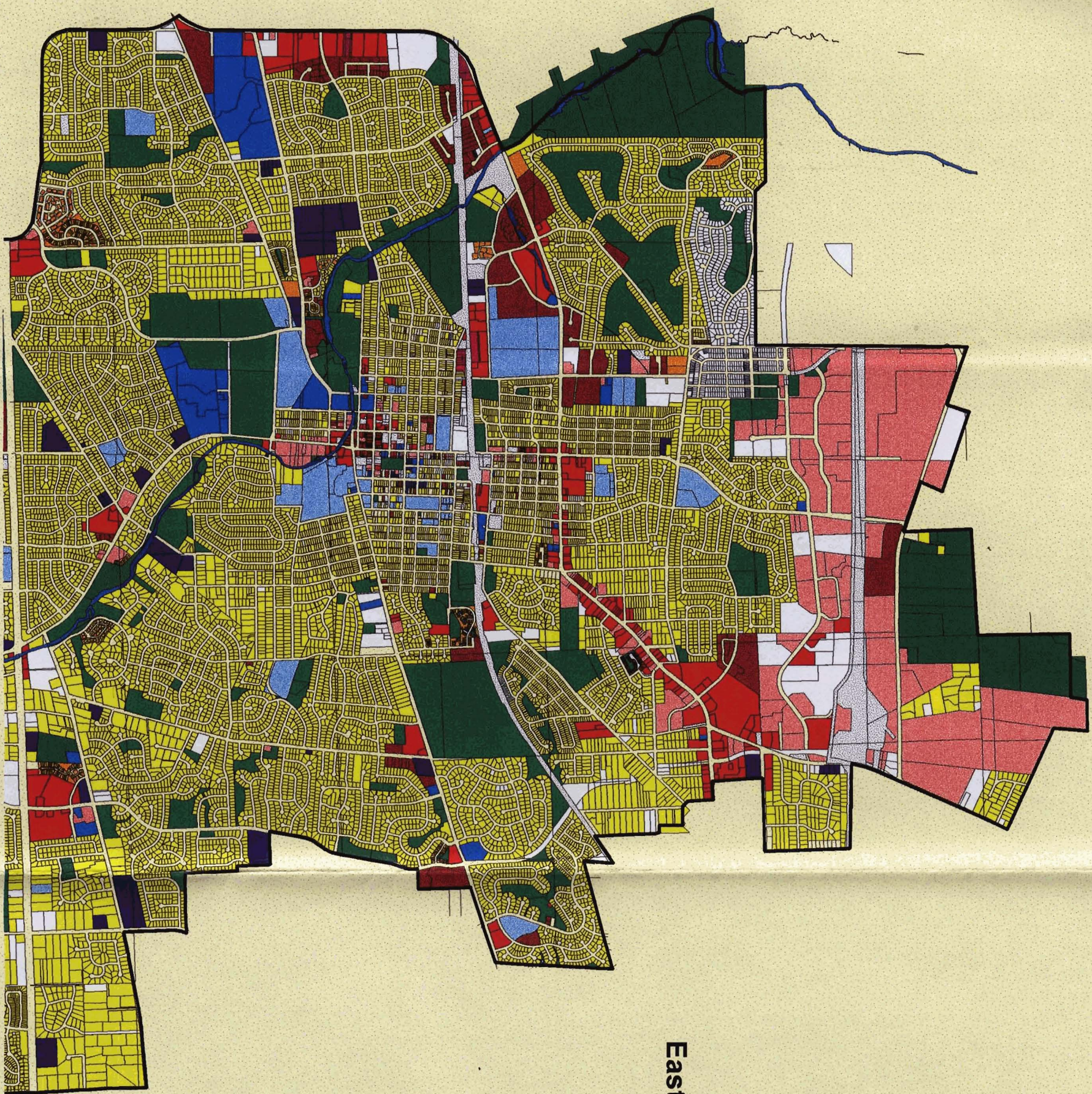
**EAST SECTOR EXISTING AND APPROVED LAND USES  
BY ACRE FOR 1983 AND 1997**

Land Use	East Sector Total			
	1983 (in acres)	% of Total Land Use Developed 1983	1997 (in acres)	% of Total Land Use Developed 1997
Low Density Residential	4,850	53%	8,027	51%
Medium/High Density Res.	199	2%	566	4%
Educational Facilities	303	3%	413	3%
Commun.Facil/Institutional	304	3%	497	3%
Forest Preserve	1,021	11%	1,227	8%
Parks/Open Space	1,343	15%	2,910	18%
Commercial	377	4%	570	4%
Office/Research	547	6%	861	6%
Manufacturing/Trans./Utility	293	3%	583	3%
Vacant/Undeveloped	8,323	-	1,906	-
<b>TOTAL</b>	<b>17,560</b>	<b>100%</b>	<b>17,560</b>	<b>100%</b>

Source: Department of Community Development, December 1997.
















The primary change that has taken place in the last fifteen years is the amount of development in the East Sector. In 1983, nearly half of the sector was undeveloped. Today, the sector is over 90 percent developed. The general mix of development in this sector has not changed significantly as is evidenced by the small amount of change in the percentages of total developed acreage by land use category between 1983 and 1997. The sector is largely residential with a high percentage of parks and open space. Commercial uses are located throughout the sector to serve the needs of Naperville residents as well as residents from other communities. Office and research and manufacturing uses are located primarily in the northern portion of the sector with easy access to Interstate 88. The maps on the following pages graphically illustrate the allocation of various land uses in the East Sector.





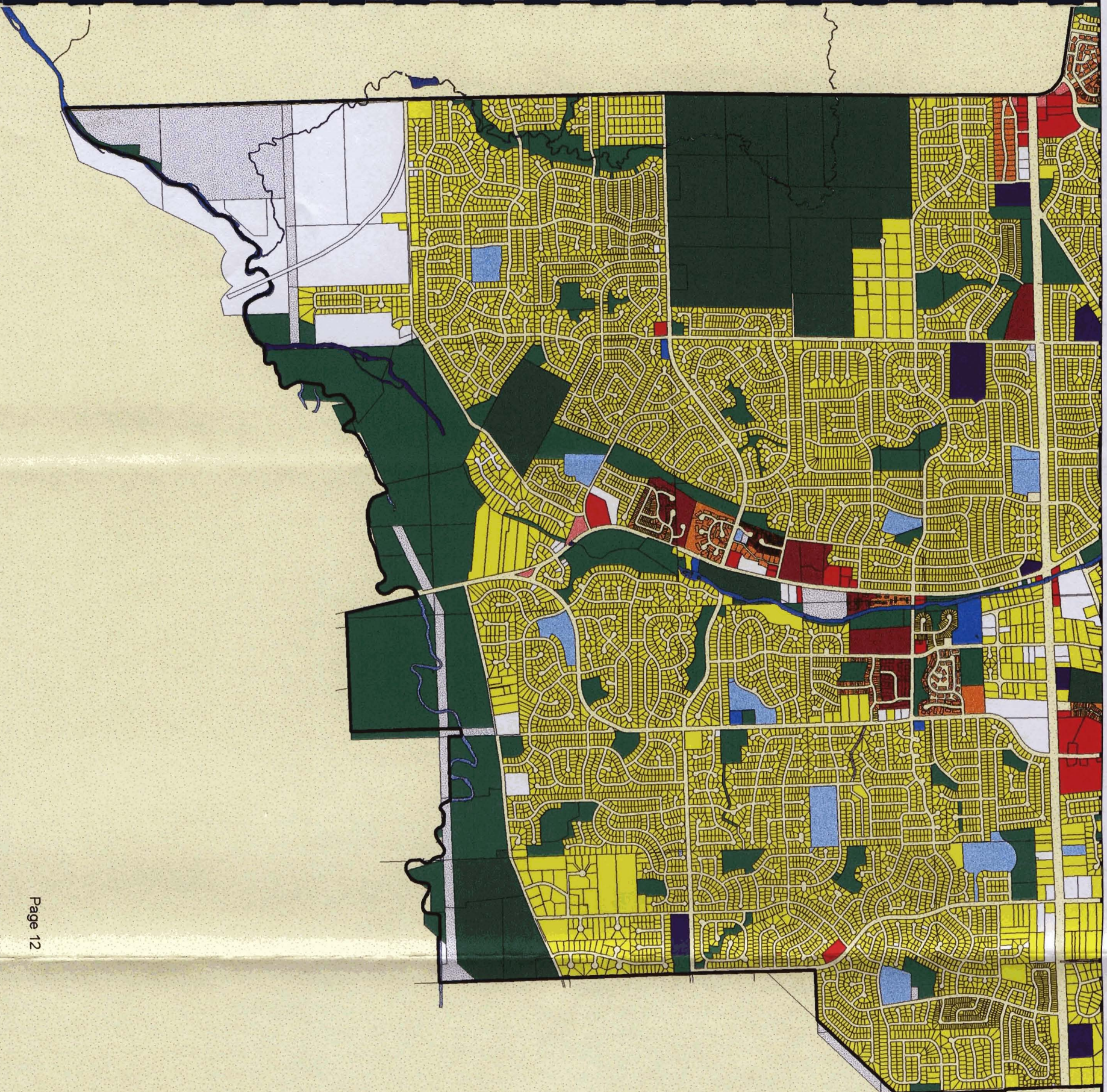
### East Sector Existing Land Use: North Portion

#### LEGEND

-  East Sector Boundary
-  East Sector Parcel Lines
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Office/Research & Development
-  Warehouse/Distribution
-  Transportation/Utilities
-  Church
-  Educational
-  Other Institutional
-  Forest Preserve
-  Park/Open Space/Golf Course/Cemetery
-  Vacant/Undeveloped







**LEGEND**

- East Sector Boundary
- East Sector Parcel Lines
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Office/Research & Development
- Warehouse/Distribution
- Transportation/Utilities
- Church
- Educational
- Other Institutional
- Forest Preserve
- Park/Open Space/Golf Course/Cemetery
- Vacant/Undeveloped

**East Sector Existing Land Use: South Portion**





## Existing Land Use Descriptions

### *Residential*

The most prevalent land use, which accounts for 8,027 acres, is low density residential. This designation includes single-family and two-family structures (duplexes) generally found at a density between one and five dwelling units per acre. A significant amount of development has occurred in this land use category since the 1985 Master Plan, with the total amount of land occupied by low density residential developments increasing by over 3,000 acres. Specific areas that have seen the greatest increase in low density residential are located generally south of 75th Street and include such subdivisions as Riverwoods, Cinnamon Creek, High Oaks, Green Ridge Estates, Naper Carriage Hill, Brighton Ridge, Winding Creek, Knoch Knolls, Brookwood Trace, and Brechenridge Estates. Areas of medium/high density residential currently account for 566 acres (4 percent of the total land area) in this sector. This represents a 184 percent increase in medium/high density residential land since 1983. Residential developments classified as "medium density" are primarily townhomes, but may also include condominiums and apartments with densities between five and fifteen units per acre. Certain quasi-institutional uses, such as an assisted living facilities, are also classified as medium density uses because of their limited impact (i.e. traffic, school aged children, parking needs) on the adjacent community. Medium density development that has occurred since the 1985 Comprehensive Plan include the Hobson Oaks Townhomes, Old Farm Townhomes, and the Fields Townhomes. High density developments are typically condominiums and apartments with densities above 15 dwelling units per acre. More recent projects within this land use category include the Fifth Avenue Station, Maple Court Apartments, Foxcroft Apartments, and Windscape Village.

### *Forest Preserve and Park*

Land occupied by forest preserves, parks, or open space has increased from 2,364 acres in 1983 to 4,137 acres in 1997. McDowell Grove and Springbrook Prairie Forest Preserves are both partially located within this sector. McDowell Grove Forest Preserve is a 626 acre preserve in the northwest portion of the sector, encompassing over 456 acres of the sector, located south of Diehl

Road along Raymond Drive. Approximately 546 acres of the Springbrook Prairie Forest Preserve are located in the southern portion of this sector along Plainfield/Naperville Road. Both preserves consist of wide expanses of grasslands along with scattered stands of brush and trees.

Other significant park and open space lands include the landmark Riverwalk, Centennial Beach Park, and Knoch Park. The 40.95 acre downtown riverfront park is located along the banks of the western branch of the DuPage River. The park features many recreational and environmental opportunities including the following: a quarry lake, an outdoor amphitheater, Rotary Hill, and the Centennial Beach swimming facility. Knoch Park is a 40 acre park located on the east side of West Street, running along both the north and south sides of Martin Avenue. This park is home to Naperville's centrally located sports complex that has 11 baseball fields, 8 tennis courts, 2 football fields, and 2 soccer fields.

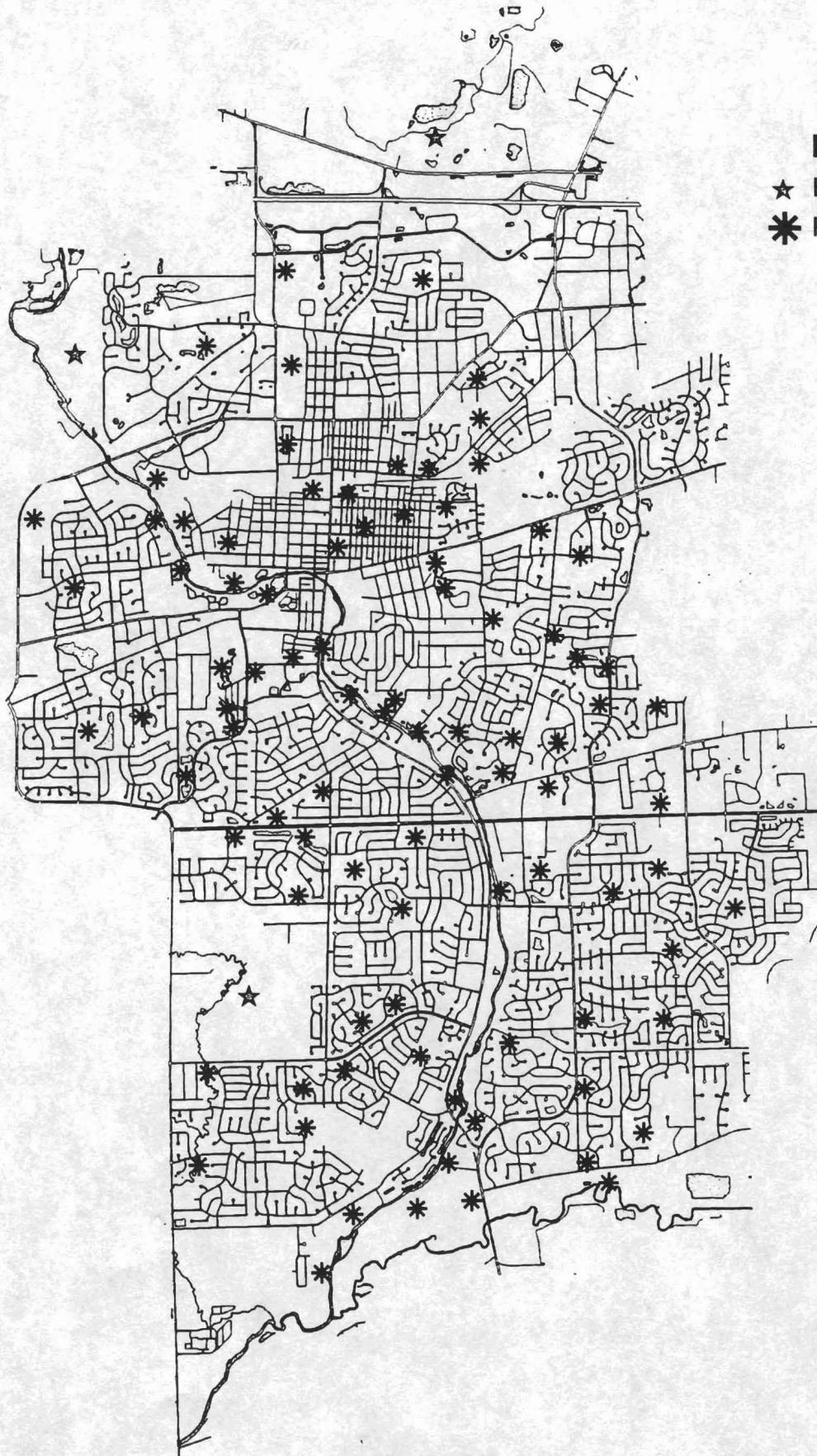
These are only two examples of the many parks maintained by the Naperville Park District. Altogether, they manage 94 parks in the East Sector. Over 1,800 acres of open space can be found throughout the sector, with nearly 63 acres in the downtown area alone. Parks and dedicated open space land have increased over 34.1 percent since the 1985 Plan. The map on the following page illustrates the distribution of parks and forest preserves in the East Sector.

### *Commercial*

Commercial uses now occupy about 570 acres, or 4 percent of the total developed land area, compared to 377 acres in 1983. Some of the larger commercial developments in this sector, exclusive of the downtown area, include: Ogden Mall (30 acres) on the north side of Ogden Avenue just east of Iroquois, Fox Run Square (18 acres) located on the northeast corner of 75th and Naper Boulevard, Market Meadows (20 acres) west of Naper Boulevard and north of 75th Street, Hobson West Commons (11 acres) on north side of 75th and east of Naperville/Plainfield Road, and Naperville Plaza (10 acres) on the southwest corner of Washington Avenue and Gartner. (The locations of these commercial centers are indicated on the map on page 16.) In addition to the typical shopping centers that exist, the sector distinguishes itself from the rest of Naperville because of the existence of the downtown retail core and the strip commercial located along much of Ogden Avenue. Because of the significance of these two areas, additional planning will be conducted and is described in more detail in later portions of this plan.



# East Sector Forest Preserve/Park Sites



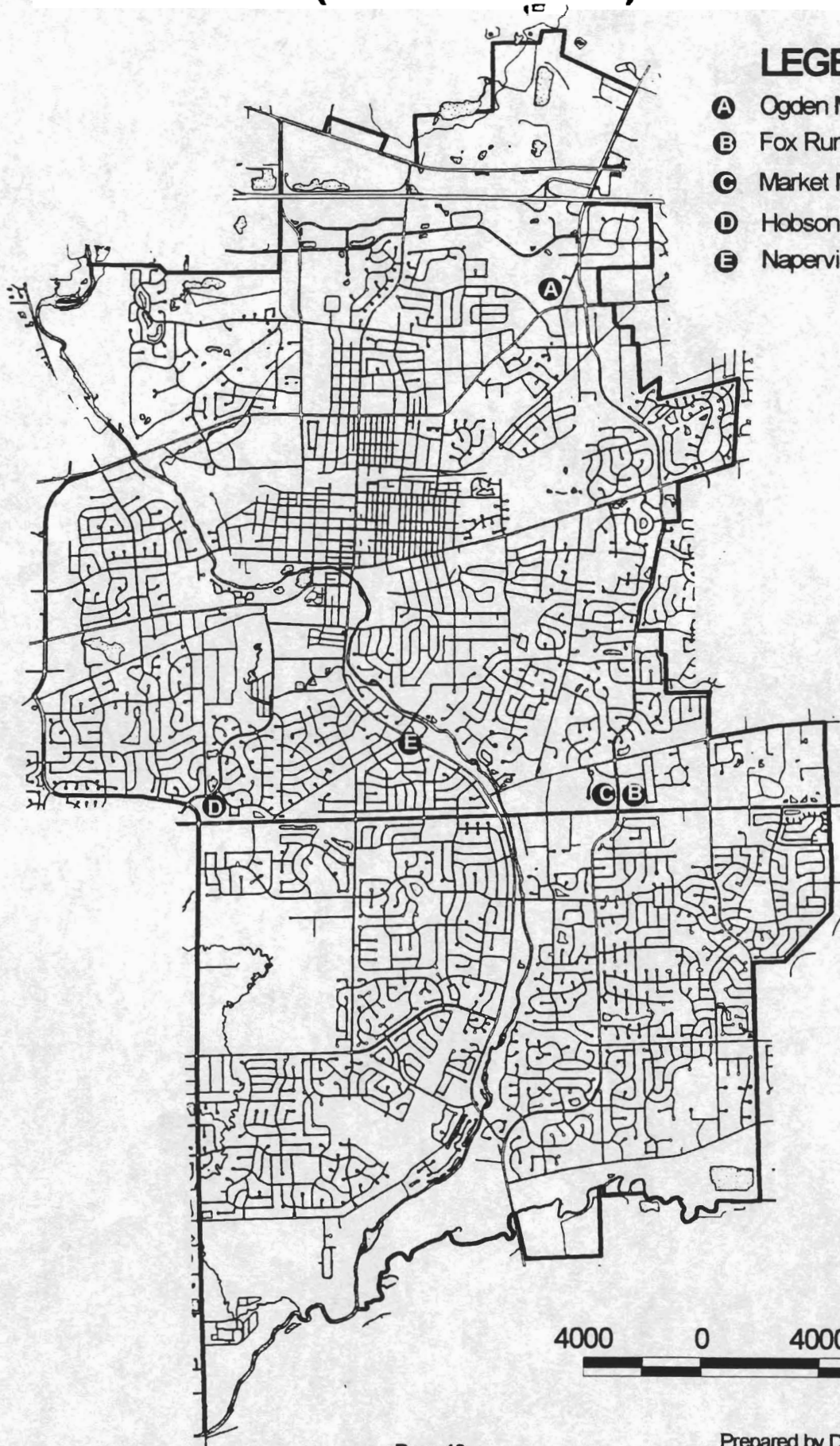
- Legend**
- ★ Forest Preserve
  - \* Park Site







# Shopping Centers in the East Sector (Over 10 Acres)



## LEGEND

- A** Ogden Mall
- B** Fox Run Square
- C** Market Meadows
- D** Hobson West Commons
- E** Naperville Plaza



### ***Office/Research & Development***

Land designated for office and research development activity in the East Sector includes 861 acres, or 6 percent of the total developed land area. This represents an increase of over 300 acres since 1983. This land use is located almost entirely along the Interstate 88 "Illinois Research and Development Corridor," which traverses the northernmost portion of the study area. In the East Sector portion of Naperville, approximately five million square feet of office space can be found. Some of this development consists of corporate campuses such as Lucent's Indian Hill and the Amoco Research Center. Other significant office projects include Centre Point, Naperville Corporate Center, Washington Commons, Park Place, and the Naperville Office Park. Most of the larger projects in this sector were completed prior to 1985 but more recent additions include 300 Park Place, 400 Park Place, Washington Commons I through III, and Naperville Corporate Center Building IV.

In addition to the corporate offices located along the Tollway, the sector does contain a number of smaller professional offices that are located in and around the downtown. Besides the stand alone office buildings located on the east side of Washington Street south of the downtown, there are a number of smaller office structures that now exist through the City's plan to permit in-home-to-office conversions in select areas surrounding the Central Business District. These types of conversions not only have constrained the expansion of the downtown, but have also provided an opportunity to preserve the residential character of many older buildings.

### ***Educational Facilities***

Educational facilities currently occupy 413 acres of land in this sector, compared to 303 acres in 1983. Public education is provided by two districts in the East Sector: Naperville Community Unit District 203 and Indian Prairie School District 204. District 203 covers most of the East Sector operating 14 elementary schools, 5 middle schools, and 2 high schools. District 204 operates two additional elementary schools within the sector.

Higher education facilities are also located in the East Sector. North Central College has been a part of the Naperville community for over 125 years. This college, located on 57 acres of land just east of downtown Naperville, had an enrollment of 2,640 students for the 1997/98

academic year. Satellite campuses have also migrated to the City as evidenced by the College of DuPage (75<sup>th</sup> Street near Rickert) with an enrollment of approximately 755 students, DePaul University (Amoco Research Campus) with an enrollment of 1,700 students, and Robert Morris College (Centre Point Office Park) with an enrollment of 200 students.

### ***Community Facilities and Institutional Uses***

These uses now occupy about 497 acres, or 3 percent of the total developed land area in this sector, as compared with 304 acres in 1983. Because of the magnitude and importance of municipal facilities and services that are located within the East Sector, a detailed section focusing specifically on this land use category follows below on pages 18-23. Please refer to this section for in-depth information on public services, fire and police protection, library facilities, electric service, sewer and water, and stormwater management.

### ***Vacant and Undeveloped Land***

Vacant and undeveloped land now accounts for only 1,550 acres in this sector (as opposed to 5,951 acres in 1983). This category consists of the following: agriculture uses, nurseries, open lands, as well as land that has been platted or subdivided but not yet developed. Because of the significant amount of development that has occurred since 1983, the amount of vacant or undeveloped land has been reduced in this sector from 39 percent to 9 percent. Much of this vacant land exists as smaller tracts (5-15 acres). But, these tracts do provide future opportunities for infill development.

## **MUNICIPAL FACILITIES & SERVICES: A DETAILED LOOK**

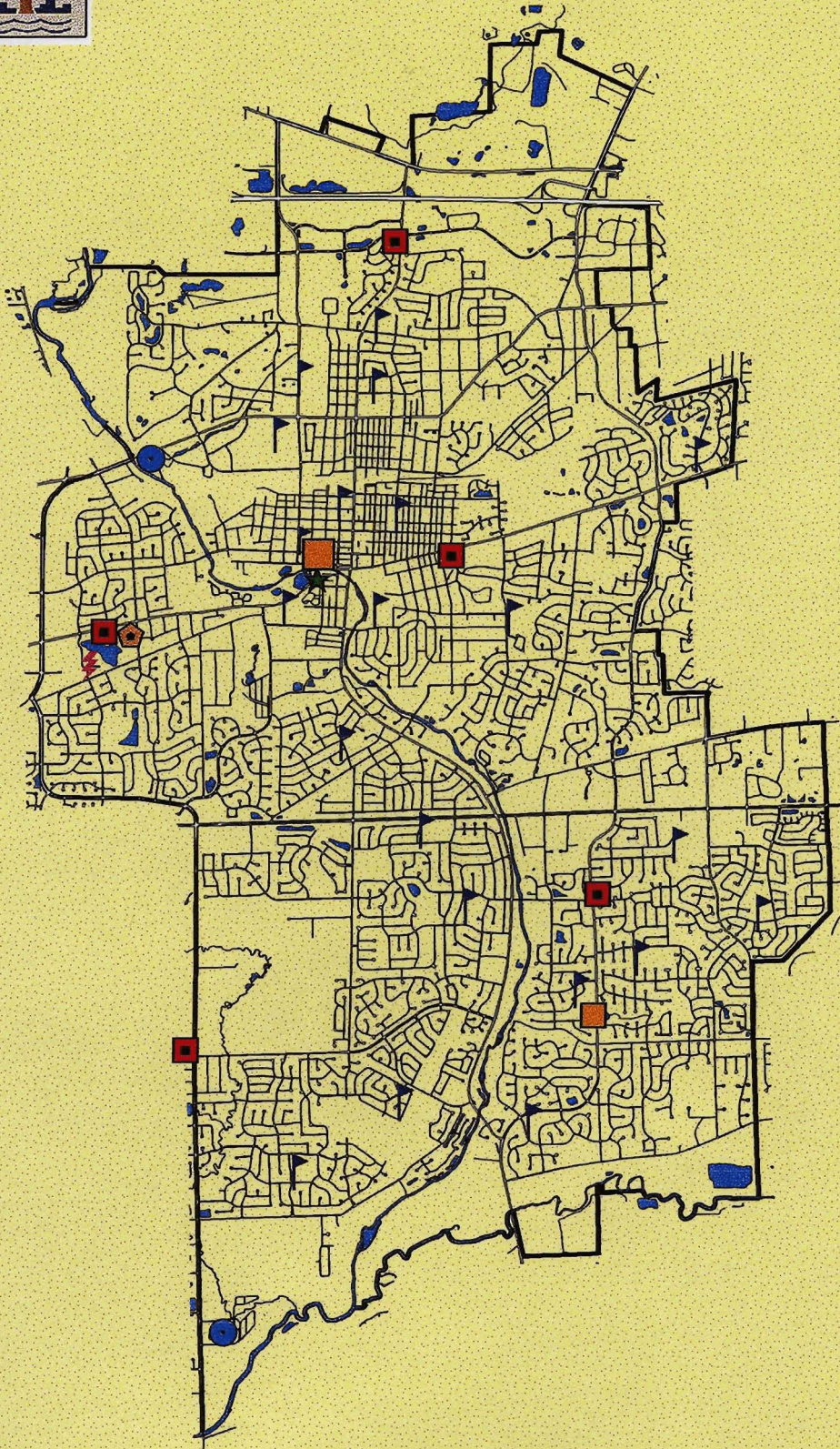
---

The availability of municipal facilities generally depends on whether the property is annexed into the City of Naperville or remains unincorporated. For property that is located within the City, a full complement of municipal facilities including sewer, water, electric, fire and police protection are provided. The map on the following page illustrates the distribution of public facilities throughout the East Sector.





# East Sector Community Facilities



## Legend

- ★ City Hall
- ⚡ Electrical Services
- Library
- ⬠ Police Station
- ▴ School Site
- Water Reclamation
- Fire Station



5000 0 5000 10000 Feet



### ***Public Service Center and Municipal Center***

The Public Service Center, located at the southwest corner of Aurora Avenue and River Road, is the largest area set aside for community facilities in Naperville. This 75 acre site is home for the police and fire departments headquarters, as well as the electric utility and Safety Town. This location also has the Naperville Lake Walk around Lake Osborne that can be utilized by the public for walking, jogging, biking, and fishing.

The Municipal Center is located just south of the DuPage River at the northeast corner of Aurora Avenue and Eagle Street in downtown Naperville. As part of the Riverwalk, the building is very accessible to residents. The 99,000 square foot building is home to the following departments and offices: City Council, City Manager, Community Development, Finance, Human Resources, Information Systems, Legal, Public Works, and Public Utilities.

### ***Fire Protection***

In the East Sector there are four strategically located fire stations to ensure that residential and non-residential developments will be provided with a high level of service with minimal response time twenty-four hours a day. Fire Station #1, located at Chicago Avenue and Julian Street, is staffed with eight personnel on an engine company, a ladder company, and ambulance. Fire Station #2, located at Naper Boulevard and Bailey Road, is staffed with five personnel and an engine company and ambulance. Fire Station #3, located at Diehl Road and Washington Street, is staffed with five personnel and an engine company and ambulance. Fire Station #7 also houses the Administrative Center and is located at the Public Service Center on Aurora Avenue. The station is staffed with nine personnel and an engine company, a ladder company, an ambulance and one district commander. The Fire Department is nationally accredited and has attained an ISO rating of 2.

### ***Police Protection***

Within the East Sector, three jurisdictions currently provide police protection. The City's force of approximately 170 officers serve all incorporated areas while the DuPage and Will County Sheriff's Departments cover the unincorporated areas. If additional land in the East Sector is annexed to Naperville, the City's police presence will expand. Depending on the type and severity of the

emergency, the City of Naperville may also respond in the unincorporated areas.

### ***Library Facilities***

City residents can utilize all services and facilities offered by Naperville's two public libraries. Within the East Sector, residents' needs are primarily met by the Nichols Library in downtown Naperville, however they are also able to use the Naper Boulevard Library. Residents within the unincorporated areas of the sector may use these facilities if they pay an annual fee. The Naperville Public Libraries participate in the DuPage Library System, which offers residents inter-library loan and reciprocal borrowing programs from libraries throughout America.

### ***Electric***

Electric service to the majority of Naperville residents and businesses is provided by the City's electric utility, although unincorporated residents, Lucent Technologies, and a handful of other businesses located along Ogden Avenue are serviced by Commonwealth Edison. Within the sector, electric substations can be found at the following locations: Tollway Substation, south of the East-West Tollway in Naperville Office Park; Ogden Substation, south of Ogden Avenue and west of 5th Avenue; Modaff Substation, southeast corner of 75th Street and Modaff Avenue; Meadows Substation, north side of 75th Street, one block east of Naper Boulevard; Springbrook Substation, north of the Springbrook Water Treatment Plant; Chicago Avenue Substation, behind the Fire Station #1; and the Royce Road Substation, west of Barkdoll Road and south of Royce Road.

### ***Sewer and Water***

The East Sector's primary source of water is the DuPage Water Commission (DWC) system. The DWC has been supplying the City of Naperville with Lake Michigan water since 1992. At the present time, water is stored and distributed from various locations. There are four elevated water storage tanks within this sector including the 500,000 gallon North Tank located in Cress Creek off Bauer Road; the Central Tank in Kroehler Park at the northwest corner of 5th Avenue and Columbia with a capacity of 500,000 gallons; the 500,000 gallon South Tank on the southwest corner of 75th and Washington Street; and the 750,000 gallon Southwest Tank located off Plainfield/Naperville

Road at the Springbrook Region Water Reclamation Center. There is also a two million gallon standpipe water storage tank at the northwest corner of Ogden Avenue and Naperville/Wheaton Road at Ogden Mall and one ground storage water tank located south of Harbor Court on Washington Street.

The East Sector currently has four water reservoirs that are located as follows: a six million gallon reservoir is located at the Springbrook Plant off of Plainfield/Naperville Road; a 2.5 million gallon South Reservoir is located at the southwest corner of 75th and Washington Street; a four million gallon West Reservoir is located near May Watts Elementary School in the Westwind neighborhood; and a six million gallon Southwest Reservoir is located on the northwest corner of Ranchview and Auburn.

The Springbrook Regional Water Reclamation Center is located on the east side of Plainfield/Naperville Road about a half mile south of 95th Street. The Springbrook Plant treats all wastewater for the cities of Naperville and Warrenville, covering a total of 35,890 acres. On the premises there is a 6,000,000 gallon reservoir and 750,000 gallon elevated water tank. This facility is capable of processing 18.5 million gallons a day with the use of tertiary filtration. The treated water pumped back into the DuPage River is of better quality than the River itself. Two pump stations within the East Sector assist sanitary sewer flow. One is the South Operations Pump Station is at the corner of 83rd Street and Washington Street. The other is the North Operations Pump Station located along the Burlington Northern Railroad that is just south of 5th Avenue.

Most of the existing unincorporated areas in the sector utilize private well and septic systems. In the event of their failure, municipal sewer and water service will be made available upon annexation to the City, provided the City system is close enough to permit connection.

### ***Stormwater Management***

The principal river within the City of Naperville is the West Branch of the DuPage River which, along with its catchment area, extends from Schaumburg in Cook County to the confluence of the DuPage and DesPlaines Rivers at Channahon in Will County. The total catchment area is approximately 40 miles long and 14 miles wide at its broadest point.

The DuPage River flows in a southerly direction from Hanover Park through Naperville and

has a drainage area of 121 square miles at the Illinois Division of Waterways gauging station immediately south of the DuPage/Will County line. About thirty square miles of this drainage area are within the City limits. The West Branch main stem is about 28 miles in length and connects with 111 miles of tributaries. The larger tributaries include Cress Creek and Springbrook Tributary 2.

Development occurring within the East Sector is subject to the City's Storm Runoff Control Ordinance and the Countywide DuPage County Stormwater and Floodplain Ordinance. Applicability of these regulations is based on the size of the property and the proposed land use. Detailed information on stormwater management requirements is available through the City's Department of Public Works.

## **TRANSPORTATION NETWORK**

---

### ***Roadways***

Naperville's transportation network, as in any city, is designed to distribute traffic through a hierarchy of planned roads in order to establish a safe and efficient means of travel. At the top of this hierarchy are designated strategic regional arterials (SRA), which are the principal streets within the Chicagoland Region. The primary function of the SRA type is efficient traffic flow. Land use along such arterials may be intensive and access is limited in order not to impede the movement of traffic. Within the East Sector, only 75th Street has been designated as an SRA by the Illinois Department of Transportation. Major and minor arterials, which follow SRA's in the roadway hierarchy, distribute traffic to smaller and less traveled collector streets. Following collector streets are neighborhood collector or internal streets, which are designed for the lowest volume of traffic and provide access to individual properties.

Major arterials have right-of-ways (R.O.W.) of between 100 and 120 feet and include such East Sector roadways as Naperville Plainfield Road, Washington Street, Wehrli Road (north of 75th), Naper Blvd. (north of Chicago), Ogden Avenue, Warrenville Road, Naperville Road (north of Ogden), and the eastern extension of 95th Street. Minor arterials usually have a R.O.W. width of up to 100 feet with a typical cross section of four to five lanes. East Sector routes classified as minor arterials include 87th Street, Wehrli Road (south of 75th), Naper Blvd. (south of Chicago), Chicago Avenue, West Street, Aurora Avenue, Mill Street (north of Ogden) and Diehl Road.



R.O.W. widths for collectors are usually 80 feet, with a cross section of up to four lanes. All other roadways in the sector are categorized as neighborhood collector streets with R.O.W. widths of 66 feet. Improvements of the aforementioned roadways to the standards indicated in the Thoroughfare Master Plan will occur concurrently with development of property in the general vicinity.

Within the East Sector, the City of Naperville has jurisdiction over only a portion of the existing roadway network: maintenance of Interstate 88 is the responsibility of the Illinois Tollway Authority; U.S. Highway 34 (Ogden) is maintained by the State of Illinois; and 75th Street, Ferry Road and Raymond Road are under the jurisdiction of DuPage County. Roadways that are maintained by the City of Naperville include: the Rickert portion of the Western Bypass, River Road, Aurora Avenue, North Aurora Road, Diehl Road, and all streets within incorporated subdivisions. All remaining roadways fall within the jurisdiction of Naperville Township.

### ***Public Transportation***

The Naperville/Metra train station, located at 105 E. 4th Street, is utilized by more than 4,300 passengers each day—the largest volume any suburban Metra facility handles in metropolitan Chicago. Over 90 trains utilize the station on weekdays while over 40 stops are scheduled on weekends. The station not only serves commuters, but also offers travelers a major east/west line for Amtrak train use.

Naperville has 23 bus routes to choose from, offering a variety of destinations. Access to seven office complexes, four train stations, six shopping centers, five schools and one hospital are just a few of the stops included on bus routes in Naperville alone. Bus riders also have the opportunity to travel to surrounding cities and villages including Aurora, Wheaton, Lisle, Warrenville, and Oak Brook. Pace is currently teaming up with Metra to pursue park-and-ride locations in the East Sector. If suitable locations are identified, a park-and-ride facility may be established that would provide bus service from the parking lot to the 5th Avenue Metra station.

### ***Bike and Pedestrian Transportation***

Naperville prides itself in being a bicycle and pedestrian conscious community. Its commitment to non-motorized transportation alternatives is evidenced by the adoption and

implementation of several pedestrian and bicycle oriented policies and programs. For detailed information on this subject matter, please refer to the City of Naperville Bicycle and Pedestrian Plan that is available through the Department of Public Works.

The City has supported both recreational and functional walkways and bikeways. The West Branch of the DuPage River represents the primary greenway in the East Sector of Naperville. In the downtown area, the river is also the location of the Riverwalk, a scenic pedestrian facility that links several large recreational areas. Naperville is also located close to the Illinois Prairie Path and several forest preserves that provide excellent bicycle and pedestrian facilities.

The City has undertaken a number of initiatives which also contribute to a pedestrian friendly environment. The City has adopted a walk-to-school program through which sidewalks are constructed to connect residential areas to schools, as well as an ordinance which requires the construction of sidewalks in new developments. In addition, the City has nearly completed the installation of either a walk cycle or a pedestrian-activated signal at all City and most county-owned signalized intersections.

## Chapter 3: Current East Sector Developments

In addition to the land use changes that have already occurred in the sector since the 1985 Plan was adopted, there are a number of projects that are either approved yet unbuilt, or are under construction. The locations for these projects in the north half of the East Sector are shown on the Current Development Map on page 30 and the locations for projects in the south half of the East Sector are identified on the Current Development Map on page 33.

### CURRENT DEVELOPMENT LIST FOR THE NORTH HALF OF EAST SECTOR

---

#### 1. Danada Woods

Danada Woods is located north of Warrenville Road on the west side of Naperville Road at 2000 Naperville Road. The current zoning for this 9.67 acre plat is ORI Office, Research and Light Industry. The preliminary Planned Unit Development (PUD) Plat has been approved and the zoning proposed is R3A Medium Density Multiple-Family PUD. The plat proposes 59 townhome units and 2.3 acres for open space.

#### 2. Herrick Lake Townhomes

The Herrick Lake townhome project is zoned R3 Medium Density Multiple-Family and proposed for the north side of Warrenville Road, approximately 300 feet east of Washington Street. The preliminary subdivision plat has been approved for the 1.6 acre site and will accommodate 14 townhome units at build-out.

#### 3. Lincoln Park Properties

Lincoln Park Properties is a short term corporate housing project located on the southeast corner of Warrenville Road and Washington Street. Lincoln Park is zoned ORI PUD (Office, Research and Light Industry). The 24.2 acre site contains 20 buildings with 400 units and a 3,800 sq. ft. clubhouse. The project is now seeking final occupancy permits.

#### 4. Century Farms (Forest View)

This 118.8 acre parcel is located in the R1A Low Density Single-Family zoning district on the southwest corner of West Street and Commons Drive. The subdivision plats for Century Farms have been approved and consist of 254 lots. The average lot size is 11,031 sq. ft. and

29.69 acres of the total acreage will be open space. Approximately 25 percent of the development has received building permits.

**5. Cress Creek Townhomes**

This 5.08 acre PUD located at the southwest corner of Bauer Road and Mill Street. The 28 townhouse units are proposed on 8 lots. The final plat and PUD have been approved and the development is currently under construction. The site will contain 2.69 acres of open space.

**6. Columbia Woods**

Columbia Woods, located at the northeast corner of Ogden Avenue and Columbia Street, was annexed in 1994 and approved for 18 attached single family duplexes on 9 lots around a cul-de-sac. The average lot is 10,490 sq. ft. To date, the project is approximately 25 percent complete.

**7. Pheasant Glen**

The 13.5 acre parcel is located on the east side of Tuthill Road, approximately 230 feet south of Larsen Lane bordering the Burlington Northern Railroad. The development is zoned R1A Low Density Single-Family and contains 33 single-family lots with 2.69 acres of open space. The project is currently under construction.

**8. Olesen Estates**

Olesen Estates is located in an R1A Low Density Single-Family zoning district on the west side of Naper Boulevard, approximately 1/2 mile south of Chicago Avenue. The final subdivision plat has been approved along with three final resubdivision plats. The project encompasses 59 acres and will have 131 single-family homes and 6.5 acres of open space when completed. Building permits have been issued on over 50 percent of the lots.

**9. Prairie Lakes**

Prairie Lakes is located east of Ogden Avenue between Feldott Drive and Oswego Road. The 20.2 acre site is zoned R3 PUD (Medium Density Multiple-Family) and is approved for 319

apartment units and 6.82 acres of open space. All permits for this project have been issued with about one-half of the project approved for occupancy.

**10. Pleasant Oaks**

This project located in the vicinity of Parkside Road, Woodlawn Avenue, and Julian Street is proposed for 12 single-family homes. A portion of this site will require annexation and rezoning to R1A Low Density Single-Family.

**11. Prescott Woods**

This five acre site, located at the northeast corner of Ogden Avenue and the West Branch of the DuPage River, is approved for 44 townhome units. Building permits have been issued for approximately one-half of the project.

**12. Woodland Park**

The Woodland Park project, located approximately one-half mile west of Mill Street between 5th Avenue and the Burlington Railroad, is approved for 80 townhome units. To date, construction is over 50 percent complete.

**13. North Central College**

North Central College is now underway with a significant expansion of its Fort Hill Dormitory located south of Chicago Avenue. This improvement is planned for occupancy in the fall of 1998 and will add 83 units to the dormitory.

**14. Washington Pointe**

Located at the northeast corner of Diehl Road and Washington Street, the OPUS Group is proposing the construction of a four-story, 170,000 square foot office building. The project is under architectural and engineering review and may be ready for construction in late spring.

**15. Park Place**

The Park Place Office Park located along Park Place is proposed for an additional 170,000 square feet on three lots. A minor change to the PUD was recently approved by City Council

which permitted a slight deviation in the size and orientation of the three remaining buildings of seven building project. Permits for a 45,000 square foot. office building have been issued.

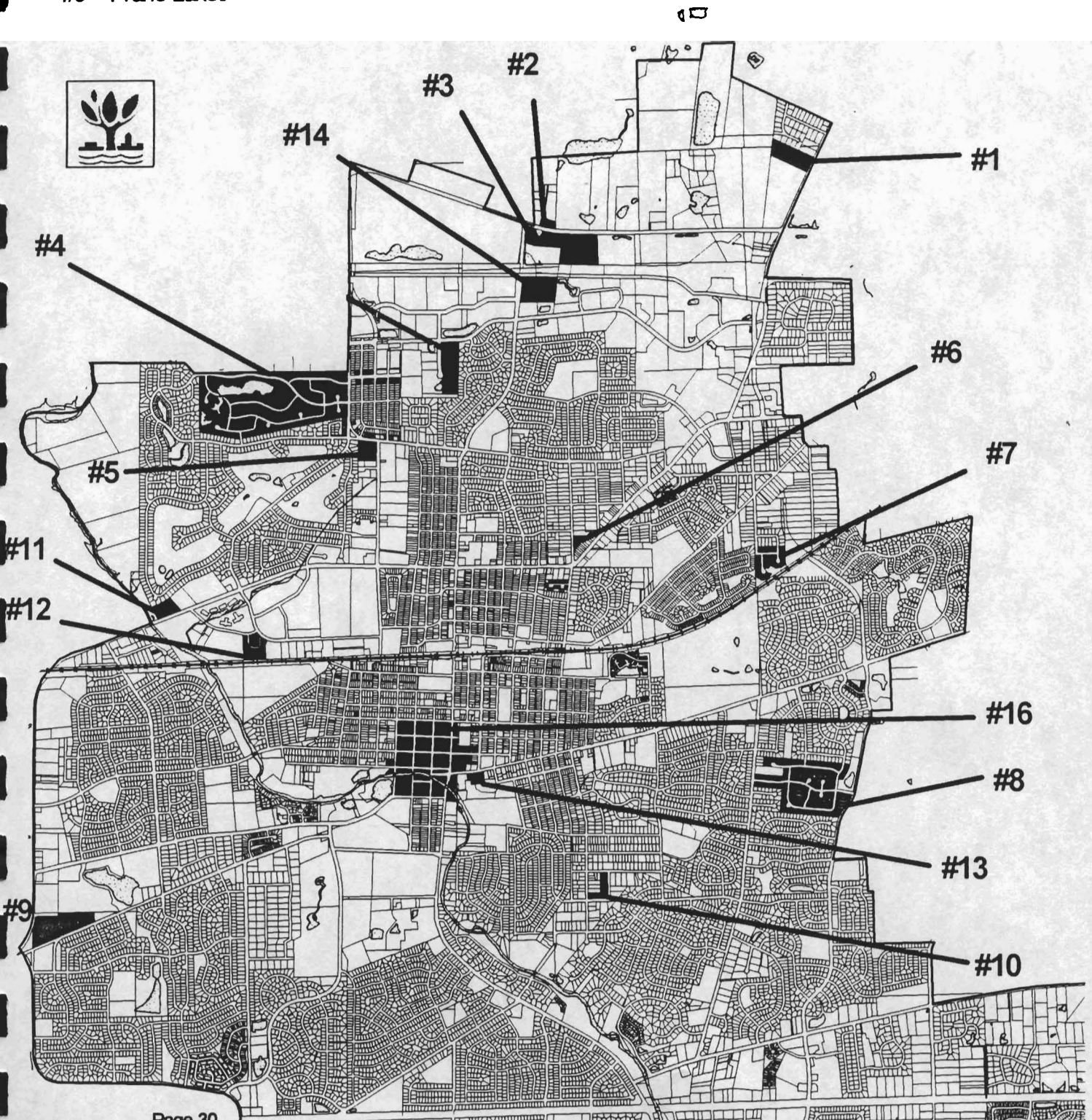
## **16. Downtown**

Naperville's downtown or Central Business District is undergoing significant change. Following the recent opening of the Main Place project, a number of other projects are either under consideration or under construction. These include: Washington Corners (62,000 square feet commercial/office project); Sullivan's Restaurant (renovation and 4,000 square foot addition to the old Horsley's building); renovation of the Sun Building for retail uses; and leasing of the 175 West Jackson Building for retail tenants. Because of the importance of this area to Naperville, a separate downtown plan will be completed and has been included in the "Action Plan for Implementation" on page 69 of this report.



### Current East Sector Developments: North Half

- #1 - Danada Woods
- #2 - Herrick Lake Townhomes
- #3 - Lincoln Park Townhomes
- #4 - Century Farms
- #5 - Cress Creek Townhomes
- #6 - Columbia Woods
- #7 - Pheasant Glen
- #8 - Olesen Estates
- #9 - Prarie Lakes
- #10 - Pleasant Oaks
- #11 - Prescott Woods
- #12 - Woodland Park
- #13 - North Central College
- #14 - Washington Pointe
- #15 - Park Place
- #16 - Downtown



## CURRENT DEVELOPMENT LIST FOR THE SOUTH HALF OF EAST SECTOR

### **1. Brighton Ridge Commons**

The 11.7 acre Brighton Ridge Commons, zoned B3 General Commercial, is located on the southeast corner of 75th Street and Plainfield/Naperville Road. Access for this commercial center is Maplefield Road which connects Plainfield/Naperville Road with Shepherd Drive. The proposed development will have 9 lots, including four outlots along 75th Street. When finished, the shopping center will be occupied by a McDonald's, Pet Practice, Brighton Ridge Car Wash, Q-Lube, and a retail center.

### **2. Ranches of Havenshire**

Ranches of Havenshire is located on the east side of Plainfield/Naperville Road, approximately 420 feet south of 75th Street just south of Brighton Ridge Commons. This 18.1 acre site was annexed in 1985 and is zoned B2 PUD (Community Shopping Center District). This development has 29 lots and will contain a total of 116 units with 4 single family attached units on each lot. The final PUD and Subdivision Plat have already been approved and the development will eventually contain 20,000 sq. ft. of open space. Less than 50 percent of the project has been completed. A minor change to the PUD has recently been processed to modify the building design for the remaining units.

### **3. Baileywood**

The 38.09 acre Baileywood development is located on the northwest corner of Bailey Road and Naper Boulevard. There will be 52 buildings containing 224 townhome units in this development. The property is zoned R1A PUD (Low Density Single-Family) and is broken down into two developments, Baileywood I and Baileywood II. At completion, there will be 15.91 acres in common ground with 6.47 acres dedicated as park land. Over 75 percent of the units have been constructed.

### **4. Prairie Ridge**

The 40.12 acre Prairie Ridge Subdivision is located north of the Knoch Knolls Subdivision and is intersected by Modaff Road. The proposed subdivision will contain 88 single family



homes with 5.064 acres of open space and 1.73 acres of park land at build-out. The project is less than 20 percent built.

**5. Silver Springs Estates**

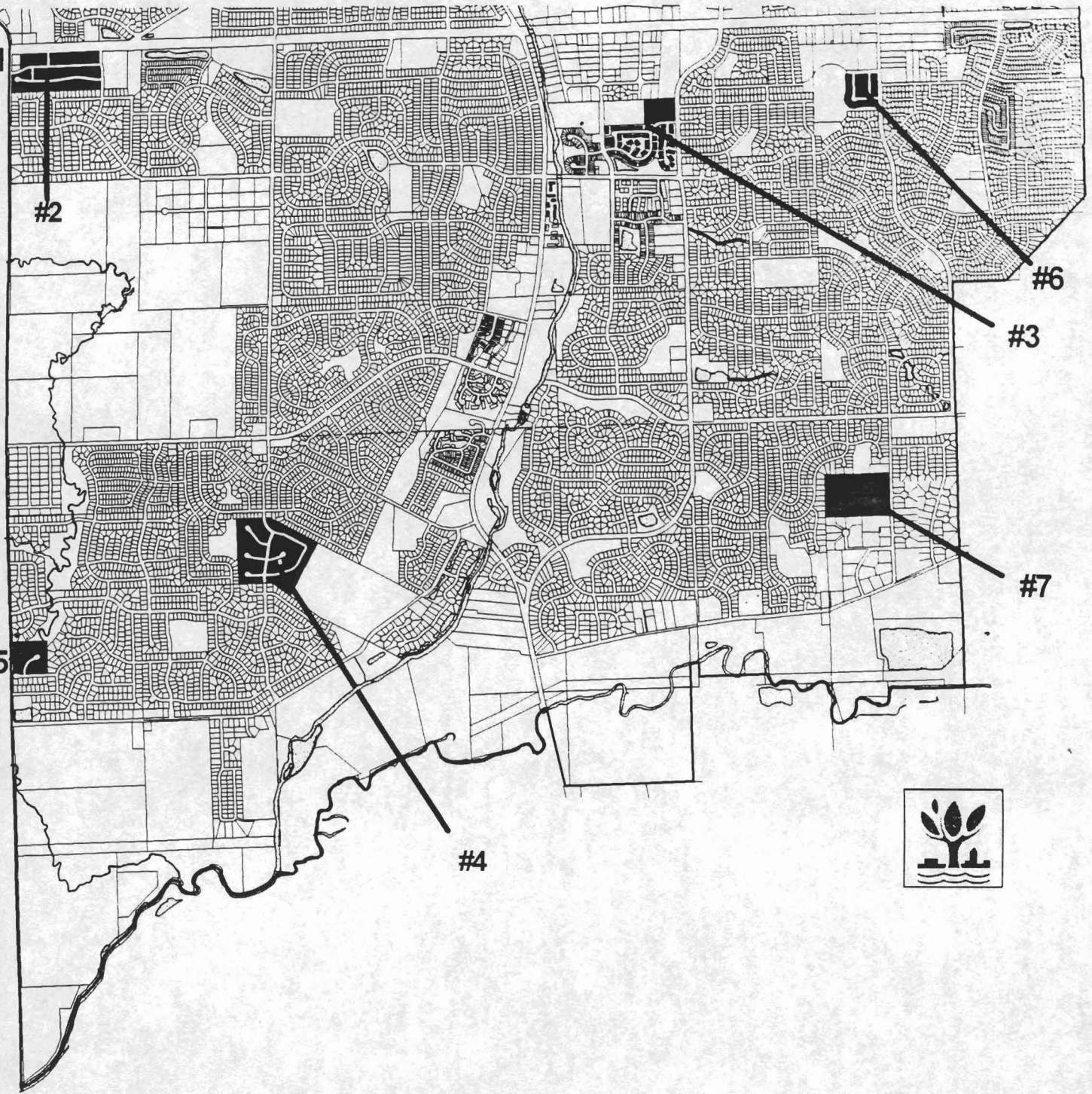
This 22 unit single-family development is located within Breckenridge Estates on the east side of Plainfield/Naperville Road just north of 95th Street. Silver Springs Estates covers 14.3 acres with 3.63 acres dedicated for a park. Over 75 percent of the lots have been permitted.

**6. Meadow Glen**

Meadow Glen is a 10.62 acre single-family development located on the west side of Wehrli Road, just east of the Meadow Glen Elementary School. The project has not yet started construction, but will contain 24 homes at build-out.

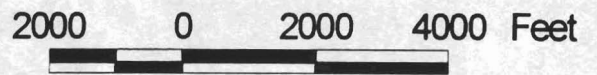
**7. Bonnema Woods**

This 25.13 acre project, located on the west side of Lisson Road approximately one-quarter mile north of Royce Road is zoned E3 Estate Transition and is approved for 34 single-family homes. Construction is underway.



**Current East Sector Developments: South Half**

- #1 - Brighton Ridge Commons
- #2 - Ranches of Havenshire
- #3 - Baileywood
- #4 - Prairie Ridge
- #5 - Silver Springs Estates
- #6 - Meadow Glen
- #7 - Bonnema Woods



## Chapter 4: The 1998 East Sector Plan

This 1998 East Sector Plan represents an attempt to continue to apply forethought to the changing physical character of Naperville, and in so doing, to give direction and purpose to this change. As any business enterprise must look ahead and plan for its future so must a community that is in a period of continuing growth and change. As such, it is important to evaluate present and potential needs in light of available resources and form realistic plans to guide future growth and development.

This plan is based on a study and understanding of the economic and physical structure of the East Sector, and how it relates to the City of Naperville as a whole. Accordingly, a complete survey and analysis of the characteristics of this sector's population, community facilities, land use, transportation system, and housing were undertaken and have been discussed earlier in this report. Based on this information, staff and Plan Commission have created a Future Land Use Plan for the East Sector of Naperville (See Page 57 & 58). The purpose of this plan is to guide the long-range and intermediate-range planning efforts of the City. This plan will also serve as a guide for municipal officials and the general public in decision making.

### General Overview of the Plan

As mentioned in previous sections, the East Sector is currently 90 percent developed. This plan anticipates all remaining vacant land will be developed within the next 10 to 15 years except for the most marginal tracts of land. In addition, this plan recognizes that redevelopment and teardowns are likely to have a significant impact on this sector as vacant land diminishes. Public facilities will continue to be upgraded as needed; sewer, water, and electric service will be provided to new developments by the City. Continuing growth within greater Naperville may also require additional school and park facilities and will place greater demands on police, fire, and emergency services.

As with all comprehensive plans, this plan does not represent a site specific "blue-print" for future land use within this sector. This plan is intended to be a broad, generalized land use plan that will establish the City's planning policies and goals for the East Sector. The proposed plan

allocates acreages of land for various uses in appropriate locations so that all of the proposed uses will be functionally and compatibly related. The table below illustrates the future land use allocation by acre. For the most part, this plan reflects existing conditions and addresses general planning issues that currently exist in the sector. In addition, a population density is proposed within the residential section of this plan to support a desirable level of amenities and services, and to realistically plan for schools, parks, City facilities, shopping centers, employment centers, and all other land uses necessary and desirable to satisfy the varied needs of present and future residents.

**EAST SECTOR LAND USE AT BUILDOUT**

<b>LAND USE CATEGORY</b>	<b>NUMBER OF ACRES</b>	<b>PERCENT OF TOTAL</b>
Low-density Residential	8,689	49%
Medium/High-density Residential	734	4%
Educational Facilities	449	3%
Community Facilities	502	3%
Forest Preserve	1,293	7%
Parks/Open Space	3,355	19%
Commercial	634	4%
Office/Research	1,147	7%
Manufacturing/Transportation	757	4%
<b>TOTAL</b>	<b>17,560</b>	<b>100%</b>

Source: Naperville Department of Community Development, December 1997

**OBJECTIVES FOR CREATING THE PLAN**

Since the adoption of the 1985 Comprehensive Plan, the East Sector has undergone significant growth and change. Although the East Sector is now over 90 percent developed, the area remains desirable for developers and builders who want to become a part of Naperville. Following in the footsteps of the Sector G Plan and the Northwest Sector Update, this plan will serve as a guide for how the East Sector should be further developed. The objectives listed

below were developed to outline the basic purpose and intent of the East Sector Update:

**1. Continue to promote a balanced development scheme**

The revised plan for the East Sector should provide a balance of land uses including the following: varying densities of residential dwelling units including single-family homes, townhomes, and apartments; commercial facilities; business parks; office facilities; parks and open space; and a full range of public facilities. While the plan should maintain the predominant low densities found in the East Sector, it should provide for a balanced tax base by promoting a balance of both residential and non-residential uses. This sector (due in part to its large size) contains the majority of the City's office, commercial, and medium density residential developments.

**2. Reflect current development proposals**

The updated plan should take into account new developments and zoning changes that have been approved since the adoption of the 1985 Comprehensive Plan. The existing and future land use maps should generally reflect existing land uses and approved developments and/or zoning classifications for Naperville's corporate limits. However, in instances when isolated uses exist that are inharmonious with the predominant character of the area, they should not be included as part of the future land use plan. While these uses can continue under existing zoning regulations, their expansion should be discouraged.

**3. Minimize land use conflicts**

This plan should identify development and redevelopment policies that minimize land use conflicts between existing and proposed developments. If not developed properly, vacant parcels can adversely affect the quality of life in the City. Therefore, it is important to analyze vacant parcels and redevelopment areas as part of this plan and identify those that will require further study in order to minimize potential conflicts.

**4. Promote transportation corridors**

The plan should recognize that certain important roadway corridors do exist and should have abutting land uses that will not interfere with the safe and efficient movement of traffic. Major arterials such as 75th Street, Plainfield/Naperville Road, the northern portion of Naper Boulevard, the Western ByPass, and Washington Street have been improved with at least



four lanes and are capable of handling significant levels of traffic. Development along these roadways should be limited in size and scale with a minimal number of access drives so the traffic flow is not impeded.

**5. Promote ample park and open space areas**

The character of this area is dependent to a great extent on the amount, type, and location of park and open space areas. Key natural features such as the DuPage River, floodplains, and areas with unique topography and vegetation should continue to be a focus for preservation and should be recognized in the plan.

**6. Preserve the existing unique features in the East Sector**

Special uses and features in the East Sector that are worthy of preservation and protection should be recognized in the plan. In particular the downtown, North Central College, Naperville's historic districts, the Hobson Road area, and the DuPage River should be given special consideration as this sector develops further. The placement of buildings and uses adjacent to these areas should not threaten their long-term viability.

## **GOALS FOR THE 1998 EAST SECTOR UPDATE**

---

This section of the plan is intended to establish goals and policies for future development and redevelopment in the East Sector and to determine the impact these policies will have on the East Sector's future land use. This section of the plan is divided into the following seven subsections that address the broad policy issues that will affect future development in our community: general land use, residential, commercial, office/research, mixed use, community facilities and open space, and transportation. The goals and objectives contained in the pages that follow will help maintain a quality of life in Naperville by effectively for planning growth and redevelopment in this sector. It is important to recognize that not all of the goals contained in this document can be achieved at once. When we focus on achieving any one goal, we are inherently diverting attention away from other goals. In addition, the priorities of these goals may change over time affecting their significance to this plan.



## **Future Land Use Goals - General Land Use**

Most of the East Sector is composed of stable, developed areas. These areas contain homes, offices, commercial centers, and other buildings that have many, many years of life remaining in them. These structures significantly contribute to the "character" of the East Sector and the City as a whole. Infill development in older or underutilized parts of the East Sector and large new developments at the periphery of the sector will affect the character of the area. The goals and policies of this section are intended to protect the stable areas of the East Sector from insensitive development and redevelopment.

Goal 1: Development of lands adjacent to Naperville will be compatible with development existing within the area.

### **Policies:**

- ◇ The City will cooperate with other jurisdictions in developing compatible land uses on land adjacent to Naperville.
- ◇ The City will take an assertive posture concerning developments adjoining the City's boundaries by: monitoring proposed development projects; participating in public hearings; and approving annexations on a planned rather than piecemeal basis.
- ◇ The City will continue to adhere to its policy of prohibiting the extension of water and sewer facilities to unincorporated areas unless these parcels annex to the City.

Goal 2: All redevelopment/infill development shall be of a type and density that is compatible with the surrounding area.

### **Policies:**

- ◇ The City will recognize the differences between teardowns, infill development, and redevelopment, and address them as separate issues.
- ◇ Land use plans will be developed for all critical areas (large tracts of vacant land, underutilized properties, and properties with substantial redevelopment potential) within our planning boundary.
- ◇ An effective transition between residential and non-residential uses will be provided by requiring effective buffering standards that utilize natural vegetation, particularly trees, when possible.
- ◇ The preservation of a site's unique features (including mature trees and other natural features, unusual topography, historic features, etc.) shall be encouraged, as appropriate, for all development.

### ***Implications for Future Land Use - General Land Use***

Compatible infill development and the preservation of existing stable neighborhoods are two of the major planning policies for the eastern portion of the City. All property in this sector should be protected from encroachments of incompatible developments in terms of scale, density, and/or land use. Infill development, redevelopment, and teardowns should be studied, and development controls should be established in the form of a teardown/infill development policy to limit their negative impacts. Special attention should be given to sites with significant natural areas (including wetlands, large groves of mature trees, etc.) and/or historic structures located in them. Stormwater management issues must be considered for all development sites and measures to control stormwater runoff should be incorporated into the City's teardown/infill development policy as appropriate. Also, parcels located within Naperville's planning boundary that have not been annexed to the City should be identified and analyzed along with relevant boundary and/or preannexation agreements to determine appropriate future land use classifications for them. The future land use projections for residential uses in these areas should specify density limits that reflect site constraints and adjacent land uses.

When appropriate, roadway continuity should be provided between adjacent developments to provide for easy and convenient movements between residential areas, commercial centers, and community facilities. As redevelopment and infill development occur, special consideration should be given to the roadway networks so the effectiveness of the roadway system will not be diminished. In the case of infill development and redevelopment with nonresidential properties, opportunities may be available to correct existing deficiencies in the system. Road networks are equally integral to residential development and redevelopment as the identification of a neighborhood is related to the roadway continuity between developments.

### **Future Land Use Goals - Residential**

There are a wide variety of residential neighborhoods in the East Sector of Naperville, each with its own character defined by setting, housing type, and density. The environment and livability of these neighborhoods represent vital community resources that must be preserved. Similarly, these qualities should be fostered in future neighborhoods.

This plan recognizes that communities providing housing opportunities for all life stages are more stable communities because residents do not have to move out of the City as their housing needs change. Having a diverse population of young people, young families, families with school age children, empty nesters, and elderly is also beneficial to our schools.

The residential goals of this plan reflect the need to preserve and provide a high quality living environment in residential neighborhoods that contain a diverse housing supply.

*Goal 1: Preserve/create high quality residential developments.*

**Policies:**

- ◇ Require residential developments to include adequate open spaces, in either private yards or common areas, to provide for residents' open space and recreational needs.
- ◇ Protect residential neighborhoods from the encroachment of incompatible activities or land uses which may have a negative impact on a residential environment.
- ◇ Give priority to the protection, rehabilitation, and improvement of existing neighborhoods and communities through code enforcement and preservation.
- ◇ Retain the overall low density residential character of this sector as indicated on the future land use map.

*Goal 2: Promote diversity in housing types (detached single-family, duplexes, townhomes, apartments) and costs.*

**Policies:**

- ◇ Use zoning regulations to promote a mixture of lot sizes and housing types.
- ◇ Encourage developers to combine a variety of housing types such as townhouses, duplexes, and apartments blended with single-family detached units in a unified and imaginative land use arrangement through the planned unit development process.
- ◇ Medium/high density residential development should be located to provide accessibility and a transition between low density residential and more intensive uses or transportation elements.

***Implications for Future Land Use - Residential***

While this plan seeks to encourage a variety of housing types and sizes (including townhouses, duplexes, and apartments), the East Sector will maintain its predominately low density residential character. Approximately 8,689 acres (49 percent of the total East Sector land area) have been allocated for low density single-family residences. This land area includes over

620 acres of vacant land. It is anticipated that most of this land will be developed for single-family detached housing at a modified gross density of 2.5 dwelling units per acre. (Modified gross density is the number of dwelling units divided by the residential acreage including land utilized for residences, road right-of-way, detention facilities, open space, and land dedicated for school and park purposes. This calculation does not include land intended for nonresidences, such as churches, day care centers, commercial, or any other nonresidential structures.) The modified gross density of 2.5 dwelling units per acre is intended to apply to any vacant properties that are zoned or platted after the adoption of the 1998 East Sector Plan. Residential developments zoned or platted prior to the adoption of this plan may have densities that exceed 2.5 dwelling units per acre. Residential development occurring on infill sites will also be subject to the City's teardown and infill development policy.

In this sector 734 acres (4 percent of the total East Sector land area) have been allocated for medium density residential development. This land area includes 168 acres of vacant land. It is anticipated that the majority of this land will be developed for single-family attached residential structures at a modified gross density of eight dwelling units per acre. Land allocated for medium/high density residential development has historically been distributed throughout the sector. In general, these types of land uses are a transitional use between low density residential neighborhoods and more intense commercial uses or transportation elements. In the East Sector, high density developments have generally occurred in locations near commercial centers, employment centers, the train station, and along major roadways. These locations ensure that residents have access to commercial services, jobs, and community facilities via walking or public transit.

When changes to the residential densities indicated on this plan are proposed, the City should consider such factors as neighborhood character; compatibility of land uses; and impacts on livability, services, community facilities, schools, and traffic levels. Because most new residential developments will occur as infill development, they must be compatible with surrounding properties and exhibit extreme sensitivity to the preservation of natural features and existing residential developments. The City will take into consideration the prevalent characteristics of an area when reviewing individual development projects.

***Detailed Recommendation for Future Land Use - Residential***

The future land use map contained in the 1998 East Sector Plan is unable to adequately portray detailed land use recommendations. In some instances, a detailed explanation is required to describe the purpose and intent of the land use designation so it can be implemented as was intended by the creators of this plan. Please find below a detailed description of the density requirements for the Hobson Road area.

**Hobson Road Area.** The Hobson Road area is located south of Hobson Road, west of Palomino, north of 75th Street, and east of Washington Street. This area was studied in detail by City staff in 1988 at which time the Hobson Road Study was prepared. The primary purpose of this study was to establish a unified land use/zoning plan that would preserve the unique character of the Hobson Road Area. The 1998 East Sector Update upholds the concepts contained in the Hobson Road Study, except the minimum lot size designation for the western portion of the study area (the area west of Hobson Oaks).

The Hobson Road Study designated this area as Low Density Residential with a minimum lot size of 100,000 square feet. The only zoning classification that would support this minimum lot size is the E1 Estate District that requires a minimum of 2.5 acres or 108,900 square feet. Due to existing annexation agreements and the development pattern of the area, only three residential lots in the area could comply with the minimum lot size recommended under the Hobson Road Plan. In order to effectively serve as a guide, the East Sector Plan must be realistic in terms of future growth and development. The minimum lot size designated in the Hobson Road Study for this area is unrealistic.

This portion of the Hobson Road area has many unique features including its proximity to the river, groves of mature trees, topography, and engineering constraints. While it is difficult to determine an appropriate density for this area without detailed engineering studies, this plan designates the area as Low Density Residential with a modified gross density of approximately one dwelling unit per acre. This density is realistic (based on existing annexation agreements and the residential development pattern of the area) and is consistent with the intent of the 1988 Hobson Road Study.

Planned unit development (PUD) proposals with slightly higher densities may be

considered for sites located within this area when they recognize the site's unique features and incorporate them into the site design. Viable PUD proposals must take into account the protection and preservation of mature trees located throughout this area. The trees located adjacent to the river and along the perimeter of these properties should be preserved to retain the wooded character of the area and mitigate the impacts of any new residential development. The intent of a PUD is to encourage innovation and creativity in site design by allowing flexibility in the application of zoning and subdivision regulations in order to preserve natural features and to provide more efficient use of land. Without these benefits, the use of PUDs should not be supported in this area.

### ***Growth Projection - East Sector Population Assumptions***

The future population of the East Sector can be estimated by applying historic household size factors to the residential densities projected in this plan. Household size factors (3.2 residents per single-family detached dwelling unit and 2 residents per townhouse, condo, or apartment unit) have been determined using household size information from the 1994 Special Census. Based on the household size factors, forecasts for future development, and the existing population in the East Sector, it is anticipated that at full build-out there will be approximately 97,000 residents in the East Sector. This population figure represents almost two-thirds of Naperville's projected total population.

### **Future Land Use Goals - Commercial**

The importance of commercial activity in Naperville cannot be over emphasized; it not only forms the backbone of the City's economic base, but also provides revenue that is used to achieve social and public service goals that are vital to **quality living**. In addition, many of Naperville's commercial centers have a regional draw and provide services to residents in adjacent communities. The commercial land use policies of this plan reflect the need to retain and encourage commercial uses in the community that facilitate convenient shopping and easy access to professional services, and which contribute to the economic vitality of the City. Redevelopment of the core area and existing commercial strips will be encouraged to protect and improve the total business community.



Goal 1: Maintain and enhance the City's economic role in the region.

**Policies:**

- ◇ Encourage the upgrading and beautification of existing commercial areas and shopping centers to keep them viable.
- ◇ Encourage developments with sufficient, fully landscaped parking facilities, consistent signage, and proper lighting.
- ◇ Complement the Central Business District with outlying general retail and service areas that do not compete with the Central Business District.

Goal 2: Commercial land should be distributed in a manner that maximizes community accessibility to various commercial and professional services while minimizing transportation problems.

**Policies:**

- ◇ Locate new commercial uses in the core area, existing or new shopping centers, or in established strip commercial areas. Isolated spot commercial developments will be discouraged and should be limited to locations as specified in the plan.
- ◇ Reduce auto sprawl along all major frontages by preserving nodes at specific locations to ensure a sound development pattern. Commercial developments will be encouraged to locate at the intersections of major roadways and in the existing Ogden Avenue commercial corridor.
- ◇ Encourage creative mixed use development near transportation centers (i.e. Burlington Northern Railroad Station) by allowing for a mixture of residential, commercial, and office activities in self-contained neighborhoods which provide basic goods and services within walking distance of homes.

Goal 3: Enhance the quality, character, and economic vitality of the downtown area.

**Policies:**

- ◇ Encourage upgrading, beautification, and preservation of the downtown area as the principal commercial area. The historic "character" (scale, design, and overall aesthetics) of the downtown area make it unique (as compared to other business districts in Naperville) and should be maintained.
- ◇ Encourage a diversification of uses in the core area including, but not limited to, the following: restaurants, specialty shopping, related service commercial activities, banking, and governmental uses.
- ◇ Prepare and implement a strategic plan for the City's Central Business District.

### ***Implications for Future Land Use - Commercial***

Commercial development within the East Sector is significant. Over 40 concentrations of commercial development already exist within the sector, encompassing more than 4,000,000 square feet of commercial space. Several other commercial projects have already been proposed for this sector, and an additional 57 acres has been designated for commercial use in the future land use plan.

During the past three decades problems associated with planning and controlling general commercial establishments have become more and more difficult. In many communities, strip commercial uses, such as those found along Ogden Avenue, have been allowed to develop in a random, unplanned manner. As a result, numerous curb cuts have created traffic congestion and significantly reduced the capacity of adjacent thoroughfares. In addition, the visual aspects of many of these commercial strips have deteriorated as they age and as marginal establishments have vacated.

To address these problems, the proposed plan promotes the utilization and redevelopment of existing underutilized commercial areas, including the Central Business District. Redevelopment of the core area and existing commercial strips should result in the upgrading of these areas. The plan supports expansion of specific commercial areas located at the intersections of major arterial thoroughfares and in the Ogden Avenue corridor. The intent of this plan is to promote attractive, well-defined general retail and service areas rather than allowing commercial sprawl along all major frontages. In addition, encroachment of nonresidential activity into residential areas will be discouraged to preserve the neighborhood character and residential property values.

The plan targets the Central Business District and the Ogden Avenue corridor as the focal points for commercial activity in this sector. The needs of commercial developments are as diversified as those previously identified for residential areas. Different types of commercial activities and functions are not always compatible (i.e. an automobile repair facility in the core area). For these reasons, it will be necessary to review the current zoning and types of land uses that are permitted in these districts to ensure a healthy balance of uses. Noncompatible commercial activities or other unrelated uses should be prohibited in these commercial zones.

The Ogden Avenue corridor is predominately zoned in the B3 General Commercial District. The purpose of this district is to accommodate those retail and wholesale commercial activities that are considered roadside commercial uses and which may be incompatible with the predominantly retail uses permitted in other business districts. A corridor plan for Ogden Avenue would be helpful in identifying development and redevelopment opportunities, needed public improvements, and aesthetic issues like landscaping and signage. In addition, the plan should identify strategies to improve circulation and access by encouraging shared access and reduction in the number of existing curb cuts along Ogden Avenue.

The Central Business District was created to accommodate the retail, service, and office uses which are characteristic of the major retail area of the City. This central core is intended to contain intensive retail business activities. Naperville is fortunate to have a Central Business District that truly is a "downtown." It is the focal point of the community, attracting local residents and tourists alike by providing needed goods and services as well as an abundance of recreational activities. The downtown's healthy economy also attracts many businesses to Naperville, as is evidenced by the recent influx of new developments including Main Place (Eddie Bauer, Ann Taylor, and Talbots) and Washington Corners (Barnes and Noble, Corner Bakery, and Restoration Hardware). Several other redevelopment projects are currently underway in the downtown area. A detailed Central Business District plan that investigates issues related to redevelopment is needed. The plan will address current and projected needs for parking, access, circulation, and utilities as well as identifying and establishing design guidelines that seek to preserve the vitality and character of the downtown.

#### **Future Land Use Goals - Office/Research and Business Parks**

The highly visible and easily accessible I-88 Tollway has been labeled the "Research and Development Corridor." Such corporate giants as Lucent Technologies (f.k.a. Bell Labs), Amoco, and Allied Van Lines have already located in the corridor, contributing significantly to the seven million square feet of office space that currently exists within the East Sector. Existing developments along this major access-way identify with the "Research and Development" label,

and further development should be similar in use and function. Naperville gains from the employment and tax base benefits that this type of development provides, and the future land-use plan encourages additional research and development, office, and ancillary commercial uses along this corridor.

Goal 1: Promote the continued development of research and development and office use along the I-88 corridor.

**Policy:**

- ◇ The City will pursue a proactive approach toward new development in the I-88 corridor and will be prepared to provide the necessary public facilities and services to enable projects to proceed as fast as market forces will permit.

Goal 2: Minimize the impact these developments will have on adjacent land uses.

**Policies:**

- ◇ Developments that will generate substantial vehicular traffic should be located and designed to minimize disruptive effects on traffic circulation in the area. Strategies should include the use of shared access and cross access between properties when feasible.
- ◇ Developments should be accessible by public transit whenever possible.
- ◇ Visual impacts of these uses should be softened by minimizing the public views of parking, loading, and service areas.
- ◇ New, expanded, or redeveloped business park areas should be park like in nature, with landscaping and well-sited structures. Appropriate buffering will be used to separate developments from adjacent residential uses.

***Implications for Future Land Use - Office and Research***

Office and Research land uses shown in the I-88 corridor in this plan encompass approximately 1,003 acres. Maintaining the present momentum of privately initiated development in this corridor is critical to employment and economic development opportunities in this sector. Development of this area will be accomplished primarily through zoning and the use of the planned unit development (PUD) process.

Commercial uses such as motels, day care centers, and recreational facilities that support the underlying office/research developments may be permitted as long as their presence blends in with the existing development in the area. The I-88 corridor is intended to be an office and



research corridor, and an abundance of commercial uses will not be supported. Naperville should continue to require nonresidential development to be well designed and located in a unified and attractively landscaped setting.

Development of these office, research, and ancillary commercial areas will be allowed at a density level that can be accommodated by both internal circulation systems and local roads. Existing residential developments adjacent to this corridor should be protected from its intrusion by adequate setbacks and appropriate landscape buffering.

### **Future Land Use - Mixed Use**

Mixed use developments are intended to encourage a mix of land uses, preferably in a transit oriented design. Mixed use developments that utilize the planned unit development process offer a means to cluster a mixture of housing types and densities while encouraging a coordinated mixture of land uses including residential, commercial, office, and public facilities. This type of development encourages the expansion of job opportunities and less reliance on the automobile, thereby reducing pollution and contributing to an increased quality of life. In some locations in the East Sector (including the downtown and near the Metra Train Station), mixed use developments are appropriate and should be encouraged.

*Goal: Encourage creative mixed use developments.*

#### **Policies:**

- ◇ Utilize the planned unit development process to encourage mixed use projects that provide diversity in the size and type of housing units.
- ◇ Encourage creative mixed use development near transportation centers by allowing for a mixture of residential, commercial, and office activities in self-contained neighborhoods that provide basic goods and services within walking distance of homes. In order to be viable, these sites must have good access to adjacent residential areas.
- ◇ Encourage mixed use developments that combine residential and commercial developments in close proximity to help reduce traffic congestion and improve air quality.

### ***Implications for Future Land Use - Mixed Use***

Because most of the East Sector has already been developed, there are only a few sites available for mixed use developments. Developers should be encouraged to utilize mixed use developments to concentrate residential densities within close proximity to office and commercial uses and transit centers. These mixed use developments would most likely occur as a result of other redevelopment opportunities around the downtown area and the Burlington Northern Railroad Station, or as infill developments within or adjacent to an existing mixed use development. Mixed use developments can occur within one building or in a development of many buildings. Such developments should only be encouraged when they do not have adverse impacts on the character of existing neighborhoods and where adequate access is available.

Development of mixed use projects should be accomplished through the planned unit development process. The nonresidential component should account for at least 30 percent of the total site area and be of a type that serves not only the immediate development, but existing development in the area.

### **Future Land Use Goals - Community Facilities**

Community facilities are the taxpayers' capital investment in buildings, grounds, and other installations that are either considered essential for governmental operations or are simply deemed desirable and otherwise in the public interest. Naperville has a well-deserved reputation of being very progressive in many of these endeavors, and there is ample evidence of community-wide support for public facilities and services. The Community Facilities land use policies of this plan focus on continuing to provide quality facilities and services while expanding these where needed to accommodate the eventual build-out population of the East Sector.

Goal: To provide a complete hierarchy of community services appropriately distributed throughout the City in order to maximize their utilization and enjoyment.

**Policies:**

- ◇ Provide a wide range of municipal services that are up-to-date, accessible, and cost effective.
- ◇ Protect persons and property by providing police and fire services.
- ◇ Maintain high standards in the provision of utilities, including water and electric.
- ◇ Work with school districts to ensure adequate and high quality education facilities are provided.
- ◇ Work with the Park District to provide and maintain a full complement of public parks and recreational facilities.

***Implications for Future Land Use - Community Facilities***

As the East Sector develops to accommodate an eventual build-out population of nearly 100,000 persons, the provision of additional community facilities will be required. This includes expansion of municipal sewer and water services, expanded fire and police protection, and improvements to other municipal services and facilities. The City and School and Park Districts have already identified some areas where improvements will be needed.

Infrastructure/Sewer and Water/Electric. In order to accommodate future development in this sector, two 3-million gallon water reservoirs have been proposed for the East Sector. The North Reservoir will be located at the southwest corner of Diehl Road and West Street. The East Reservoir will be located east of Naper Boulevard and south of Jane Avenue.

Additional electric infrastructure capacity may be necessary and would be accommodated with a new electrical substation located north of I-88, near Lucent Technologies. Ongoing infrastructure improvements will continue as needed.

Schools. In the East Sector, the providers of public education are Naperville Community School District 203 and Indian Prairie School District 204. All future school development within the sector will be the responsibility of these Districts. District 204 has plans to add new facilities to Spring Brook Elementary School to accommodate 150 more students and increase enrollment to 1000.

Parks and Open Space. Recreation is a vital element to daily living; the provision of a full complement of public parks and recreational facilities, in accordance with up-to-date standards, is a community responsibility, and thus, is an essential element of this plan. Quality parks and recreational facilities for both active and passive activities contribute to the health, relaxation, and community spirit of adults and children alike.

This plan supports the policy of integrating, where possible, parks and schools for maximum efficiency of combined facilities. In addition, the plan proposes the use of natural and man-made features such as creeks, streams, easements, and stormwater facilities as important linkages between park and open space areas. For this reason, these features have been indicated on the future land use map (by color) as open space.

A Tri-Party Agreement for open space has been adopted by the City of Naperville, Naperville Park District, and the Forest Preserve District of DuPage County. This agreement designates sites along the DuPage River for land acquisition to create additional public open space. In part, the Tri-Party Agreement will enhance what is already the central area's crown jewel: the Riverwalk. Additional properties will be acquired to establish a greenbelt and increase public walkways along the river for recreational enjoyment. This walkway will link various City, Park District, and Forest Preserve District properties and will be part of the Forest Preserve District's regional trail system. In addition, the agreement allows access to the West Branch of the DuPage River for purposes of water and stormwater management.

The City has also adopted a land donation ordinance that requires the donation of 5.5 acres of park land for every one thousand persons generated by new residential developments. This land donation (or the cash-in-lieu equivalent) along with other Park District funds will be used to meet the future recreational needs in this sector. Park District staff is currently undertaking a comprehensive plan to identify future park needs and new park sites, including Battle Glen Park that is currently being built south of 75th Street along Wehrli Road.

### **Future Land Use - Transportation**

Population and economic growth are contributing to a worsening transportation problem in Naperville. As the number of vehicle trips continues to increase, so does the burden on our



roadway system. The purpose of this section is not to present a comprehensive transportation plan. Rather, this section identifies land use policies that can contribute to the general development of Naperville's transportation system.

*Goal: To develop/maintain a transportation system that effectively meets the current and long range needs of the East Sector.*

**Policies:**

- ◇ Encourage creative mixed use development near transportation centers (i.e. Metra Train Station at 4th Avenue) by allowing for the mixture of residential, commercial, and office activities in self-contained neighborhoods which provide basic goods and services within walking distance of homes.
- ◇ Provide a comprehensive movement system that includes the automobile, bicycle, and pedestrian ways and to provide internal public transportation appropriately linked to the regional mass transit systems.
- ◇ Provide roadway and pedestrian continuity and shared access points between adjacent developments so as to provide easy and convenient movement between residential areas, commercial centers, and community facilities.
- ◇ Promote safe and efficient pedestrian access into and within the City's downtown.
- ◇ Reduce congestion and improve mobility by encouraging transit oriented designed developments where appropriate.

***Implications for Future Land Use - Transportation***

Thoroughfare Plan The City Council approved a comprehensive update to the City's Master Thoroughfare Plan in 1996. This plan serves many purposes: 1) it forms the basis for transportation improvements that are funded through the City's Capital Improvement Plan; 2) it will be utilized to assist staff and elected/appointed officials in making land use decisions and in obtaining the necessary right-of-way dedications for the provision of improvements being identified; and 3) it informs the general public about the City's long range transportation plans. A copy of the Master Thoroughfare Plan map is included on page 55.

Because the East Sector is almost entirely built out, only a few changes to the current network of arterials and collectors have been proposed in this plan. The plan identifies significant improvements to both 95th Street and Wehrli Road. The major east/west arterial located in the south half of this sector is 95<sup>th</sup> Street. In cooperation with the City of Bolingbrook,

Naperville plans to extend 95th Street south creating a link from Boughton Road to Route 30. The addition creates a major east/west arterial with crucial intersecting points at major north/south arterials such as Route 59 and Route 53. It also will relieve some of the traffic conditions on local streets like Knoch Knolls Road, Washington Street and Plainfield/Naperville Road.

The other proposed street addition is the extension of Wehrli Road south to eventually connect with Schmidt Road and the intersection of Boughton Road in Bolingbrook. The Wehrli extension will continue from 87th Street behind the Walnut Hill and Walnut Estates subdivisions and across the DuPage River. This will alleviate traffic and create a safe environment for residents adjacent to Lisson Road. Unlike Lisson Road, a collector street, Wehrli will not have homes facing the street right-of-way and will handle more traffic. Other improvements currently being discussed are: improvements to the intersection of Naperville Road and Warrenville Road, expansion of the Washington Street Bridge over I-88 to four lanes, the improvement of Ferry Road to link Warrenville Road to Eola west of Route 59, and expansion of lanes on I-88.

More extensive information, including the functional classification for transportation routes in Naperville, can be obtained through the City's Public Works Department.

Bike and Pedestrian Plan. Public Works has also completed a Bicycle and Pedestrian Plan for Naperville. The plan is intended to identify bicycle and pedestrian improvements that will lead to a complete nonmotorized transportation system for the community. A copy of the Naperville Bicycle and Pedestrian Plan can be found on page 56. Four corridors in the East Sector have been identified as priorities in the plan. They are: 1) DuPage River Trail; 2) Fireman's Memorial Park to Diehl Road and McDowell Grove; 3) Warrenville Road to Jefferson Avenue; and 4) Bailey Road.

As mentioned earlier in this plan, the DuPage River and the many parks that border it are important features in the East Sector and for Naperville as a whole. The DuPage River Trail will act as an important north/south corridor for both bicyclists and pedestrians, providing access to many neighborhoods, the Central Business District, and through links to other project corridors, the Illinois Prairie Path, and area forest preserves. Development of the DuPage River Trail will occur through the joint efforts of the City of Naperville, Naperville Park District, and the Forest

Preserve District of DuPage County.

Information on other bicycle and pedestrian improvements in the East Sector as well as the entire City of Naperville, can be obtained through the City's Public Works Department.





# CITY OF NAPERVILLE

## Master Thoroughfare Plan

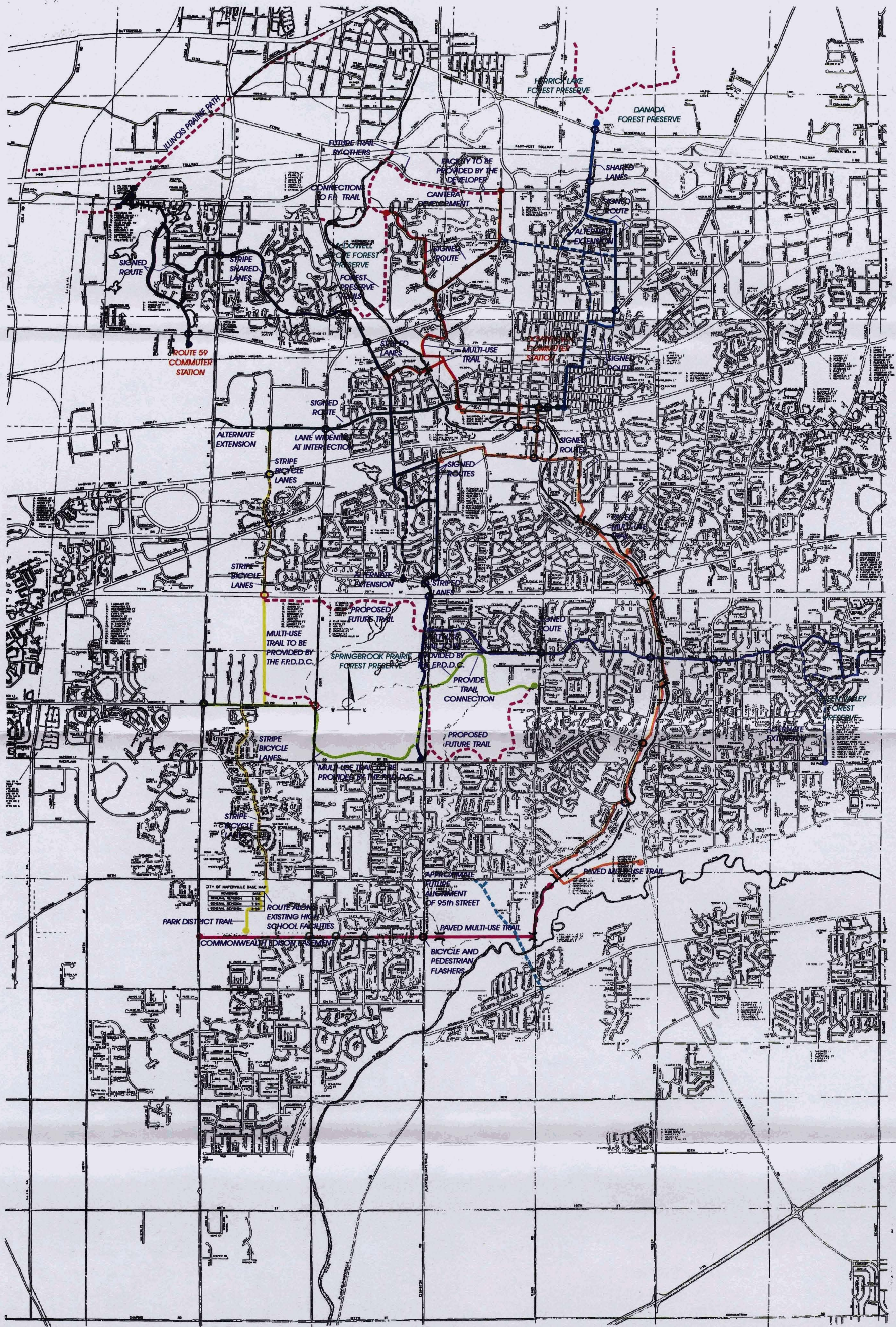


### Legend

- Planning Area
- Tollway
- Strategic Regional Arterial
- Major Arterial
- Minor Arterial
- Collector
- Neighborhood Connector
- Local/Residential
- Railroad

\* Dashed lines denote proposed roads



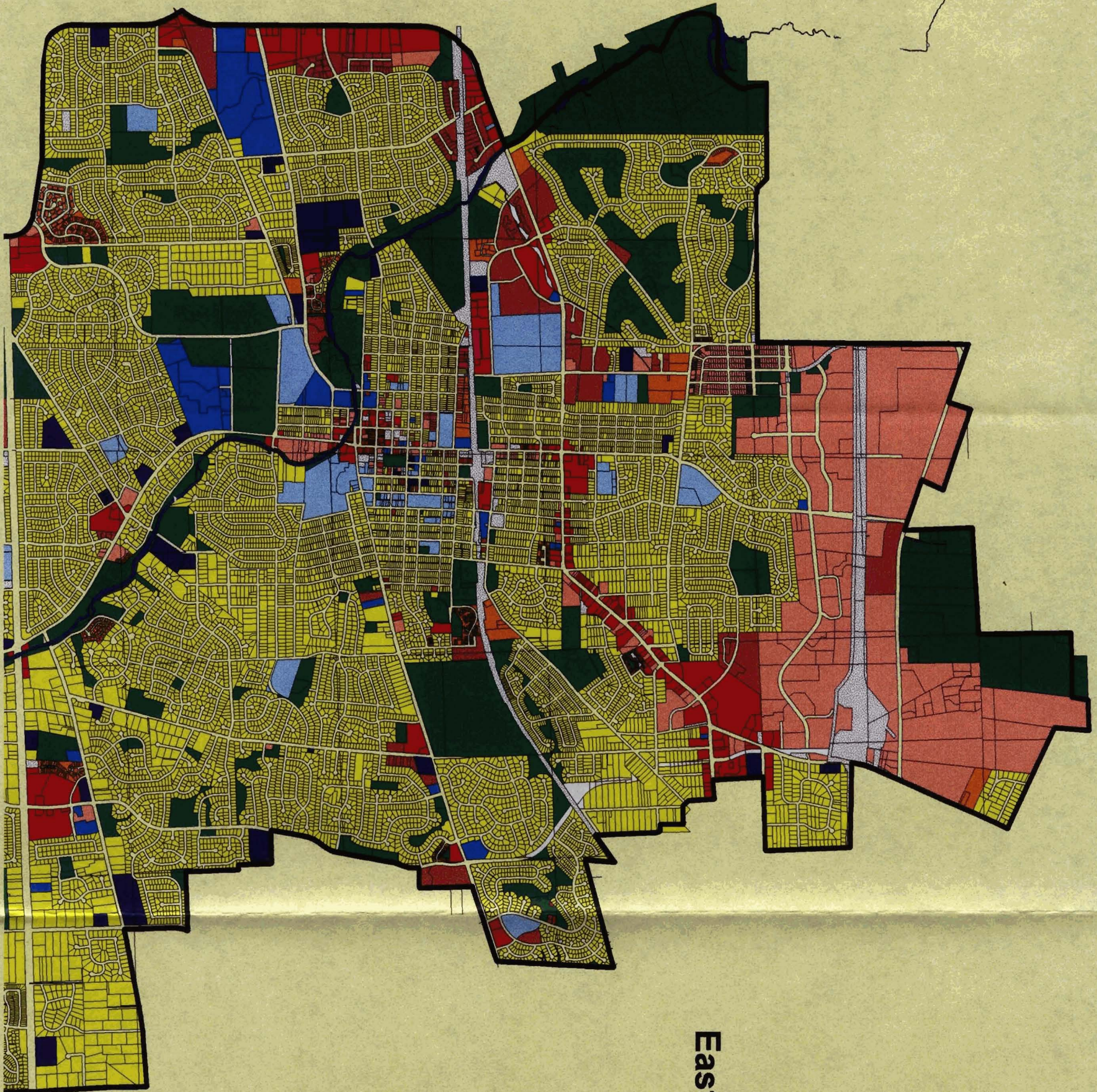


- IMPROVE SIGNAL
- FUTURE SIGNAL
- AT-GRADE CROSSINGS
- || NEW BRIDGE
- Corridor 1: Illinois Prairie Path to Springbrook Prairie Path (87th St)
- Corridor 2: DuPage River Trail
- Corridor 3: Warrenville Road to Jefferson Avenue
- Corridor 4: Commonwealth Edison Easement
- Corridor 5: Jefferson Avenue
- Corridor 6: Bailey Road
- Corridor 7: 83rd Street to Springbrook Prairie
- Corridor 8: Firemans Memorial Park to Diehl Rd & McDowell Grove
- Corridor 9: Fort Hill Drive/Skylane Drive

**NAPERVILLE BICYCLE/PEDESTRIAN PRIORITY CORRIDORS**  
**Figure C-1**





















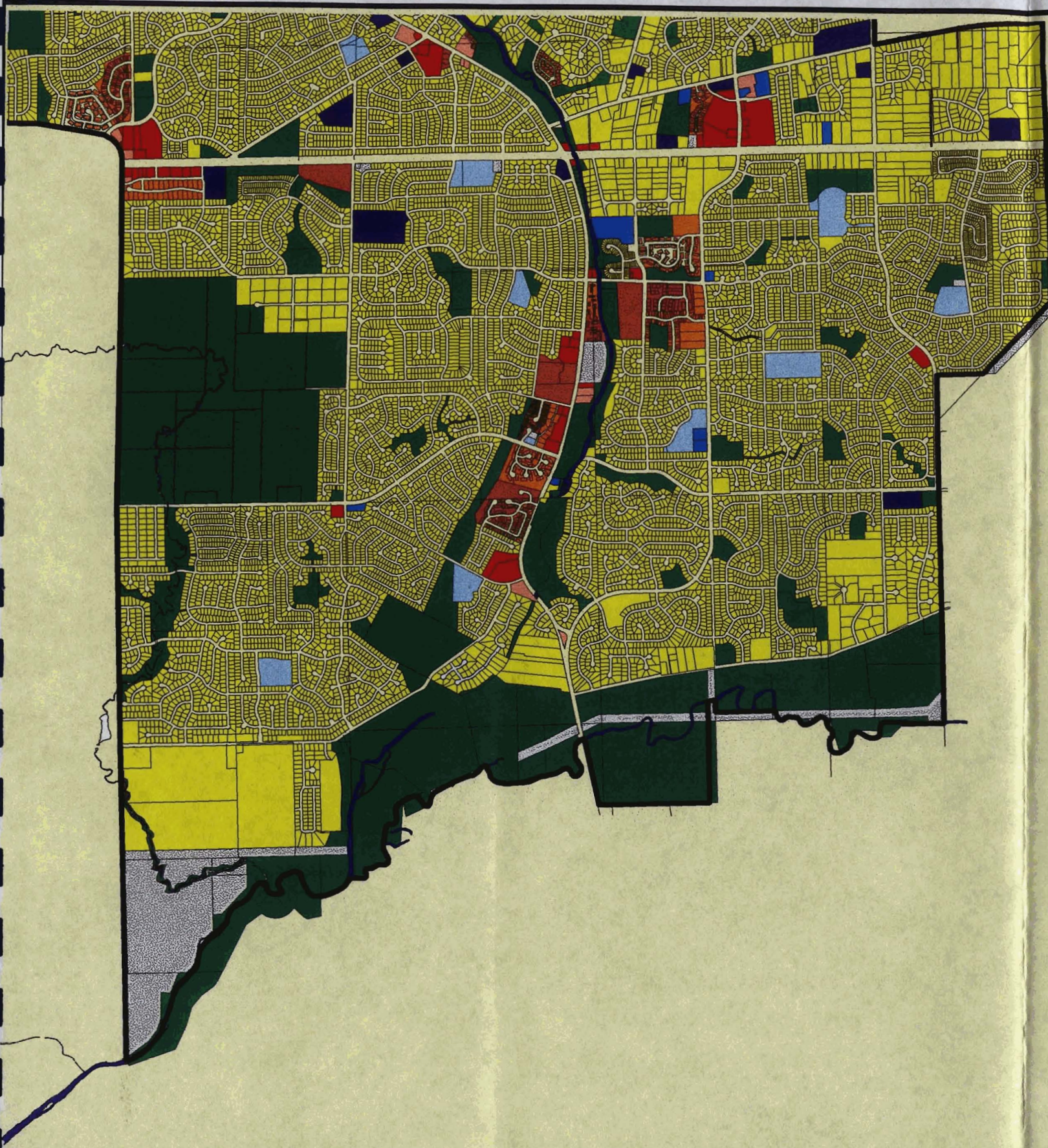
## East Sector Future Land Use: North Portion

### LEGEND

-  East Sector Boundary
-  East Sector Parcel Lines
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Office/Research & Development
-  Warehouse/Distribution
-  Transportation/Utilities
-  Church
-  Educational
-  Other Institutional
-  Forest Preserve
-  Park/Open Space/Golf Course/Cemetery







**LEGEND**

-  East Sector Boundary
-  East Sector Parcel Lines
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Office/Research & Development
-  Warehouse/Distribution
-  Transportation/Utilities
-  Church
-  Educational
-  Other Institutional
-  Forest Preserve
-  Park/Open Space/Golf Course/Cemetery

**East Sector Future Land Use: South Portion**





## Chapter 5: Area Plans

### Overview

---

The 1998 East Sector Update is a basic guide for development and redevelopment in the East Sector. The goals and policies contained within this document provide guidance to the development process and the preparation of area plans.

Area plans reflect existing conditions and address specific issues of small geographic areas (in comparison to the entire East Sector). Two area plans in the East Sector were adopted prior to the 1998 East Sector Update. They are the master plans for North Central College and Ss. Peter and Paul Church. A summary of these plans and the future land use maps for both can be found in the pages that follow.

As a follow up to the 1998 East Sector Update, additional area plans will be prepared for designated areas/neighborhoods in this sector. These plans will be more detailed than this general plan, and will be important in managing new development as well as in solving existing land use and transportation problems. These area plans will be based on the 1998 East Sector Update in the sense that this plan establishes the basic goals and policies for the entire East Sector. Area plans will be responsive to development constraints of an area, as well as to the needs and desires expressed by the residents and property owners of each area. Planning efforts for these area plans will analyze different development alternatives that are available for an area and identify the most desirable future land use scenarios. Area plans will provide a framework to guide redevelopment of these areas.

Examples of area plans that should be undertaken in conjunction with the 1998 East Sector Update are the downtown plan, Ogden Avenue Corridor plan, and unincorporated area plans. Area plans should also be undertaken for critical redevelopment areas as they are identified. In some instances, the plans may merely serve to protect a stable area by regulating infill density, buffer requirements, and the provision of public services. In other instances, plans may make significant recommendations that address incompatible land uses.

The work program outlined in Chapter 6 of this document contains a timeline for the initiation of area plans. Upon completion of each area plan, the 1998 East Sector Plan should be amended to include a plan summary and corresponding future land use map.

#### **AREA PLAN SUMMARIES AND MAPS**

---

To date, two area plans have been undertaken in the East Sector: North Central College Master Plan and Ss. Peter and Paul Master Plan. Both of these plans were prepared by their respective leaders and members, and were adopted by Naperville's City Council prior to the creation of the 1998 East Sector Update. These two institutions both play a significant role in Naperville's historic and cultural framework, and are important regional resources for surrounding communities. As other area plans are completed in the East Sector, this component of the plan will be amended to include additional plan summaries and future land use maps.

#### ***North Central College Master Plan***

Since North Central College was founded in 1870, area residents and the entire community have benefited from an established educational institution. From the early 1980's through today, the 18-22 year-old student enrollment has increased along growing numbers of non-traditional students (individuals who are not between the ages of 18-22). With increased demands of their students, maintaining a rich heritage of educational excellence has presented new challenges for North Central College. Realizing the obstacles ahead, faculty and staff focused planning efforts on the campus environment and determined the necessary changes North Central required to promise students a quality education. What resulted was a complete master land use plan for the college that balanced the needs of the College along with the needs of the adjacent residential areas. The plan emphasized a change in parking conditions and the acquisition of new land and several buildings. In 1989, North Central's individual master land use plan was submitted to the City for approval and adopted as part of Naperville's Official Master Plan. The plan was amended by the Board of Trustees of the College in 1993 and has



been titled VISION 2020. Implementation of the Vision 2020 plan will require an amendment to North Central's Master Plan as approved by Naperville's City Council. Such an amendment would require action by the Plan Commission and City Council. It is anticipated that VISION 2020 will take North Central into the next century. As of December 1997, the College's strategic five year plan includes the following improvements:

- **Athletic Fields (South Campus)** - In 1998 the athletic fields will be regraded to redirect the stormwater to the south end of the property. The baseball field will be turned 180-degrees to allow for the re-routing of the stormwater. It is also anticipated that the existing tennis courts will eventually be relocated to the south end of the property.
- **Baseball Stadium** - In conjunction with the repositioning of the baseball field, new spectator accommodations will be built including a new press box, permanent spectator seating, and field illumination.
- **Football Stadium** - In 1998, the College intends to replace the existing bleachers in the football stadium with a precast concrete structure that will seat 4,900 spectators and contain nearly 30,000 square feet of usable space underneath.
- **Residence Hall** - The College will construct a new residence hall to house to 83 students. This building will be located to the south of the existing Fort Hill Residence Hall. The College also intends to construct additional parking near the new residence hall in place of the existing Summer Place Pavilion.
- **Fine Arts Center** - Within the next five years the College plans to construct a fine arts center on the northwest corner of Chicago and Ellsworth.
- **Pedestrian Spine** - The College will develop a plaza on the land that was formerly Jefferson Street and a "Riverwalk-like" pedestrian spine from the plaza, extending north to the Oesterle Library building on School Street.

As in any plan, projections for future development often change with unforeseeable circumstances. This plan is subject to modification to meet changing needs of the College and its community of faculty, staff and students.

# North Central College



## MASTER LAND-USE PLAN

- KEY TO CAMPUS BUILDINGS
- |                        |                        |
|------------------------|------------------------|
| 1. 518 N. Loomis Hall  | 16. 5000 sq. ft. Hall  |
| 2. 518 N. Loomis Hall  | 17. 517 N. Loomis Hall |
| 3. 518 N. Loomis Hall  | 18. 518 N. Loomis Hall |
| 4. 518 N. Loomis Hall  | 19. 519 N. Loomis Hall |
| 5. 518 N. Loomis Hall  | 20. 520 N. Loomis Hall |
| 6. 518 N. Loomis Hall  | 21. 521 N. Loomis Hall |
| 7. 518 N. Loomis Hall  | 22. 522 N. Loomis Hall |
| 8. 518 N. Loomis Hall  | 23. 523 N. Loomis Hall |
| 9. 518 N. Loomis Hall  | 24. 524 N. Loomis Hall |
| 10. 518 N. Loomis Hall | 25. 525 N. Loomis Hall |
| 11. 518 N. Loomis Hall | 26. 526 N. Loomis Hall |
| 12. 518 N. Loomis Hall | 27. 527 N. Loomis Hall |
| 13. 518 N. Loomis Hall | 28. 528 N. Loomis Hall |
| 14. 518 N. Loomis Hall | 29. 529 N. Loomis Hall |
| 15. 518 N. Loomis Hall | 30. 530 N. Loomis Hall |



### ***Ss. Peter and Paul Church Master Plan***

Ss. Peter and Paul Church is one of Naperville's most cherished and familiar institutions, providing over 150 years of service to the community. The Parish was founded in 1846 with just a handful of people and has grown and expanded its facilities over the past 50 years to include some 5,000 families. The Church has determined that supporting Naperville's booming population for an additional 50 years will mean expanding its facilities and parish activities once again.

To meet these new challenges, parishioners and church officials agreed establishing a master plan to guide future expansion would secure the Church's role in Naperville's cultural and religious tradition. In 1993 Ss. Peter and Paul Church submitted their Master Plan, which was approved by City Council in November of that same year.

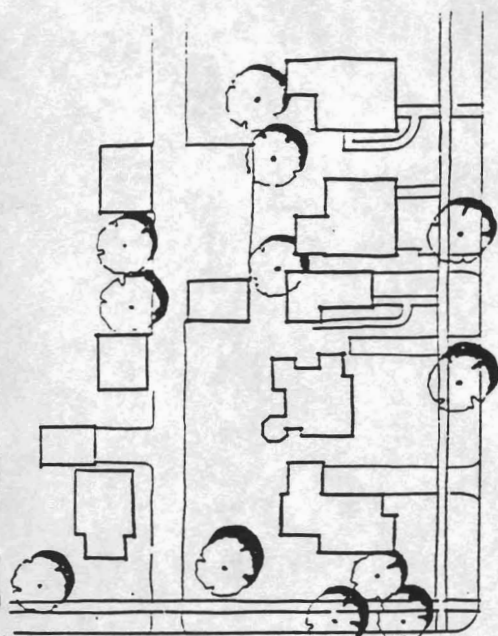
According to parishioners, implementing the Ss. Peter and Paul Master Plan requires piecing together different ideas to obtain one objective: "remain an integral part of the neighborhood and be a contributing institution in the City of Naperville." Fulfilling this promise, the Parish will construct and relocate buildings, acquire new land for expansion, create additional parking, provide necessary landscaping, and urban design features.

The master plan (see map on page 65) was designed to unify the spatial pattern between new and existing buildings to create a campus environment safe for children and open to the community. A landscaped courtyard has been designed for the east side of Ellsworth Street to identify the campus and serve as a focal point and gathering space. The plan situates important Parish buildings around the courtyard periphery. Two major projects designated in this plan include the construction of a new 30,000 square foot Parish Hall along the eastern fringe of the courtyard and the relocation of the rectory to a more secluded location northeast of the courtyard. The master plan also proposes the closing of Franklin Avenue from Ellsworth to Brainard Streets to create more interaction between the middle school, new rectory, other buildings, and parish activities.

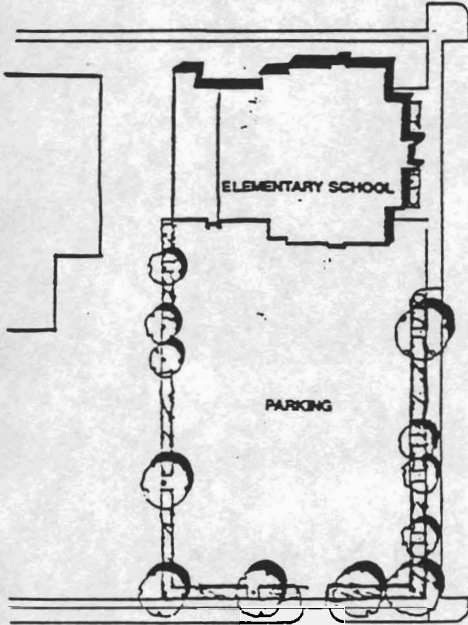
As new buildings are constructed and existing buildings are relocated, parking becomes a concern. To help alleviate this problem, the church has planned 80 additional parking spaces which will be strategically located throughout the campus area.

Unlike the College, Ss. Peter and Paul's Master Plan is not committed to any specific time frame and will be accomplished in several stages depending on the financial resources available.

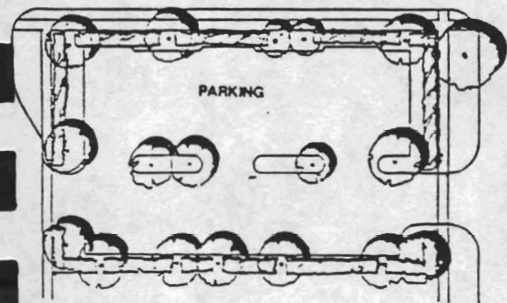




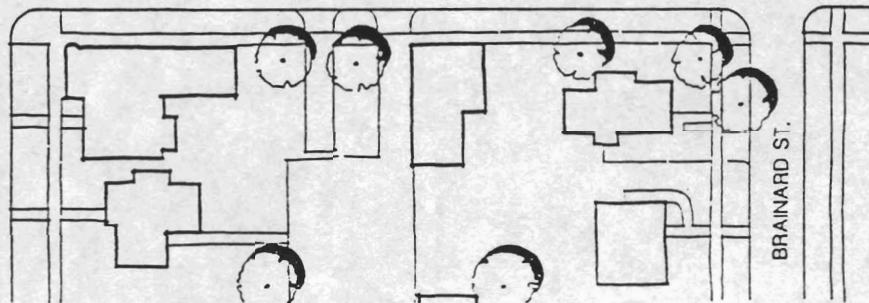
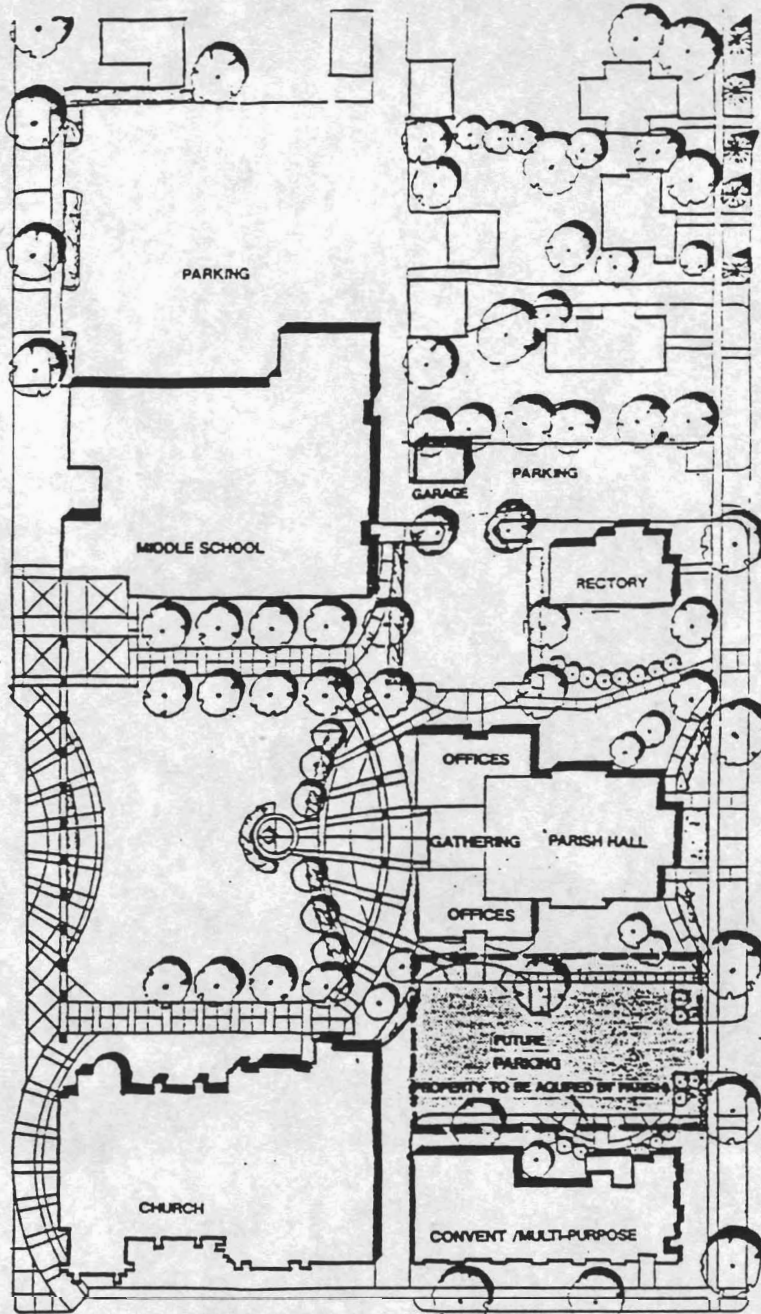
FRANKLIN AVE.



BENTON AVE.



ELLSWORTH ST.



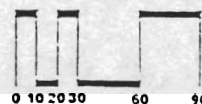
BRAINARD ST.

MASTER PLAN

Ss. Peter & Paul Church  
 NAPERVILLE, ILLINOIS



NORTH



PRISCO  
 SERENA  
 STURM



## Chapter 6: Conclusion

The 1998 East Sector Update affords a basis for continuing to guide future development in the East Sector through a long-term vision of achieving a desirable arrangement of residences, businesses, and private and public institutional uses, with an ample supply of properly located open space. The purpose of this plan is to guide the long and intermediate range planning efforts of the City. The 1998 East Sector Update does not fully represent, nor should it, an absolute "blue-print" for future development within this sector. For the most part, this plan reflects existing conditions and addresses general planning issues that currently exist in the sector. The plan will provide a framework for thinking about the future as the day-to-day decisions that affect it are made.

The goals of the 1998 East Sector Plan will be achieved through both implementation strategies and ongoing planning efforts. Implementation strategies will primarily relate to the City's Subdivision and Zoning Ordinances, and will focus on day-to-day planning decisions that affect the East Sector. Ongoing planning has been a major theme in the 1998 East Sector Update and involves undertaking special studies and area plans for portions of the East Sector. These area plans will be based on the 1998 East Sector Update in the sense that this plan establishes the basic goals and policies for the entire East Sector. Area plans will be responsive to development constraints of an area, as well as to the needs and desires expressed by the residents and property owners of each area. These plans will provide a framework to guide redevelopment.

An action plan for the ongoing planning portion of this plan is included at the end of this Chapter. The implementation of this plan, and any plan, relies upon the actions and support of City officials, staff, private citizens, business, and the development community. Without their support, this plan cannot be successfully achieved.

### **IMPLEMENTATION OF THE 1998 EAST SECTOR PLAN**

---

Implementation of the 1998 East Sector Update will be achieved through the Subdivision and Zoning Ordinance. The Subdivision Ordinance controls the subdivision of land as it contains provisions for subdividing property which regulate subdivision layout, site improvements, streets, water supply and sewage disposal. The resulting lots and the land use on any given lot must conform with the City's Zoning Ordinance which is described in greater detail below

Zoning is the single-most important instrument for carrying out this plan. However, it is important to point out that **zoning is not land use and land use is not zoning**. The Zoning Ordinance regulates lot size and the land uses which may be located on a given property today. Zoning is a vehicle for implementing the Land Use Plan, but is not a substitute for the plan itself. The focus of this report thus far is related to future land use; that is, how each parcel of land should ultimately be used. The land uses depicted on the "Future Land Use Plan" map do not indicate any zoning designations. For instance, the color yellow on the plan does not indicate that an R1 zoning designation applies. The density shown in yellow (0-2.5 dwelling units per acre) can be achieved under the R1A, R1B, R2, R3A, R3, E1, E2, and E3 zoning districts. Thus, the reason no zoning districts are indicated on the plan is because there are several appropriate zoning districts into which each parcel of land may be classified in order to meet the proposed land use and density criteria indicated on the future land use map. Zoning designations will be determined at such time each project is submitted, dependent upon the type of housing units, their setbacks, height, and other features of the proposed development, as well as the zoning of surrounding properties. Appropriate densities could also be achieved within a Planned Unit Development.

### ***Planned Unit Development***

The Planned Unit Development (PUD) provisions of the Zoning Ordinance should be encouraged *only* when it includes an imaginative and superior design in keeping with the designated densities and open space objectives of the plan. Under these conditions, it is permissible to depart from the strict application of use, setbacks, height, and other requirements of the Zoning Ordinance. The PUD allows flexibility for the following reasons:

- to permit a creative approach for better development of land;
- to accomplish a more desirable environment than possible through strict application of minimum requirements;
- to enhance the appearance of projects through preservation of natural features and provision of recreation areas and open space in excess of that required under existing regulations;
- to provide opportunity for creation of new approaches and solutions to our living environment.

A PUD in which certain zoning provisions are relaxed, may be considered if a better environment is to be provided in terms of aesthetics, livability, density, and amenities. Absent the above benefits, **a PUD should not be granted.** PUD's should not be utilized as a substitute for, or an escape from, the provisions of the zoning or subdivision regulations.

### **MONITORING/ONGOING PLANNING**

---

The 1998 East Sector Update should not be allowed to become outdated. If the plan is not representative of current policies or situations, it cannot serve as an effective, reliable source to guide decision making. A comprehensive review of this plan should be undertaken at regular intervals, depending on how rapidly growth and change occurs in this sector. Inevitably, amendments will be proposed to the future land use portion of this plan. If the plan is monitored and kept up-to-date, the plan will provide a basis for determining the impact an amendment will have on the surrounding area and East Sector in general.

One of the major themes in the 1998 East Sector Update is the need to undertake area plans for portions of the East Sector as outlined in Chapter 5. These plans will be more detailed than this general plan, and will be important in controlling new development as well as in solving existing land use and transportation problems. Planning efforts for these plans will analyze different development alternatives that are available for an area and identify the most desirable future land use scenarios. In instances where area plans propose substantive changes from the 1998 East Sector Update, corresponding map and text amendments should be made.



***Action Plan for Implementation***

<b>Action Elements</b>	<b>Target Completion Dates*</b>
Downtown Plan	April 1999
Establish a teardown/infill development policy	April 1999
Prepare a Consolidated Development Plan	August 1999
Priority Amendments to Zoning Ordinance (including amendments to the planned unit development regulations, creation of an R3B Zoning District that permits a density of 8 dwelling units/acre, and amendments to the residential height/bulk/setback requirements)	June 1999
Comprehensive Zoning Ordinance Update	December 1999
Ogden Ave. Corridor Plan	June 2000
Unincorporated Area Plans	Ongoing
Monitor Plan for Updates	Ongoing

\* Target completion dates refer to completion of the plan documents. These timelines do not refer to final Plan Commission or City Council approvals which are largely affected by the amount of public participation in the public hearing process.