

# HOBSON ROAD STUDY

*Amendment adopted as part of the 1998 East Sector Update*

*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 (attached) 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).*

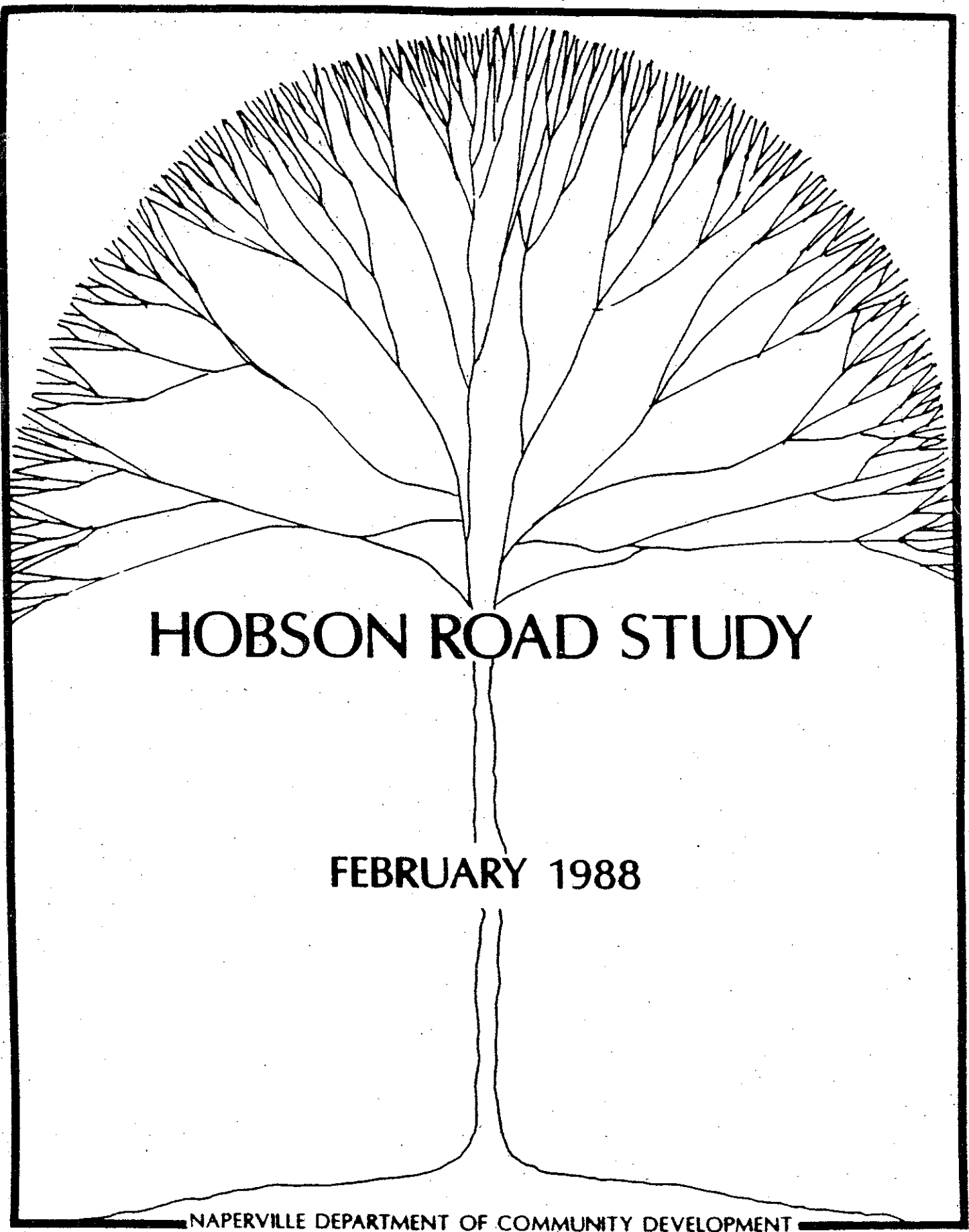
*The Hobson Road Study designated this area as Low Density Residential with a minimum lot size of 100,000 square feet. The only zoning classification that would support this minimum lot size is the E1 Estate District that requires a minimum of 2.5 acres or 108,900 square feet. Due to existing annexation 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.*



**Naperville**



# **HOBSON ROAD STUDY**

**FEBRUARY 1988**

**NAPERVILLE DEPARTMENT OF COMMUNITY DEVELOPMENT**

**HOBSON ROAD STUDY**

**1988**

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

CITY OF NAPERVILLE

February - 1988

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HOBSON ROAD PLAN

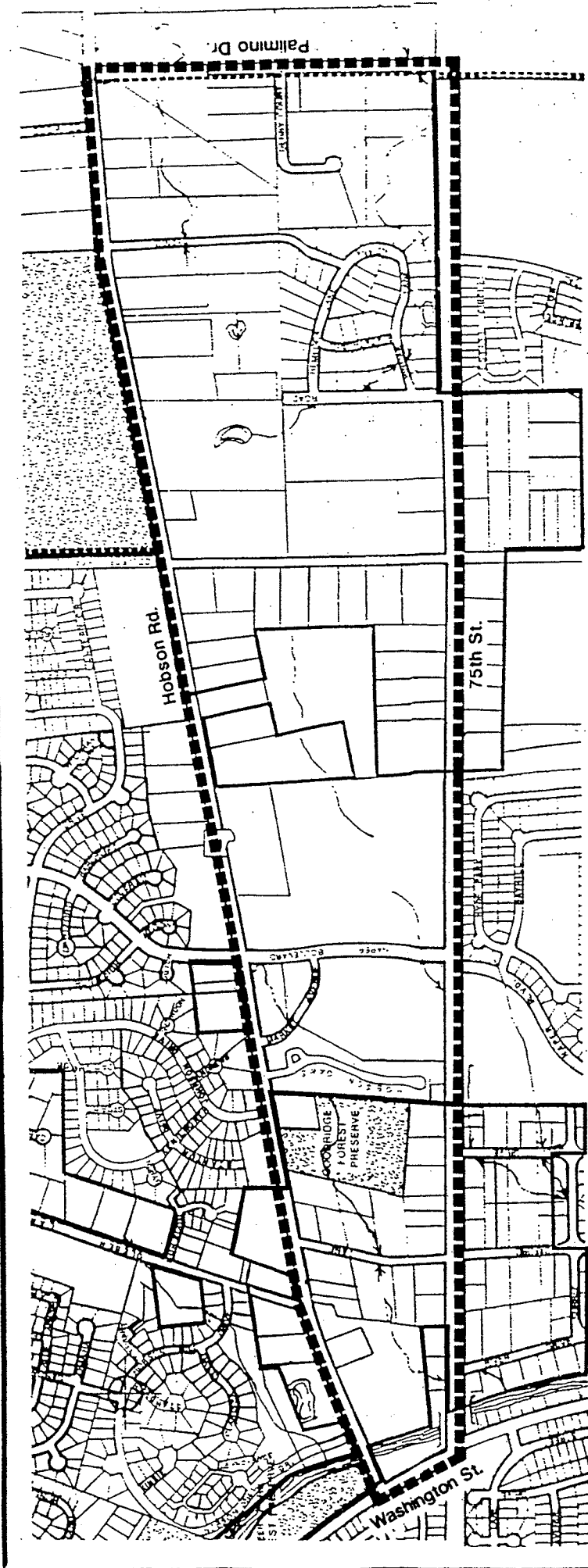
BACK POCKET

# 1 INTRODUCTION

On June 1, 1987, City Council referred the study of the Hobson Road area to staff for the development of a unified plan. At that time, there were two requests before the City Council for annexation in the Hobson Road area: Hobson Meadows and Hobson Hollow. A third request, also in the area, Fox Run Subdivision was being reviewed by Plan Commission. To the Council, these three projects and their relationship with the Hobson Road area as a whole required further study to determine if the existing rural ambiance could be preserved.

The 500+ acre study area is bounded by Hobson Road, 75th Street, Palomino Drive and Washington Street. (See Exhibit 1) At present, it consists of low-density estates, distinct natural features and some community commercial facilities. Most of the lands lie in unincorporated DuPage County, and prior to any further annexations or development, Council believed that a comprehensive study of the entire area was warranted. Staff was directed to prepare a unified land use/zoning plan including recommendations for an improved internal street system.





Study Area Boundaries

# HOBSON ROAD STUDY

DEPARTMENT OF COMMUNITY  
DEVELOPMENT, NAPERVILLE

AUG. 1987

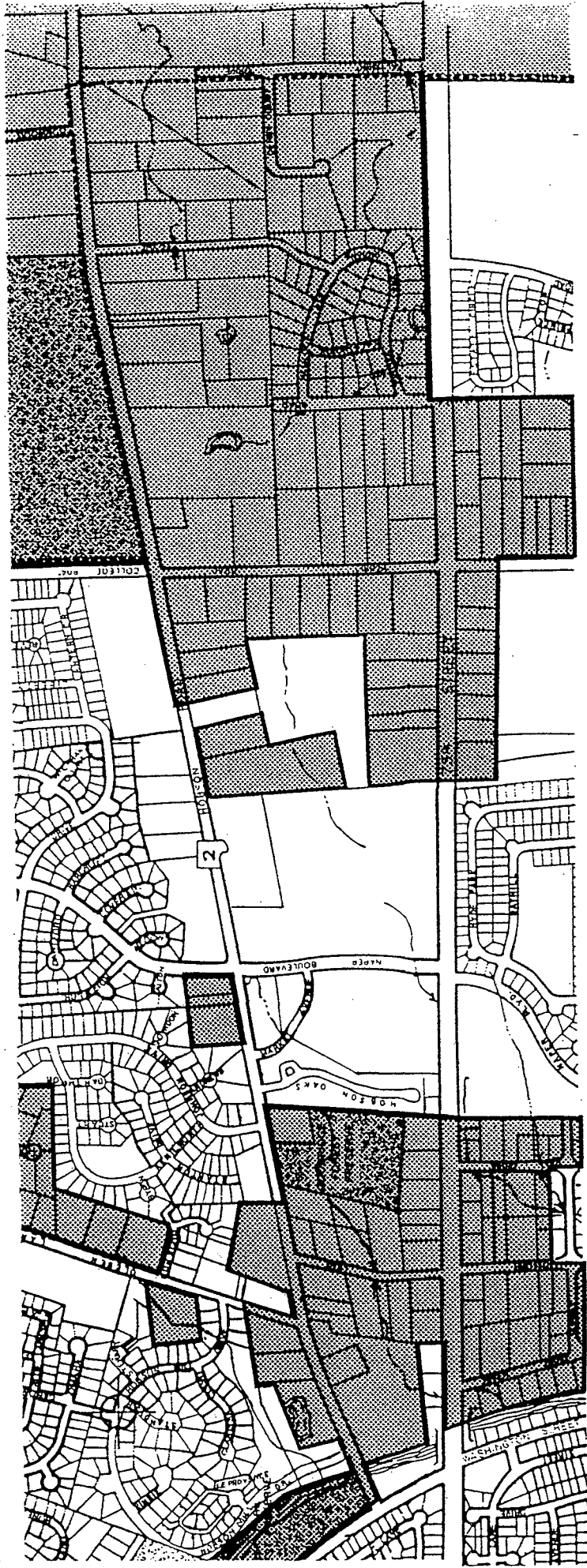
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**EXISTING CONDITIONS**

The Hobson Road Study Area is located at the eastern limits of Naperville, just north of 75th Street. The land bounded by Hobson Road and 75th Street from Washington Street easterly to Rte. 53 has a distinct identity: a low-density residential area comprised of estates on large lots wherein residents for many years have enjoyed the rural atmosphere and equestrian activities.

The study area contains approximately 102 single-family dwellings in both Naperville and unincorporated DuPage County situated mostly on estate-type lots ranging in size from 20,000 square feet to 10 acres or more. The resulting density for the overall single-family area was until recently 0.42 dwelling units per acre, or approximately one dwelling on 2.5 acres. With completion of Hobson Oaks, a 60 unit townhome development, the residential density of the study area is now 0.59 dwelling units per acre, or one residence on 1.49 acres. When these townhomes are fully occupied, the estimated population of the Hobson Road study area will be 525 persons.

About two-thirds of the Hobson Road area are in unincorporated DuPage County. All of this land has a county zoning of R1, a residential district with a minimum lot-size of 100,000 square feet, or 2.5 acres. The remaining one-third of the study area lies within Naperville's corporate limits that is along Washington Street and on both sides of Naper Boulevard. (See Exhibit 2)



**LEGEND**

-  LAND WITHIN CORPORATE LIMITS
-  LAND IN UNINCORPORATED DUPAGE COUNTY

CITY/COUNTY BOUNDARIES

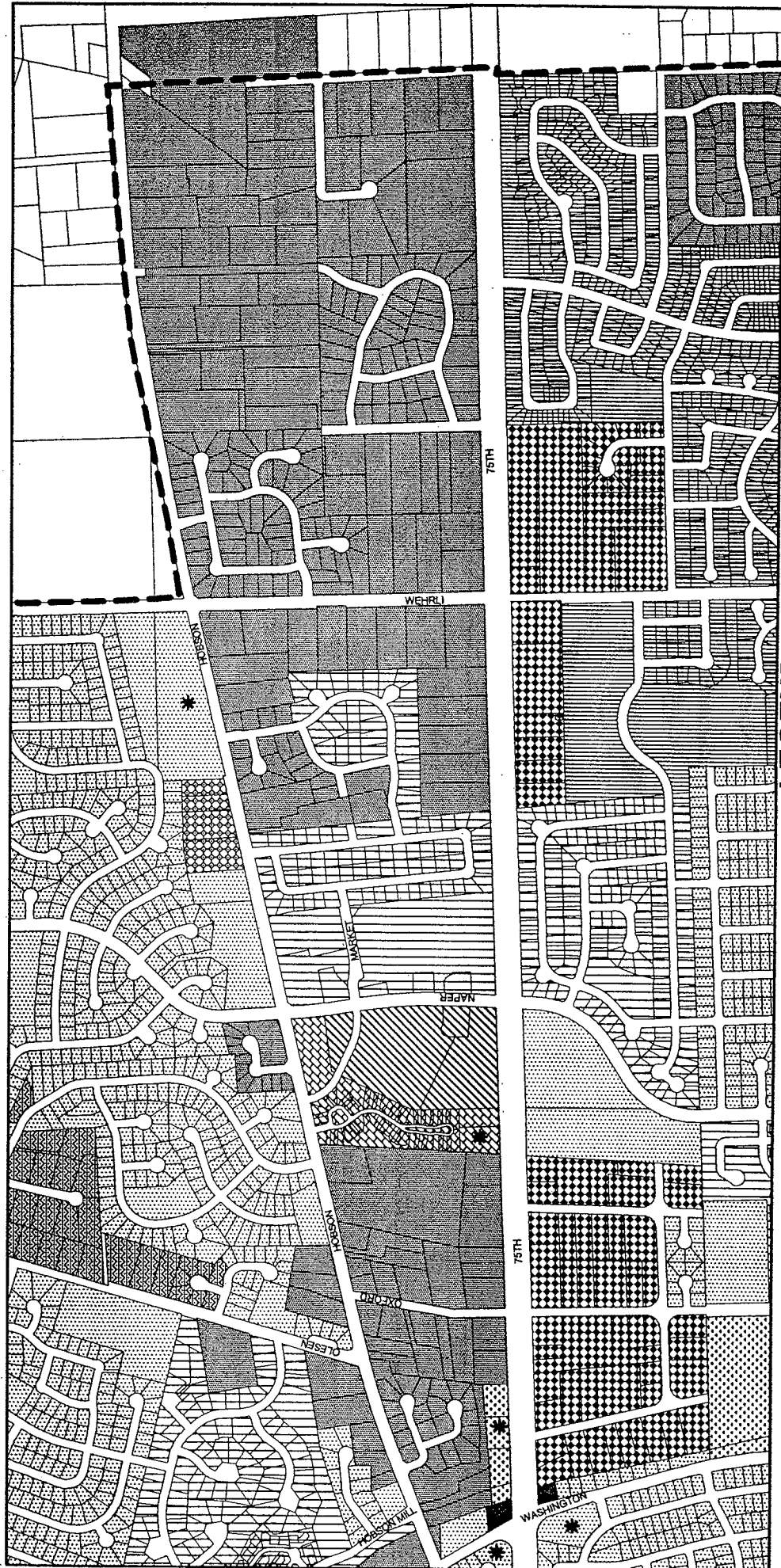
**HOBSON ROAD STUDY**

DEPARTMENT OF COMMUNITY  
DEVELOPMENT, NAPERVILLE

AUG. 1987

As indicated in Exhibit 3, residential lots zoned R1A (10,000 square foot minimum), and a gas station zoned B3 - General Commercial, are located between Washington Street and the DuPage River. East of the River along 75th Street is a health club zoned R3 with a conditional use. At the southwest corner of Hobson Road and Naper Boulevard is a church, and Hobson Oaks subdivision, zoned R2 PUD. Market Meadows shopping center, zoned B2 PUD, is located on 20 acres at the northwest corner of 75th Street and Naper Boulevard. At the northeast corner of this intersection is Fox Run Square, an 18 acre retail center zoned R1A PUD. Directly east of Fox Run Square are Fox Run, Hobson Meadows, and Hobson Hollow, all proposed residential subdivisions. Fox Run and part of Hobson Meadows are both zoned R1A PUD, while the Hobson Hollows parcel was zoned R1 in the County until Council annexed it on February 1, 1988.

The natural features found in the Hobson Road area include the West Branch of the DuPage River, which runs parallel to Washington Street along the western edge of the study area. A ravine running northeast to southwest across Oxford Lane creates variations in elevation, a condition which must be considered in determining future development there. Heavily wooded areas exist along the River, Oxford Lane, Indiana Avenue, Palomino Drive, 75th Street, and Hobson Road east of Wehrli Road. Egermann Woods and the Goodrich Woods Forest Preserve add to the wooded nature of the Hobson Road area. Several ponds are found east of Wehrli Road and west of Indiana Avenue.



**LEGEND**

ZONE	MIN. LOT SIZE	ZONE	MIN. LOT SIZE
[Pattern]	N/A	B2 PUD (City)	N/A
[Pattern]	10, 000 sq. ft.	B3 (City)	N/A
[Pattern]	N/A	R1 (County)	100,000 sq. ft.
[Pattern]	N/A	R2 (County)	40,000 sq. ft.
[Pattern]	2600 sq. ft. d.u	R3 (County)	40,000 sq. ft. d.u
[Pattern]	2.5 Acres		(without public sewer & water)
[Pattern]			

**EXISTING ZONING**

\* CONDITIONAL USE    - - - - PLANNING BOUNDARY

**HOBSON ROAD STUDY**

DEPARTMENT OF COMMUNITY DEVELOPMENT, NAPERVILLE

AUG. 1987







Exhibit 4 shows the various land uses within the study area. Most of the parcels are developed with low-density housing, that is, a density of approximately 0.5 dwelling units per acre, or one residence on 1-1/2 acres of land. Commercial uses are located along Naper Boulevard, between Hobson Road and 75th Street. These consist of two large shopping centers, anchored by supermarkets, which service a hinterland larger than the study area. Their location is consistent with the concept upon which the Comprehensive Master Plan for Naperville is based, i.e. community shopping centers are to be located at the intersection of major arterials. The remainder of the developed land is in townhouses, institutional facilities, and parks and forest preserves.

The Naperville Thoroughfare Plan (Exhibit 5) and the DuPage County Transportation Plan (Exhibit 6) show a variety of street designations for the Hobson Road Area. Naper Boulevard and 75th Street are considered major arterials in both plans. DuPage County remains very adamant about restricting access onto 75th Street, promoting it as an intra-county route. Both Plans also coincide in their designation of Washington Street as a minor arterial and of Olesen Lane as a major collector.

The plans, however, differ on the designation of Hobson Road: the Naperville Thoroughfare Plan shows it as a major collector, whereas the County considers it a minor arterial. The County has indicated that there are no plans to widen Hobson Road, although it will have an interchange with the north/south tollway.



**LEGEND**

-  LOW DENSITY RESIDENTIAL  
(0-5 d.u./ac.)
-  MED. DENSITY RESIDENTIAL  
(6-16 d.u./ac.)
-  VACANT LAND
-  INSTITUTIONAL
-  PARKS/OPEN SPACE  
FOREST PRESERVE
-  COMMERCIAL

--- PLANNING BOUNDARY

**EXISTING LAND USE**

**HOBSON ROAD STUDY**

DEPARTMENT OF COMMUNITY  
DEVELOPMENT, NAPERVILLE

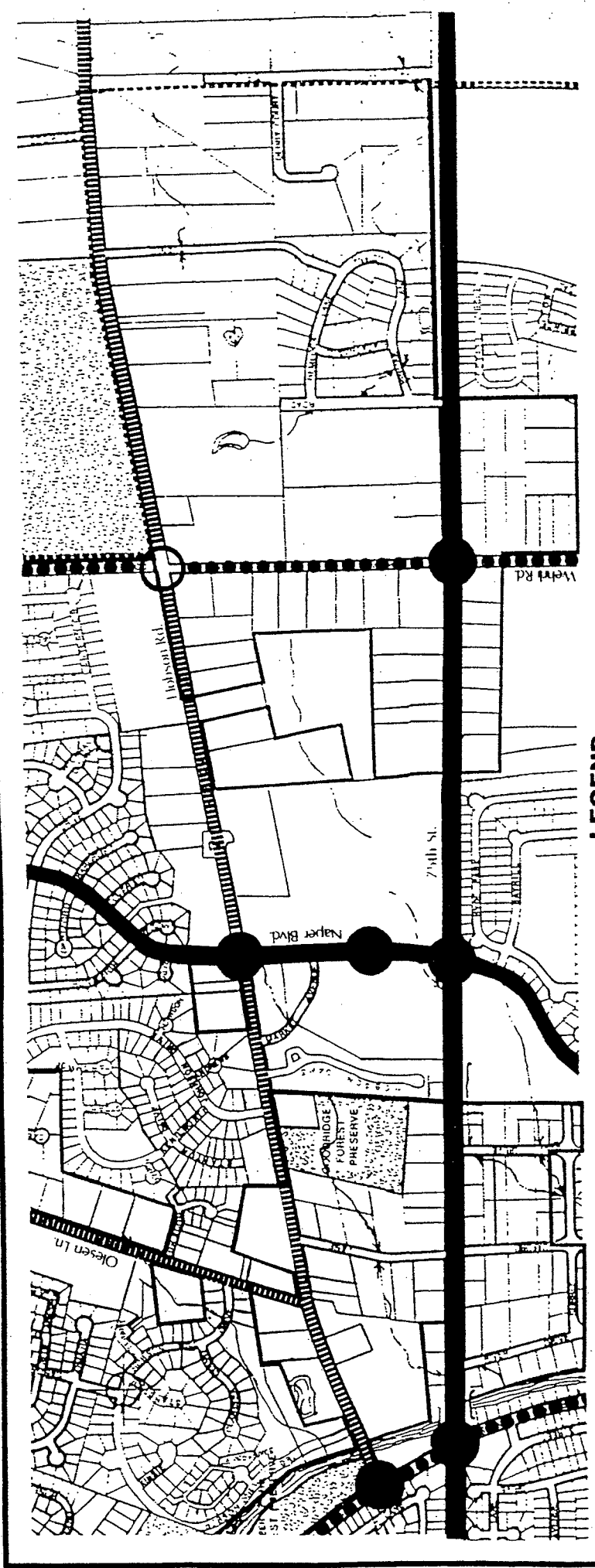


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Under the Naperville plan, all of Wehrli Road is considered a minor arterial, though DuPage County views Wehrli as a minor arterial north of Hobson and as a major collector south of Hobson.

Traffic signals currently exist along 75th Street at Washington Street, Naper Boulevard, and Wehrli Road. There are signals on Hobson Road at Washington Street and Naper Boulevard, and a four-way stop at Wehrli Road. Another signal exists on Naper Boulevard at the intersection created by the main entrances to the Market Meadows and Fox Run Square Shopping Centers. Naperville is also proposing an additional traffic signal at Naper Boulevard and Market Drive.



**LEGEND**

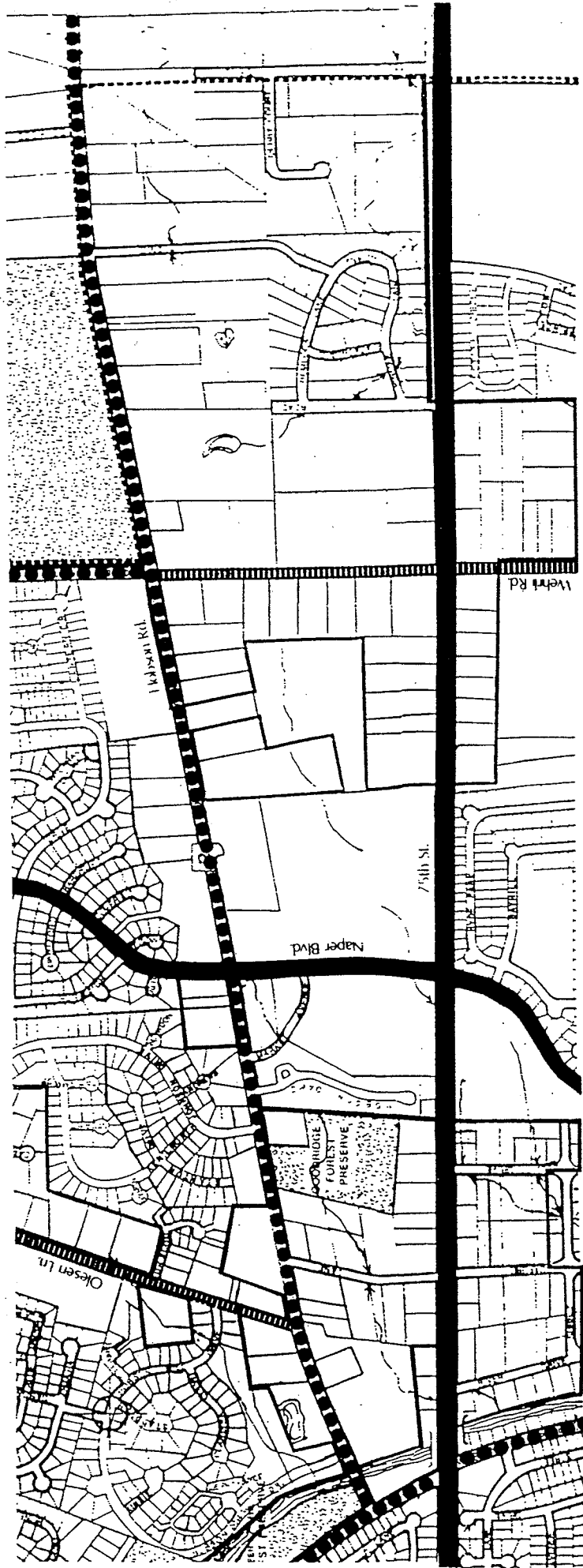
- MAJOR ARTERIAL
- - - MINOR ARTERIAL
- ||||| MAJOR COLLECTOR
- SIGNALIZED INTERSECTION
- FOUR-WAY STOP

**STREET HIERARCHY: NAPERVILLE THOROUGHFARE PLAN**

**HOBSON ROAD STUDY**

DEPARTMENT OF COMMUNITY DEVELOPMENT, NAPERVILLE

AUG. 1987



**LEGEND**

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MAJOR COLLECTOR

STREET HIERARCHY: DUPAGE COUNTY YR. 2005 PLAN

**HOBSON ROAD STUDY**

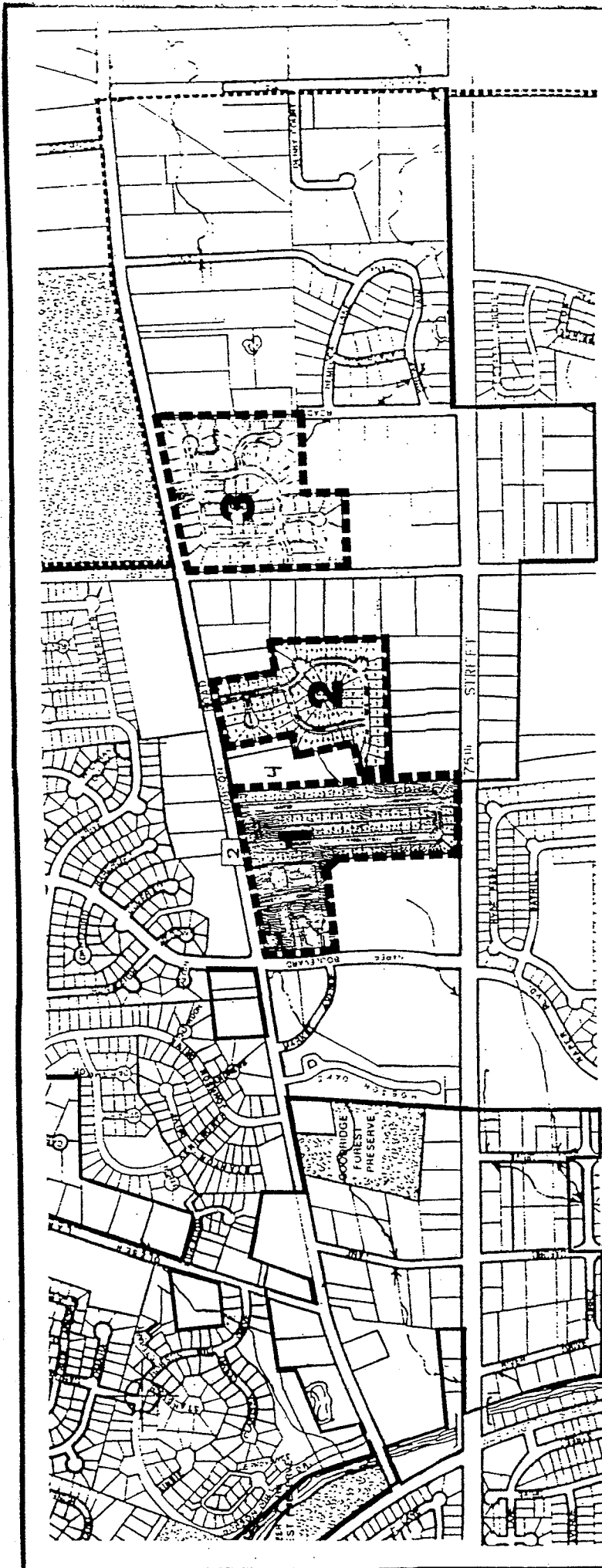
DEPARTMENT OF COMMUNITY DEVELOPMENT, NAPERVILLE

AUG. 1987

6

**3**

**PROJECTS UNDER REVIEW**



**LEGEND**

- 1. FOX RUN
- 2. HOBSON MEADOWS
- 3. HOBSON HOLLOW
- 4. Hobson Preserve

Proposed Developments

**HOBSON ROAD STUDY**

DEPARTMENT OF COMMUNITY  
DEVELOPMENT, NAPERVILLE

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**7**

(2) HOBSON MEADOWS

This 30 acre project is located south of Hobson Road and east of Naper Blvd. and the Meadows/Fox Run development. In 1983, a preliminary RIA PUD was approved for this area then known as Fox Meadow Farm and the proposal called for 19 single-family homes and a 7 acre barn site all on approximately 19 acres. The Hobson Meadows petition requested voidance of that PUD and annexation of an additional ten acres under the RIA zoning. The new plan calls for 65 dwellings on a minimum lot size of approximately 13,000 square feet and an average of 15,000 square feet. In May 1987, staff and Plan Commission reviewed the project and recommended approval to City Council. At the June 15 public hearing before City Council on the annexation agreement, the matter was referred back to staff for the completion of the study.

(3) HOBSON HOLLOW

Located at the southeast corner of Hobson and Wehrli Roads, this 41 acre development had requested annexation and zoning to RIA. Preliminary plans indicate 79 single-family lots with a minimum size of 11,500 square feet and an average size of 17,170 square feet. The plat was reviewed by staff and Plan Commission who in March recommended that it be approved. On June 1, 1987, following the public hearing on the annexation agreement, City Council referred the matter back to staff for study of the entire Hobson Road area.

As discussed above, these proposed developments represent more typical Naperville subdivisions. The Hobson Road area, however, is unique with a rural character and therefore Council directed DCD staff to study and recommend guidelines and criteria for development within the Hobson Road area.

# 4

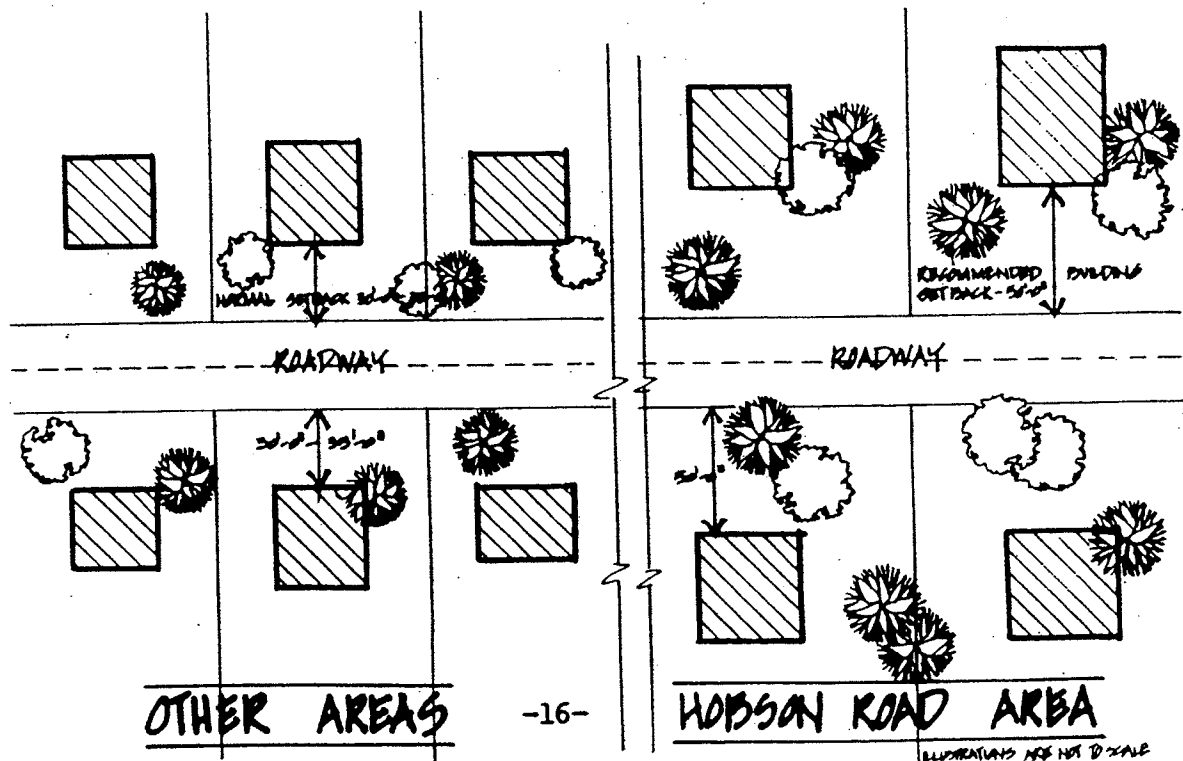
## CONCEPTS



Once the basic information on Hobson Road was collected and analyzed, DCD staff generated a number of land use and transportation concepts that were reviewed and discussed by various City and County departments prior to the development of a conceptual plan. They include:

(1) MINIMUM SETBACKS FROM THE MAJOR ROADS

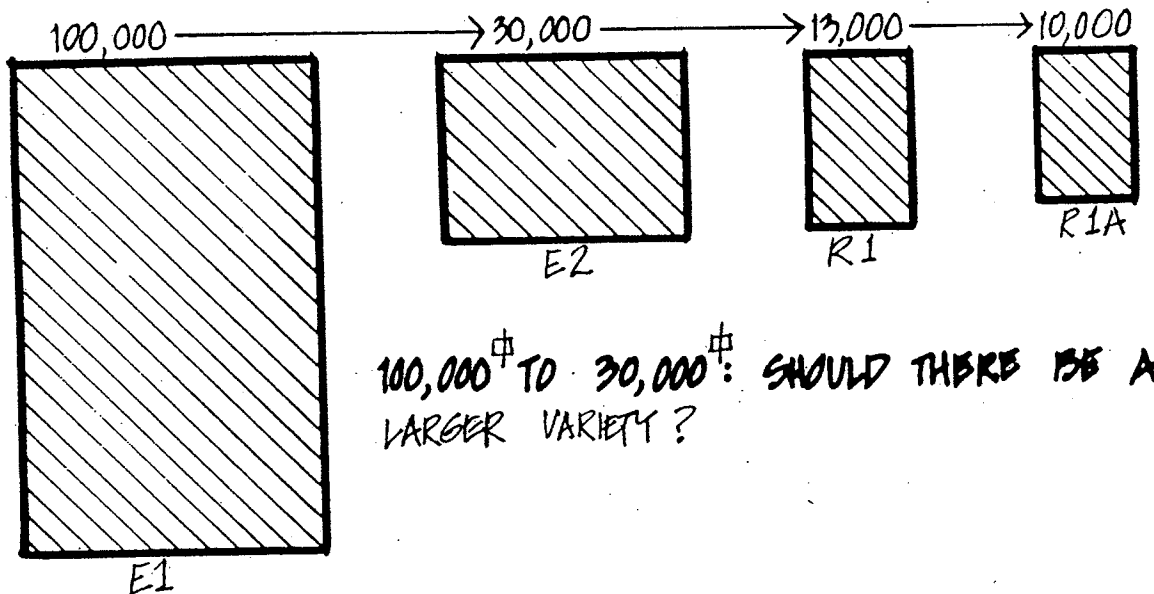
As the primary character of Hobson Road is that of a rural estate area, staff decided that by establishing a minimum building setback from Hobson Road and 75th Street, a feeling of openness and spaciousness could be created and the existing character preserved to some extent. The normal building setback in the City ranges between 20 and 35 feet. If a minimum building setback of 50 feet was established, this would increase the amount of open space along Hobson Road and 75th Street thereby creating a more rural atmosphere.



(2) MINIMUM LOT SIZE

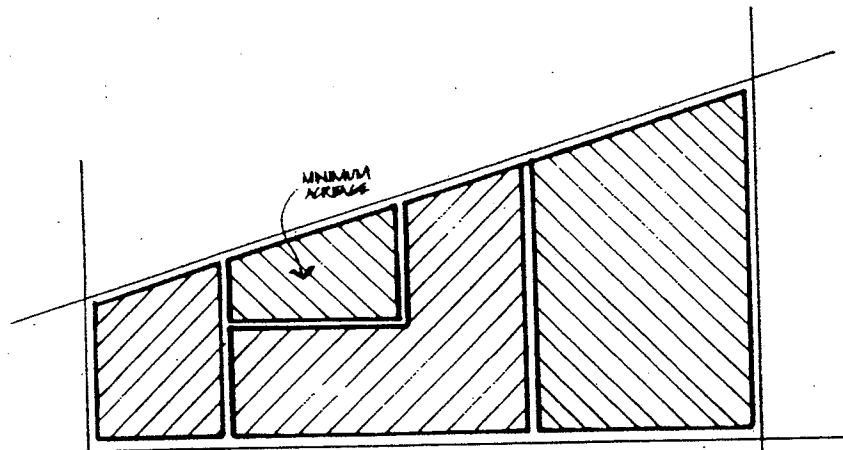
In reviewing the existing zoning ordinance, staff realized that the range of minimum lot sizes the City had to offer in the larger single-family districts was limited. The ordinance provides four residential districts intended for only single-family use and as indicated in the diagram below, the R1A district, permits the smallest parcel: 10,000 square feet. The newly created R1 district permits 13,000 square feet minimum, followed by the E2 Estate District, with 30,000 square feet minimum and the E1 Estate zone, with a minimum of 100,000 square feet or 2.5 acres.

Based on the above standards, staff decided that for areas such as Hobson Road, a larger variety of parcels was desirable. A number of intermediate lot sizes were studied that would be commensurate with the objective of preserving the existing character yet small enough to be economically serviceable.



(3) MINIMUM ACREAGE FOR DEVELOPMENT

In this concept, staff studied the desirability of setting a minimum total acreage for any development proposal. For example, no subdivision would be approved which consisted of less than 10 acres. Other minimum sizes were also studied. This would provide for consolidation of acreage coming in for development with attendant benefits, such as unified land use, better circulation plans, more efficient public utilities, etc. However, it was also realized that owners of small properties be restricted from developing until they had acquired sufficient land to satisfy this requirement. In certain circumstances, that may be impossible to achieve.



A MINIMUM ACREAGE FOR DEVELOPMENT WOULD BEING IN LARGE, CONSOLIDATED AREAS INTO THE CITY, THEREBY AVOIDING CREATION OF FLAG LOTS NEEDED BETWEEN SUBDIVISIONS, WITHOUT TRAFFIC ACCESS. HOWEVER, IT WOULD RESTRICT A SMALL PROPERTY OWNER FROM DEVELOPING HIS LANDS.

(4) PERCENTAGE OF LOT SIZES PER DEVELOPMENT

Through this concept a wide range of lot sizes would be required in each development thereby creating a very interesting mix, while providing a variety of housing sizes. For example, in the E2 district, 30% of the parcels would meet the minimum of 30,000 square feet (3/4 acre), 30% would be a minimum of 40,000 feet (1 acre) in size, and the remaining lots developed at least 10% over the minimum size. Although this concept would result in subdivisions similar in character to the study area, which at present offers a large variety of parcels, the disadvantage is that it would be very difficult to monitor and develop. The smaller the project, the more difficult it would be to calculate and balance the various lot sizes, especially if many builders, rather than the original developer, are involved.

EXAMPLE IN THE EXISTING E2 (30,000 SQ. FT.) DISTRICT:

- 30% OF LOTS IN A SUBDIVISION AT MINIMUM LOT SIZE OF 30,000 SQ. FT.
- 30% OF LOTS OVER 1 ACRE IN SIZE
- REMAINING 40% OF LOTS AT ATLEAST 10% OVER THE MINIMUM (i.e.) 33,000 SQ. FT.

(5) FLOOR AREA RATIOS AND LOT COVERAGES

The Naperville Zoning Ordinance defines the floor area ratio or F.A.R. as "the numerical value obtained by dividing the floor area

within a building or structure on a lot by the area of such lot. The floor area ratio as specified for each zoning district when multiplied by the area of the lot in square feet shall determine the maximum permissible floor area for the building or structure on the lot."

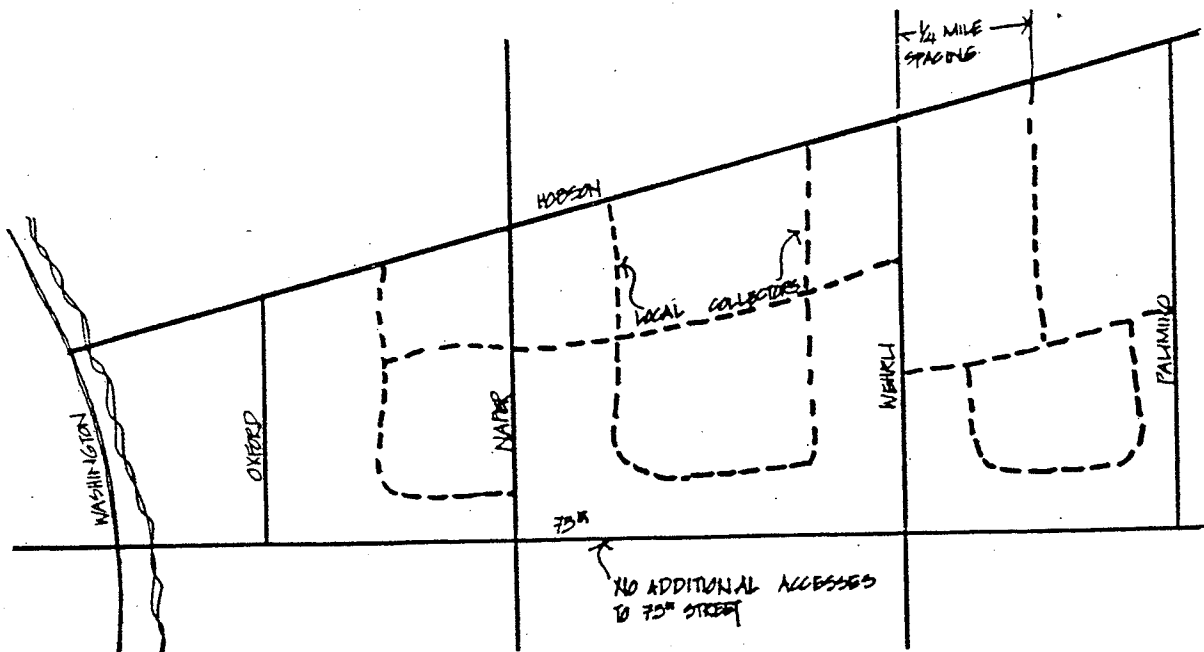
While the floor area ratio is the total amount of building area that may be built on a lot, the lot coverage is the amount of land area on which the building or footprint can sit. For example, if a 0.25 FAR and a 20% lot coverage were established, in a traditional 10,000 square foot lot this would equate to 2,500 square feet of home (which is not unreasonable) and only 20% of that; i.e., 2,000 square feet could be placed on the ground floor, the remaining 500 square feet would have to be on the upper floor.

<u>ZONING DISTRICT</u>	<u>MINIMUM LOT SIZE</u>	<u>F.A.R. 0.25 &amp; RESULTANT BUILDING AREA</u>	<u>LOT COVERAGE 20% &amp; RESULTANT BUILDING FOOTPRINT</u>
R1A	10,000 SQ. FT.	2,500 SQ. FT.	2,000 SQ. FT.
R1	13,000 SQ. FT.	3,250 SQ. FT.	2,600 SQ. FT.
E2	30,000 SQ. FT.	7,500 SQ. FT.	6,000 SQ. FT.
E1	100,000 SQ. FT.	25,000 SQ. FT.	20,000 SQ. FT.

FAR's and lot coverages are effective tools to control the bulk of a structure but they also have to be coupled with very stringent sideyards to prevent homes being placed too close to the property line and the neighboring residence. In analyzing these two concepts, staff realized that the effectiveness of FAR's and lot coverages decreased as the lot sizes increased. For example, on a 100,000 square foot lot with a 0.25 FAR, 25,000 square feet of home could be built, which is quite unlikely. Lot coverages and FAR's are more effective for smaller lots. As most of Hobson Road is to remain in the estate/larger parcel category, staff decided FAR's and lot coverages would not be effective in controlling bulk or in preserving the existing character of this study area.

(6) DEVELOPMENT OF AN INTERNAL STREET SYSTEM

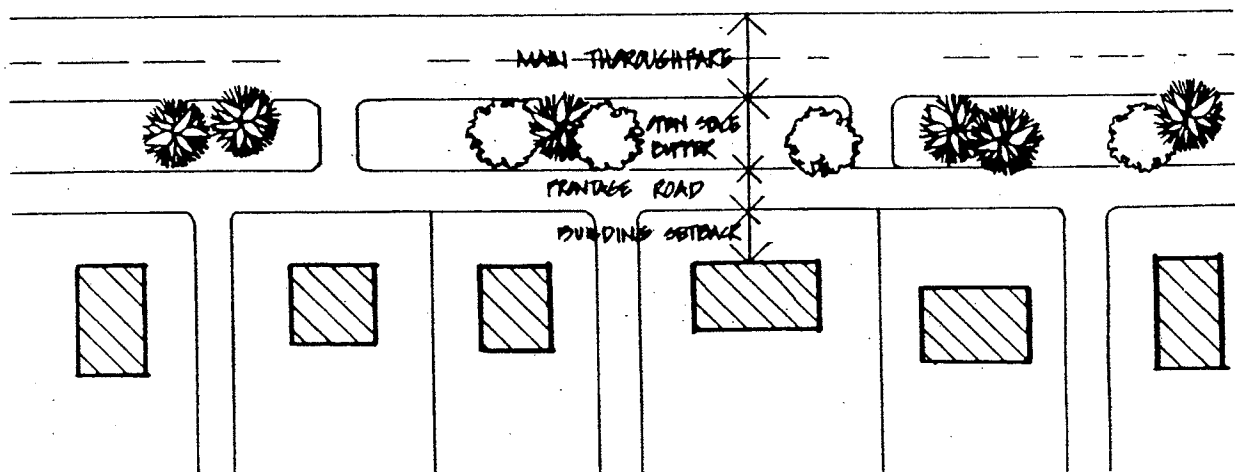
When the three developments, Fox Run subdivision, Hobson Meadows and Hobson Hollow were submitted to the City, a concern arose regarding the lack of an internal street system providing for intersubdivision



continuity. Hobson Road is a collector street and in that sense is not as important as 75th Street or Naper Blvd. However staff decided, for safety reasons, every lot should not have access to Hobson Road and in discussions with the County it was recommended that a minimum spacing of a quarter of a mile should be provided between residential curb cuts. The advantages of the internal street system are: the reduction of curb cuts on Hobson Road and 75th Street, channelling traffic to controlled intersections thereby providing for safe turning movements, and finally, intersubdivision continuity and convenient and safe access to all lots within the area.

(7) FRONTAGE ROAD SYSTEM

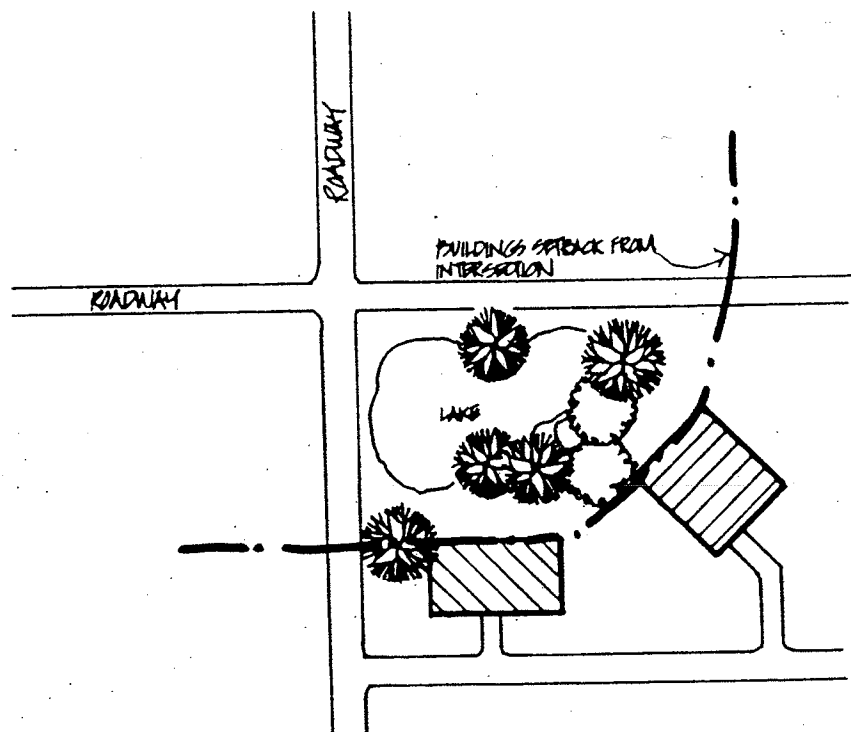
Frontage roads are provided along certain major arterials for channelling local traffic off major highways and to provide adequate building setbacks from busy thoroughfares. In addition, frontage road systems allow each lot to have a curb cut onto this facility which then permits the arterials to function more efficiently.



Woodridge has developed a fairly effective frontage road system which channels all local traffic off 75th Street and regulates traffic into controlled intersections at major arterials. However, frontage road systems require dedication of a lot of land for the landscaped buffer, the frontage road, and the front yard setbacks of the buildings abutting the major arterial. In discussing this particular concept with the County Highway Department, it was decided that this arrangement could not be effective along Hobson Road because of the comparatively narrow depth of land between that facility and 75th Street.

(8) ENTRANCE FEATURES

In driving along Hobson Road, staff agreed with residents that the existing feeling of spaciousness and openness should be preserved.





For any project at the intersection of two roads, the developer should be required to provide entryway features such as a detention area or increased landscape setbacks from the major roads so that the buildings would not crowd the intersections. If the lowest elevation of a development was at an intersection, a lake or stormwater detention area could also be provided as an effective way of setting buildings back from the street.

**5**

**THE HOBSON ROAD PLAN**

## LAND USE AND ZONING

Having reviewed and analyzed the existing data as well as the concepts generated, staff developed the Hobson Road Plan, which consists of proposals for land use, zoning and transportation. See back pocket. The recommendations for land use and zoning are as follows:

### (1) MINIMUM LOT SIZES AND YARD REQUIREMENTS

Staff recognized that Hobson Road was one of the more unique areas in Naperville and therefore its existing character needed to be preserved and protected from dense urban development. At the same time, it was realized that when development occurred within the Naperville corporate limits and needed to be serviced by City utilities, a reasonable lot size had to be established which could be economically serviced while preserving the existing estate character. Accordingly staff recommends:

- a) Creation of a new zoning category, The E-3 Estate District, requiring a 1/2 acre (20,000 square feet) minimum lot size with stringent yard requirements.
- b) Increasing the existing 30,000 sq. ft. minimum lot size of the E-2 Estate District to 40,000 sq. ft. (approximately one acre).
- c) Retaining the minimum requirement of 100,000 square feet (2.5 acres) lot size, as currently required in the E-1 Estate District.

The goal of the above is to provide a range of minimum parcel sizes with the smallest: 20,000 sq. ft. (E-3); medium: 40,000 sq. ft. (E-2); largest: 100,000 sq. ft. (E-1). Of course, nothing prevents the subdivider from providing, in each zoning district, larger sized parcels than the minimum required.

These estate districts are recommended throughout the length of the Hobson Road area as illustrated in Exhibit 8:

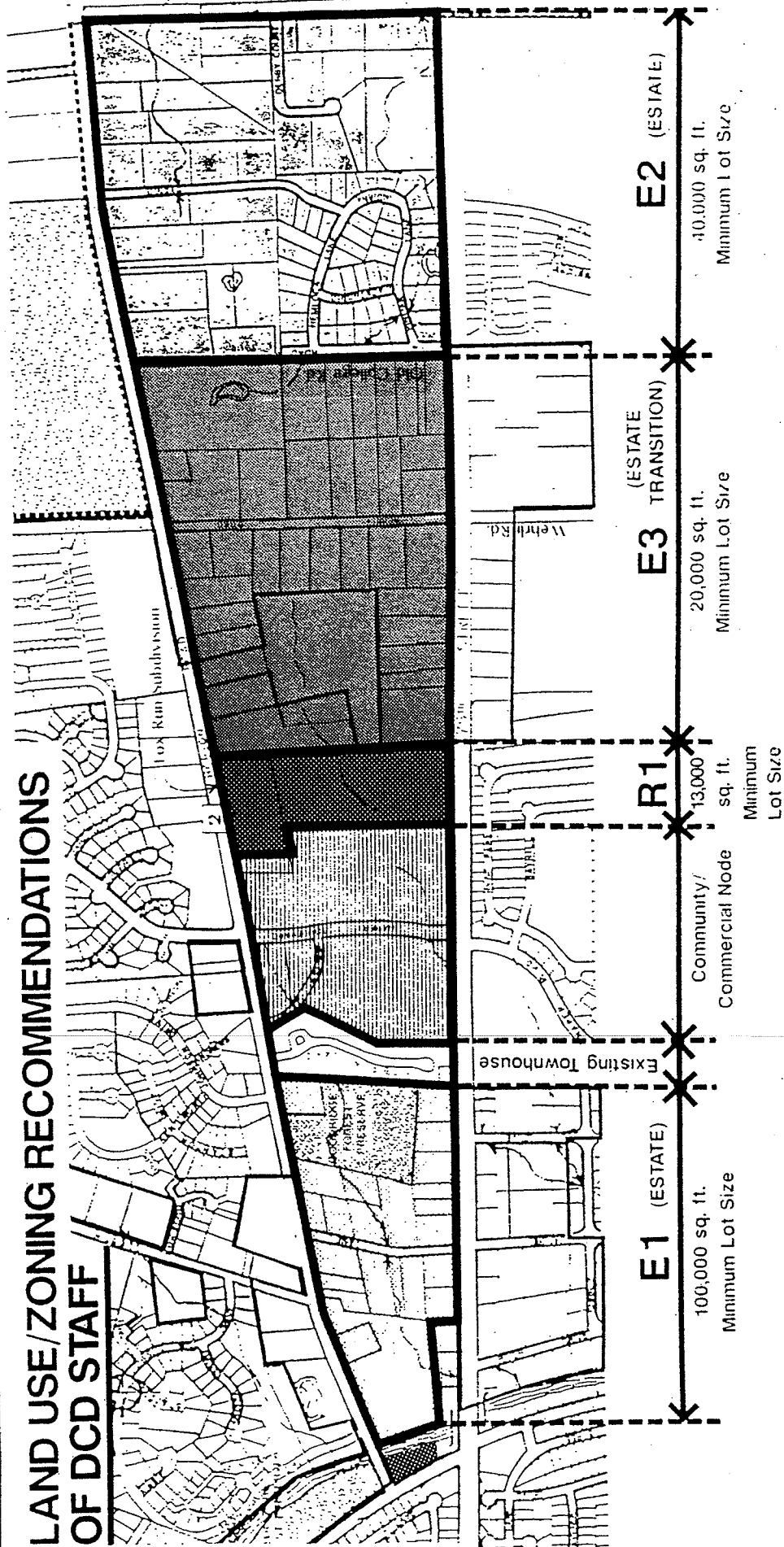
a) Starting from the far eastern boundary, the area bounded by Palomino Drive, Old College Road, Hobson Road and 75th Street with its heavily wooded parcels of land shall be developed under the regulations of the E2 zoning category with a minimum lot size of 40,000 square feet or one acre. A minimum lot size of one acre is considered to be the optimum in this sector in terms of providing the required city utilities and preserving the existing rural ambiance.

b) From Old College Road to the eastern boundary of Fox Run subdivision, staff recommends that the proposed E-3 district be used and lots developed at 1/2 acre minimum. This is a reasonable and desirable parcel size for properties on both sides of Wehrli Road, which is a busy thoroughfare, and it also provides a transition between the 40,000 square foot requirements to the east, and the 13,000 square foot parcels to the west.

c) In the proposed Fox Run subdivision, staff recommends that the minimum lot size be increased from 10,000 square feet to 13,000 square feet (R-1 District).

d) West of Hobson Oaks and east of the river is an area with unique topographical features bound by the constraints of the ravine previously mentioned. Staff recommends that the minimum lot size here remain at 100,000 square feet, as these lots would be difficult to provide with full City services.

**LAND USE/ZONING RECOMMENDATIONS  
OF DCD STAFF**



**HOBSON ROAD STUDY**

DEPARTMENT OF COMMUNITY  
DEVELOPMENT, NAPERVILLE

It is anticipated that the new and upgraded estate districts would be used in other unique areas in Naperville.

(2) MINIMUM BUILDING SETBACK FROM STREETS

Coupled with the changes to the minimum lot sizes, staff reviewed the yard setbacks for the estate districts and recommended increases to all. Exhibit 9 lists these changes. Staff also recommends that there be a minimum building setback from both Hobson Road and 75th Street of 50 feet; i.e., no building can be located closer than 50 feet from any one of these two streets. This would help preserve the rural ambiance of the study area.

(3) PRESERVATION OF EXISTING TREES

Staff recognizes the beautiful woods and other natural features of the Hobson Road area and therefore recommends that every development be required to submit landscape plans including the location of existing trees. This would ensure that the developer protects and saves as many trees as possible in his subdivision. This is not only advantageous to the community at large but also to the developer as well. Large stands of mature trees are irreplaceable and their preservation is the legitimate concern of all.

(4) COMMUNITY COMMERCIAL NODE

Staff recommends that the community commercial node at Hobson/75th Street and Naper Blvd. be strengthened by extending the less intense commercial uses northerly to Hobson Road. Staff had recommended approval of the Fox Run Commercial Development to Plan Commission with the following changes. (See Exhibit 10).

ZONE	Min. Lot Size		Min. Width at Front Lot Line		Minimum Yard Requirements *							
	Extg.	Proposed	Extg.	Proposed	Front		Rear		Corner Side		Int. Side	
					Extg.	Proposed	Extg.	Proposed	Extg.	Proposed	Extg.	Proposed
E1	100,000 sq.ft. (2.5ac)	100,000 sq.ft. (2.5ac)	165'	165'	35'	40'	35'	60'	35'	40'	20'	30'
E2	30,000 sq.ft. (3/4 ac)	40,000 sq.ft. (1 ac)	125'	125'	35'	35'	35'	50'	35'	35'	15'	20'
E3 (NEW DISTRICT)		20,000 sq.ft. (1/2 ac)	-	100'	-	35'	-	50'	-	35'	-	15'

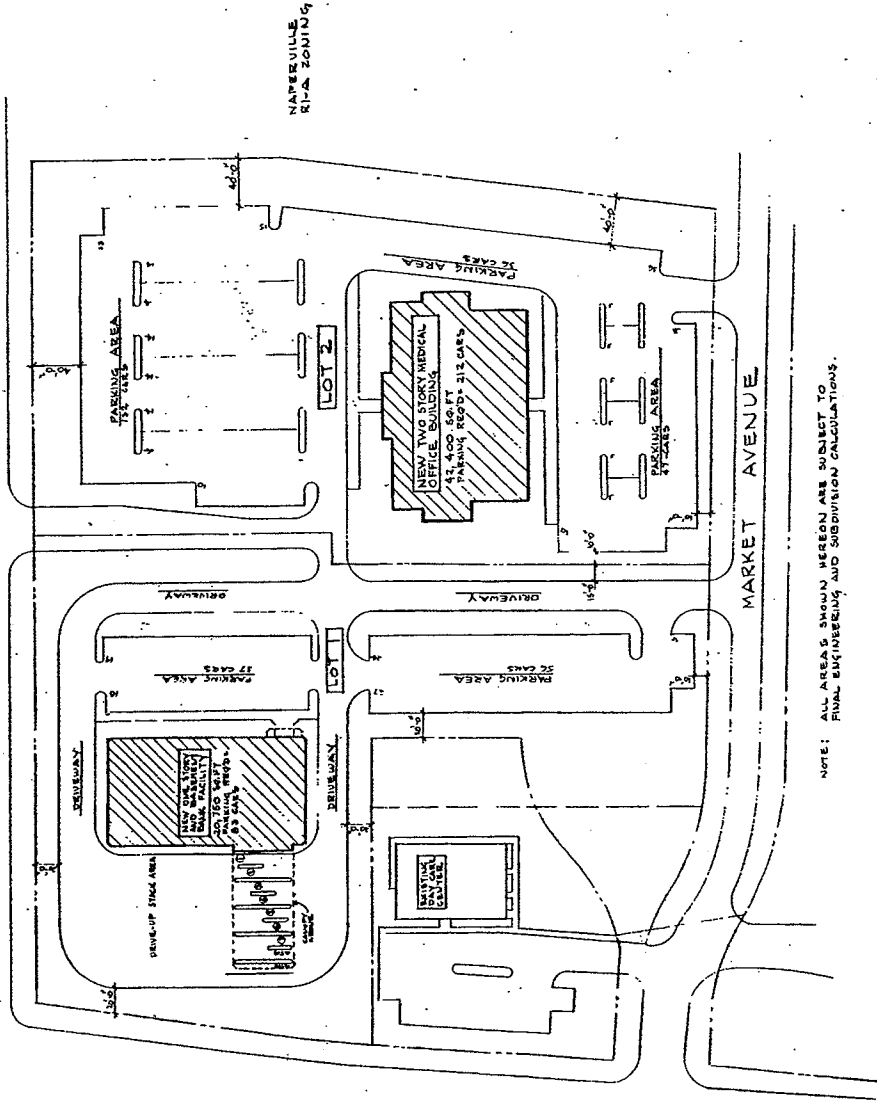
\* A minimum front or corner side yard of 50'0" is required for lots abutting Hobson Road or 75th Street.

## Hobson Road Study-Zoning Recommendations

NAPERVILLE DEPARTMENT OF COMMUNITY DEVELOPMENT

NAPERVILLE, ILL. ZONING

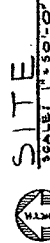
HOBSON ROAD



NAPERVILLE, ILL. ZONING  
R-2 P.U.D.  
ZONING

NAPER BLVD

NOTE: ALL AREAS SHOWN HEREON ARE SUBJECT TO FINAL ENGINEERING AND SUBDIVISION CALCULATIONS.



SITE PLAN SCALE 1"=50'-0"

OWNER:  
 NATIONAL BANK  
 101 MAIN ST.  
 CHICAGO, ILL. 60601

DEVELOPER:  
 A.M. ROSE CONSTRUCTION COMPANY  
 P.O. BOX 882  
 URBANA, ILL. 62901



**SITE DATA**

GROSS ACRES 9.017 ACRES ±  
 AREA INSIDE MARKET AVE. R.O.W. 0.904 ACRES ±  
 NET ACRES 8.113 ACRES ±  
 TOTAL NUMBER OF LOTS 2  
 EXISTING ZONING R-1A P.U.D.  
 PROPOSED ZONING R-1A P.U.D.

**SITE DEVELOPMENT DATA**

**LOT 1 - BANK FACILITY**  
 GROSS AREA 3,967 ACRES ±  
 FLOOR AREA 20,780 SQ. FT.  
 FLOOR AREA RATIO 0.12  
 PARKING 93 SP. (48/1000 SQ. FT.)

**LOT 2 - MEDICAL OFFICE BUILDING**  
 GROSS AREA 4,146 ACRES ±  
 FLOOR AREA 43,400 SQ. FT.  
 FLOOR AREA RATIO 0.24  
 PARKING 215 SP. (50/1000 SQ. FT.)

NAPERVILLE, ILL. ZONING  
R-1A ZONING

Site Plan-Fox Run Commercial

**HOBSON ROAD STUDY**

DEPARTMENT OF COMMUNITY DEVELOPMENT, NAPERVILLE





- (1) Reduction in the number of buildings.
- (2) An increase in the landscaped setback from the single-family area to the east.
- (3) No access to be provided onto Naper Blvd.
- (4) Right-in, right-out only to Hobson Road.

Staff recognizes that the intersection of Naper Blvd. and Hobson Rd. is a busy corner and not conducive to residential development. A bank and office building would provide a good transition between the more intense commercial uses to the south and the homes north of the detention area in Huntington Estates.

(5) NO FURTHER SPREAD OF COMMERCIAL USES

Staff recommends that there be no further expansion or intrusion of non-residential uses in the remainder of the Hobson Road Study area, that is, it shall be confined along Naper Blvd. between Hobson Road and 75th Street.

(6) NEIGHBORHOOD PARK

The land between Hobson Road, 75th Street, Wehrli Road and Naper Blvd. is bounded by four busy thoroughfares and is to be developed under the proposed E3 District regulations (1/2 acre lots minimum). With the numerous homes that will be constructed in this area, City and Park District staff are recommending that a neighborhood park be located here. Staff has been working with the developers of Fox Run, Hobson Meadows and the owners of the two flag lots to ensure that a park of reasonable size is provided. Its exact location will be determined by the Park District.

### TRANSPORTATION

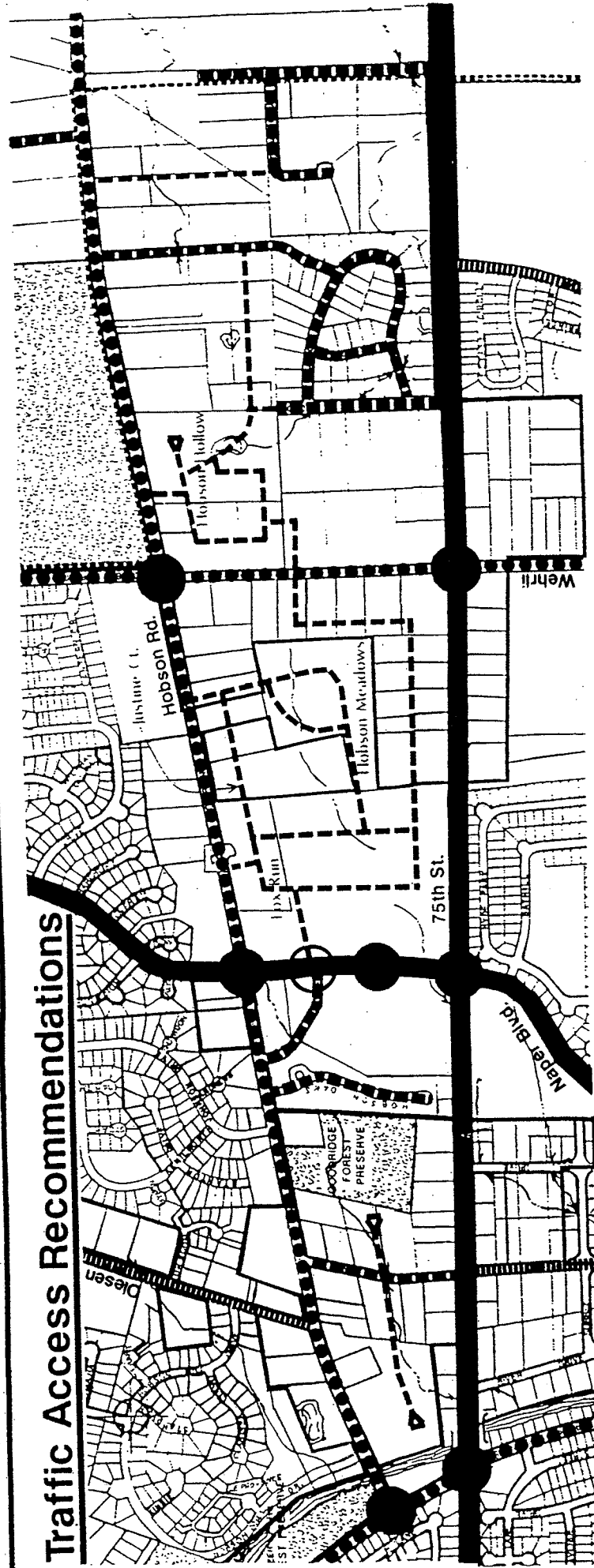
A major issue being addressed by this study for the Hobson Road area is transportation because vehicular movement into and out of the study area as well as traffic within the area are of concern. To address those transportation issues, staff is making the following recommendations which are illustrated in Exhibit 11.

- a) Future access to 75th Street, a major four-lane arterial highway will be limited. Any future development within the study area will access onto either Hobson Road, Wehrli Road or Palomino Drive.
- b) County staff has indicated that the existing two-lane Hobson Road will not be widened to four-lanes until after the year 2005. City staff agrees that a two-lane Hobson Road will be adequate to provide safe and efficient movement of traffic. Some widening at intersections may be needed to facilitate turning movements off this facility.
- c) The proposed residential areas (ie., Fox Run, Hobson Meadows, and Hobson Hollow) need to develop an internal road network which provides safe and efficient road continuity and access. In particular, the extension of Justine Court from Hobson Meadows into the adjacent lots provides for their future development. The linking of Hobson Meadows and Fox Run residential areas by a local street

near the southern end of these two subdivisions will provide an important, secondary emergency access point.

- d) In response to this study and the desire to maintain Hobson Road's rural character, a rural cross-section for a road was developed. This would be a two lane road, flanked by pan gutters and paved shoulders. Each lane would have pavement 12 feet in width, with some widening at curves. The pan gutters would collect storm-water runoff and direct it to storm sewers. The paved shoulders would be six feet in width and would provide emergency stopping areas and incidental on-street parking.
  
- e) For the proposed Fox Run commercial area at the southeast corner of Naper Blvd. and Hobson Road, staff has suggested that Market Drive be extended easterly and serve as the start of the proposed internal road network. The point at which Market Drive intersects with Hobson Road should not line up with any roads north of that thoroughfare.
  
- g) To maintain the rural ambiance of the Hobson Road area, street lighting should be reduced. But for safety reasons, they should be provided at major intersections. Additional lights where developers or homeowners feel are appropriate could be located on private property.

# Traffic Access Recommendations



- Major Arterial
- Minor Arterial
- Collector
- Local (Existing)
- Local (Proposed)
- Existing Signal
- Proposed Signal

# HOBSON ROAD STUDY

DEPARTMENT OF COMMUNITY DEVELOPMENT, NAPERVILLE

AUG. 1987

11

# 6

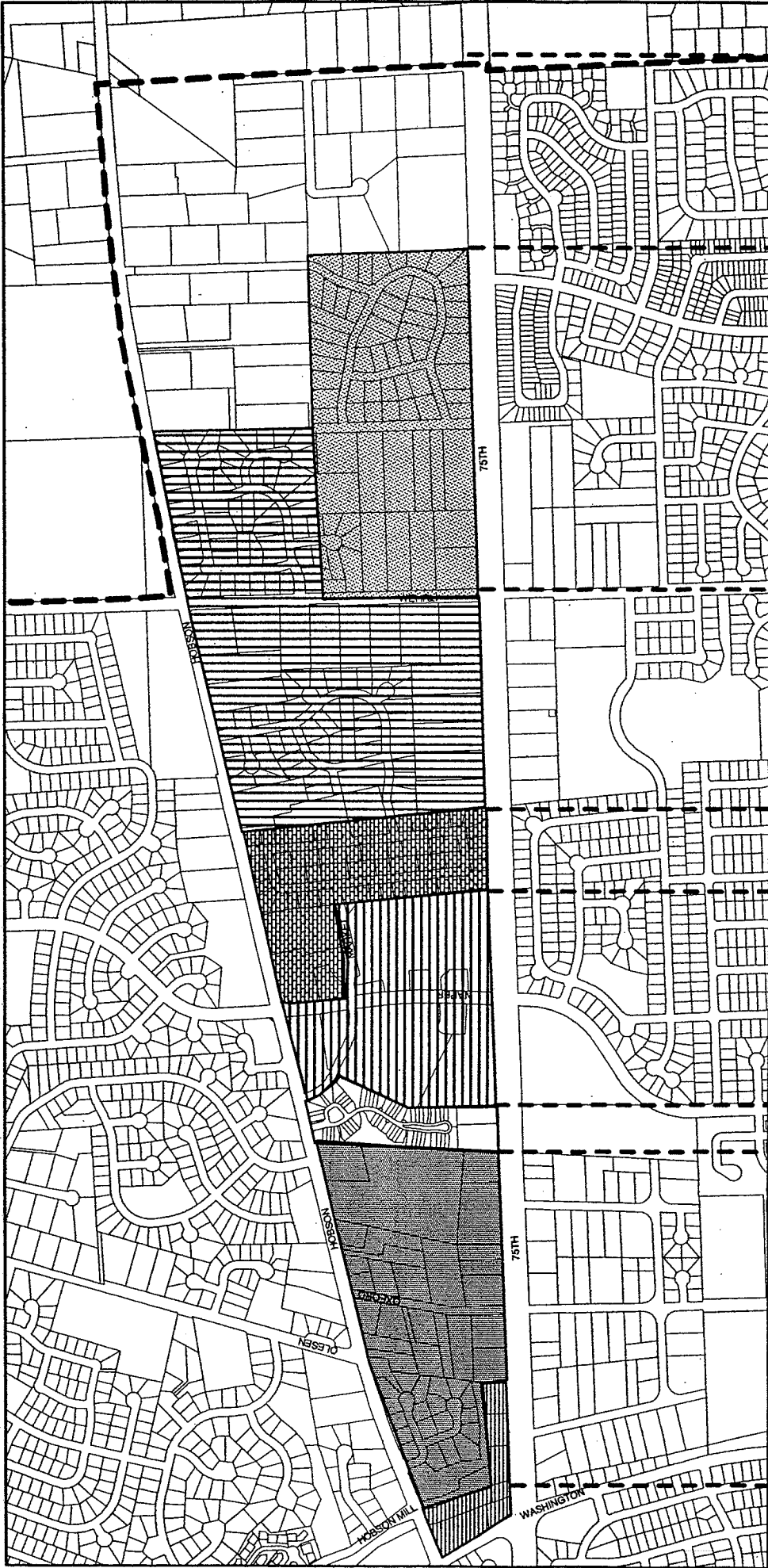
## PLAN COMMISSION REVIEW & RECOMMENDATIONS

As part of the planning process, staff provided the Plan Commission with several opportunities to review and discuss the Hobson Road Study. In particular, a public hearing on the Plan was held before the Plan Commission on November 12, 1987. Staff provided a detailed overview of existing conditions and conceptual alternatives which was followed by the staff's presentation of the Plan.

In addition to staff input, the general public was given the opportunity to voice their opinions. Many of their comments related to maintaining the present rural character of the Hobson Road area. Concerns about increases in density and traffic which might detract from the rural character of the area were also expressed. Letters from approximately 200 Hobson Road homeowners were also received by the City.

Following this Public Hearing, the Plan Commission reviewed and discussed the Plan at their December 16, 1987 workshop and business meeting. A summary of the final recommendations developed by the Plan Commission which differ from staff's plan to to some extent, are as follows, and Exhibit 12 illustrates their recommendations. Please note staff's response to each.

- (1) The southeast corner of Naper Blvd. and Hobson Road should not be commercial and should remain residential in character. Residential zoning consistent with the Fox Run subdivision is



**LAND USE/ZONING RECOMMENDATIONS OF THE PLAN COMMISSION**

DEPARTMENT OF COMMUNITY DEVELOPMENT, NAPERVILLE

**HOBSON ROAD STUDY**

AUG. 1987

suggested. Their primary reasons for this recommendation was to limit the future impacts of traffic generated by this site. The Commission felt that any commercial use would have a negative effect on the traffic pattern now inherent to Hobson Road.

Staff does not support the Plan Commission recommendation. With heavy concentrations of commercial to the south, a church, bank, and donut shop to the west, and a detention area - swim and tennis club to the north, the proposed bank and office building totalling 63,000 square feet on nine acres is an appropriate land use for this corner. Petitioner has complied with all staff requests.

- (2) The approximately 80 acres between Wehrli and College Roads, bounded by 75th Street on the south and the Hobson Hollow Subdivision on the north should be designated E2 (40,000 sq. ft.) instead of E3 (20,000 sq. ft.). Reasons for this change from the staff's plan relate to the larger parcels (2.5 acres or more) that already exist. It was felt by Commissioners that if these existing parcels are subdivided in the future, a logical size for these would be 40,000 square feet, instead of staff's proposed 20,000 square feet minimum. In addition, the rural, estate character of the area could be achieved with the larger lots that the E2 district provides.



Staff does not agree. These 80 acres are bounded by 75th Street, a major arterial Wehrli Road, a minor arterial; and Hobson Hollow, a subdivision with a minimum of 20,000 square foot parcels. Most of this land is very flat, suitable for farming, and devoid of the area's special features. Therefore, the E-3 district is the appropriate zoning designation.

- (3) The eastern portion of the study area, designated as E2 and is bounded by College Road on the west, Palomino Drive on the east, 75th Street on the south and Hobson Road on the north excluding the Burr Oak subdivision should be given an E1 designation (100,000 square foot lots). Since the properties east of the study area are generally 2.5 acres and greater in size, the Commissioners felt an E1 designation would preserve the large lot character of this area.

Staff does not agree. At present the County requires a minimum of 100,000 square feet, no public utilities, limited street lighting, and a road cross section which is rural in character. If the City retains the 100,000 square foot minimum (2.5 acres), while also requiring the extension and provision of utilities in accordance with City standards, it is obvious that no property owner would be agreeable to become part of Naperville under those conditions. However, annexation and development of this section is desirable, but in staff's opinion, the Plan Commissions' recommendation will be counter-productive in that it will deter annexation.

Further, although the study area terminates at Palomino Drive, the large estate and rural characteristics of this area extends far beyond. Opportunities for 100,000 square feet or larger lots are numerous all the way to Route 53. In fact, such parcels can be accommodated in all of our recommended zoning districts, which only set the MINIMUM lot size, and does not force property owners to reduce their lots to that minimum!

- (4) That portion of the proposed Fox Run Subdivision immediately adjacent to the existing shopping center conform to R1A standards (10,000 square feet minimum) while the lots on the east side of this subdivision should be larger. The intended result should have the average of all lots in the subdivision as 13,000 square feet in size.

Staff concurs.

**7**

**CURRENT STATUS OF  
PROPOSED PROJECTS**

## FOX RUN SUBDIVISION

### a) Residential:

The Fox Run Subdivision is located south of Hobson Road and is just east of the existing Fox Run commercial area that fronts on Naper Blvd. A preliminary RIA-PUD subdivision plat was submitted to the City which called for lots with an average size of 10,800 square feet. The Plan Commission, at their December 16, 1987 Workshop/Business Meeting recommended that the lots abutting the Fox Run Commercial conform to the RIA zoning (10,000 square feet), but with the stipulation that the entire Fox Run subdivision have an average lot size of at least 13,000 square feet. Staff supports this recommendation.

### b) Commercial:

The Fox Run Commercial component was recommended for denial by the Plan Commission. It is before the City Council on February 16, 1988. Staff had recommended approval of this petition, the reasons are listed on Page 36.

## HOBSON HOLLOW SUBDIVISION

The Hobson Hollow Subdivision is approximately 41 acres in size and is located at the southeast corner of the Hobson and Wehrli Road intersection. Annexation of this property was approved by City Council at their February 1, 1988 meeting. The approved annexation agreement requires all lots be a minimum of 20,000 square feet to conform to the proposed E3 District. A final subdivision plat for the subdivision was submitted to the City on January 29, 1988 and contains 60 single-family residential lots.

Staff has worked with the developer whose first concept was based on the R-1A standard of 10,000 square feet lots minimum. He has revised the subdivision plat in accordance with the Hobson Road Plan as proposed by staff, and therefore staff supported this proposal.

#### HOBSON MEADOWS SUBDIVISION

The proposed Hobson Meadows Subdivision occupies a 29+ acre site located south of Hobson Road, west of Wehrli Road and just east of the proposed Fox Run Subdivision. Annexation of a portion of this property to the City occurred in 1978 as the Fox Meadow Farm. Zoning and subdivision plat approval is tentatively scheduled to take place once the Hobson Road Study is completed.

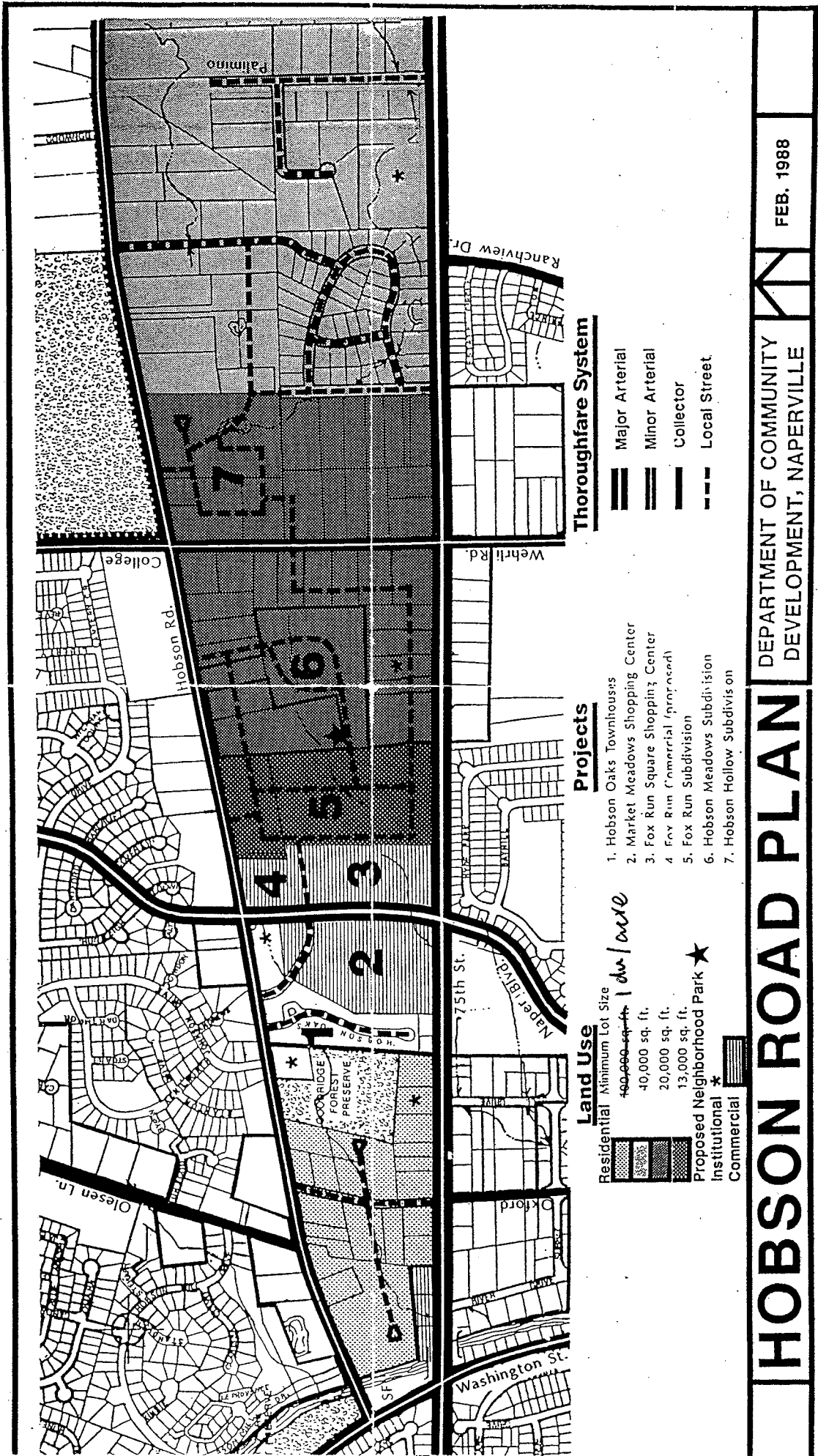
Staff initiated discussions between the developers of Fox Run, this project and adjoining property owners to insure that they were in conformance with the Plan, i.e., lot size, intersubdivision road continuity, and park location. Staff is confident that these issues will be resolved in the near future, and revised plans submitted.

**8**

**PLAN IMPLEMENTATION**

Master Plans are brought to fruition only after formal adoption by the City Council. But their effectiveness depends upon the general support of the involved residents, the provision of appropriate zoning regulations, and strict adherence to the Plan by City Boards, Commissions, and staff.

During the months this planning effort was underway, the Department of Community Development staff received many comments from the Hobson Road residents. Their input was both positive as well as negative, but it was appreciated nonetheless because it provided staff with additional insights into this special area. To all of them, staff expresses its gratitude.



**Land Use**

- Residential - Minimum Lot Size ~~40,000 sq. ft.~~ *1 du / acre*
- 40,000 sq. ft.
- 20,000 sq. ft.
- 13,000 sq. ft.
- Proposed Neighborhood Park ★
- Institutional ★
- Commercial

**Projects**

1. Hobson Oaks Townhouses
2. Market Meadows Shopping Center
3. Fox Run Square Shopping Center
4. Fox Run Commercial (proposed)
5. Fox Run Subdivision
6. Hobson Meadows Subdivision
7. Hobson Hollow Subdivision

**Thoroughfare System**

- Major Arterial
- Minor Arterial
- Collector
- Local Street

# HOBSON ROAD PLAN

DEPARTMENT OF COMMUNITY DEVELOPMENT, NAPERVILLE

FEB. 1988