

Residential, Office, Limited Commercial (ROLC) August 4, 2010 Open House

Thank you for attending the Residential, Office and Limited Commercial (ROLC) District Open House. Your participation is very much appreciated! This handout summarizes some of the information on display at the open house for your reference. Space is provided for you to take notes.

<p><i>Why Develop A ROLC Zoning District?</i></p> <p>The concept of a ROLC land use category originated with the 75th Street Corridor Study as approved by the Naperville City Council in 2008. More recently, potential use of a new zoning district (ROLC) has been discussed as part of the Plank Road Study. A need was identified after hearing concerns from residents about the impact higher intensity infrastructure (e.g. arterial roadways) and certain land uses (e.g. shopping centers, automobile service uses and fast food restaurants) can have on outlying single family neighborhoods. The ROLC district is intended to accommodate transitions in scale and land use to provide some flexibility for future development while remaining sensitive to adjoining neighborhoods in terms of form, scale and appearance.</p>	<p>NOTES:</p>
<p><i>Will Properties be Rezoned ROLC?</i></p> <p>Through this process, a new zoning district, ROLC, is being drafted for City Council consideration. If the ROLC zoning district is approved it will become part of the Naperville Municipal Code. Property owners may request zoning to ROLC upon annexation in accordance with adopted plans (e.g. 75th Street Corridor Study). The City of Naperville is not initiating any rezoning action at this time. Use of the ROLC district will require property owner petition to the City of Naperville for approval.</p>	<p>NOTES:</p>



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What Exactly Does the Proposed ROLC Zoning District Allow?

As proposed, the ROLC zoning district would allow for a variety of residential uses as of right (e.g. single family homes, duplexes and townhomes). Any non-residential use would be very limited in size and require special approval from the Naperville City Council, after a mailed notification is sent to neighboring property owners and public hearing is held before the Plan Commission. Examples of non-residential uses that might be considered include: banks, professional and medical offices, daycare centers, drycleaners and hair salons.

Any ROLC development would require adherence to City of Naperville landscape, stormwater, parking, building design, and lighting code requirements to adequately buffer adjacent residential neighborhoods. Detailed traffic impact information will also be required.

NOTES:

What is Next?

The next step in the process of preparing the ROLC zoning district for City Council consideration is for the Naperville Plan Commission to facilitate an official public hearing on August 18, 2010. The Plan Commission meeting will begin at 7:00pm in the Naperville Municipal Center Council Chambers, 400 S. Eagle Street, Naperville, IL. Please consider attending to share your comments on the proposed zoning district.

How Can You Stay Informed and Offer Input?

- Visit project web page at www.naperville.il.us/ROLC.aspx. The web page will be updated to include the posters on display at this open house for your reference.
- The City of Naperville offers a free, voluntary e-mail service to anyone interested in learning more about city services, activities and events. You decide what type of information you want to receive. You may also choose to unsubscribe at any time using a link within the e-mails. Sign-up for e-news about the ROLC district at www.naperville.il.us/e-news.aspx.
- Attend the August 18, 2010 public hearing hosted by the Naperville Plan Commission.



Naperville