

Naperville Downtown2030

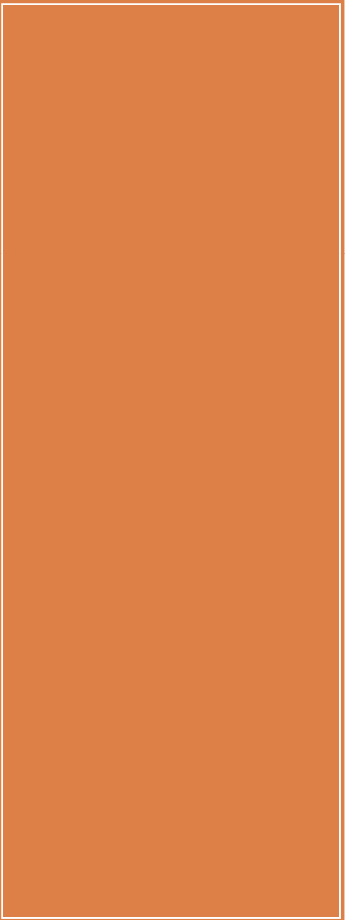
Planning the Downtown Experience

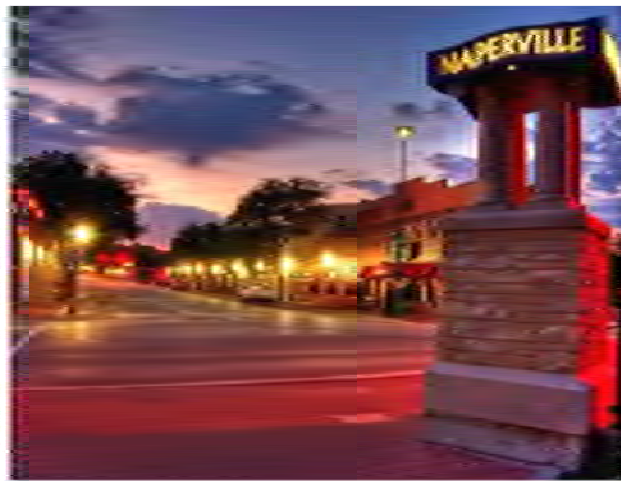
B4/B5 ZONING AMENDMENTS

www.naperville.il.us/napervilledowntown2030.aspx

Open House Format

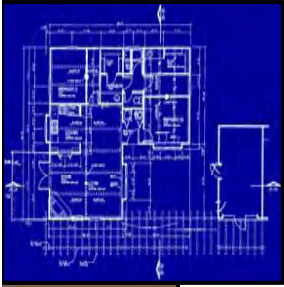


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- Welcome, Sign-In, and Sign-up
 - Introductory Presentation
 - ▣ Why Change the B4 / B5
 - ▣ Overview of Workshop Stations
 - Visit Stations to Speak one-on-one with Staff and get your specific questions answered!



DOWNTOWN2030 IMPLEMENTATION





Naperville
Downtown2030
Land Use Plan

- Master plan/ blueprint - *guiding document*
- Provides ideas and vision (culture)
- Assigns a general land use ***FUTURE*** category (e.g., residential, commercial, industrial, park, etc.) to each parcel in the city's planning boundary
- Includes objectives/actions to be pursued over time





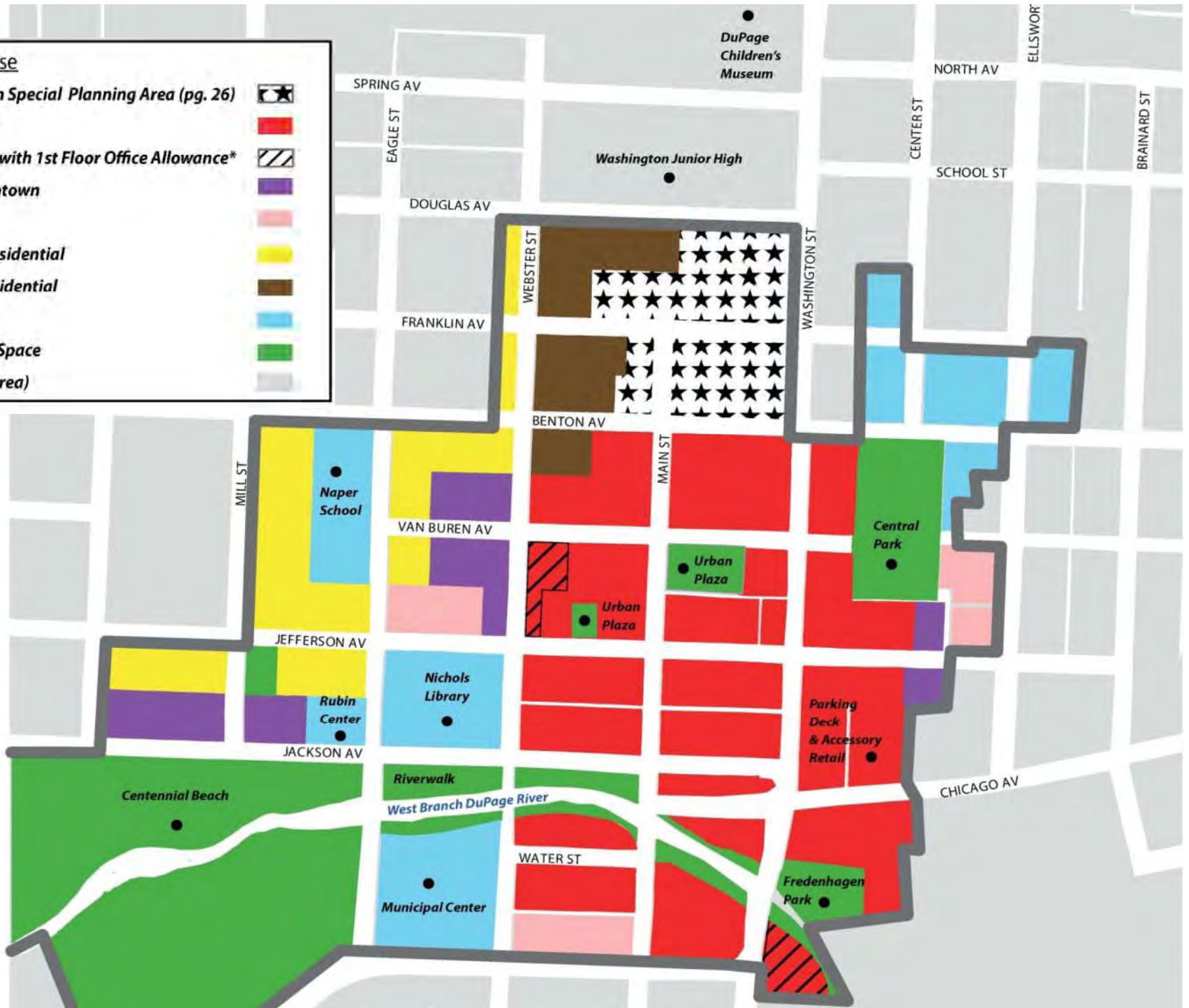
Zoning Ordinance

- ***Regulatory tool*** that categorizes parcels into specific zoning districts
- Defines permitted and conditional uses, setback requirements, maximum building height, etc;
- Defines rules/requirements for development .



Future Land Use

- North Downtown Special Planning Area (pg. 26)** 
- Downtown Core** 
- Downtown Core with 1st Floor Office Allowance*** 
- Secondary Downtown** 
- Transitional** 
- Single-Family Residential** 
- Multi-Family Residential** 
- Institutional** 
- Parks and Open Space** 
- (Outside Study Area)** 



What is Changing? Why?

B4

- Changes primarily to wording to streamline, but not really change mix
- Showroom Uses Impacted
- Adding 60 foot height maximum
- Establishing Maximum Setback

B5

- District Uses Changing (no longer permits retail and restaurant; adds residential)
 - ▣ To be consistent with intent of 2000 plan
 - ▣ To be distinguishable from B4 and OCI
 - ▣ To offer better transition to outlying residential neighborhoods
- Adding 50 foot height maximum

How Do These Changes Impact You?

Visit a Station to Learn More!

Visit STATIONS 1 & 2 – If your property is Zoned B4

Visit STATION 3 – If your property is Zoned B5 adjacent to the Downtown and...

- It is NOT used for one of the following:
 - ▣ Restaurant or Retail
 - ▣ Drive-through
 - ▣ Exclusively as a Parking Lot

How Do These Changes Impact You?



STATION 4 – Zoned B5 & Used as a Restaurant or Retail Establishment

STATION 5 – Zoned B5 & includes a Drive-through or is used Exclusively as Parking

STATION 6 – Zoned B5 & is located near the Naperville Metra Train Station

How to Share Your Input...

- SIGN-UP for E-News and visit project web page
- ATTEND A MEETING
 - Downtown Advisory Commission
 - September 21, 2011 – regular Meeting to discuss feedback from Open House and finalize draft for Plan Commission
 - Plan Commission
 - B4/B5 Text Amendments Fall Public Hearing (Anticipate Oct/Nov)
 - City Council
 - B4/B5 Text Amendments Final Action – (Anticipate Dec/Jan)



Thank You!!!!