

Future Land Use Objectives and Actions

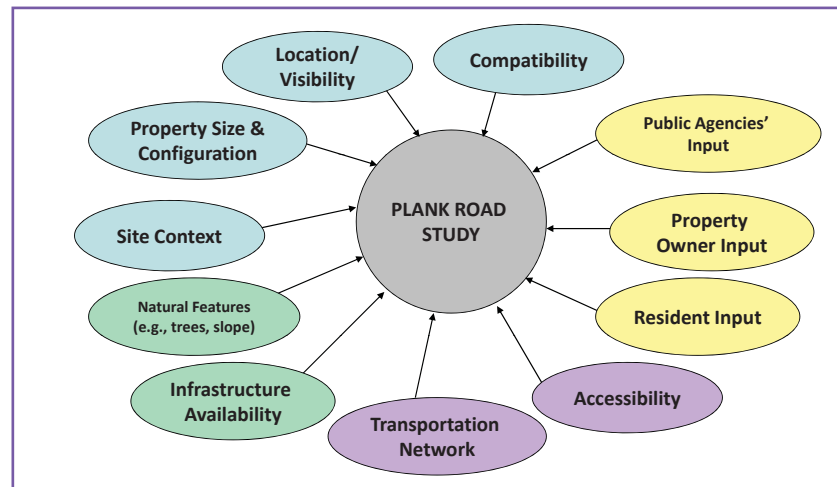
The following land use objectives and actions apply to the entire Plank Road Study Area:

Objective 1:

Acknowledge the different characteristics of various properties within the study area in terms of location, access, lot size, configuration and adjacent uses.

Action A. Adopt the Future Land Use Map, which is based upon:

- Planning principals;
- Impact of site location on land use compatibility and site accessibility;
- Site context and appropriateness, in which existing floodplain locations, property slope, roadway access, parcel configuration, visibility, utility availability and existing land use patterns are considered;
- Public and stakeholder input.



Planning Principals

Objective 2:

Promote compatibility between adjacent developments.

Action A. Require landscape buffering and screening for new non-residential uses adjacent to established single-family residential neighborhoods (through annexation and redevelopment).

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

Action C. Protect quality tree specimens as identified by the City Forester. Where tree preservation is not feasible, encourage replacement with high quality specimens that will restore the wooded character of the area over time.

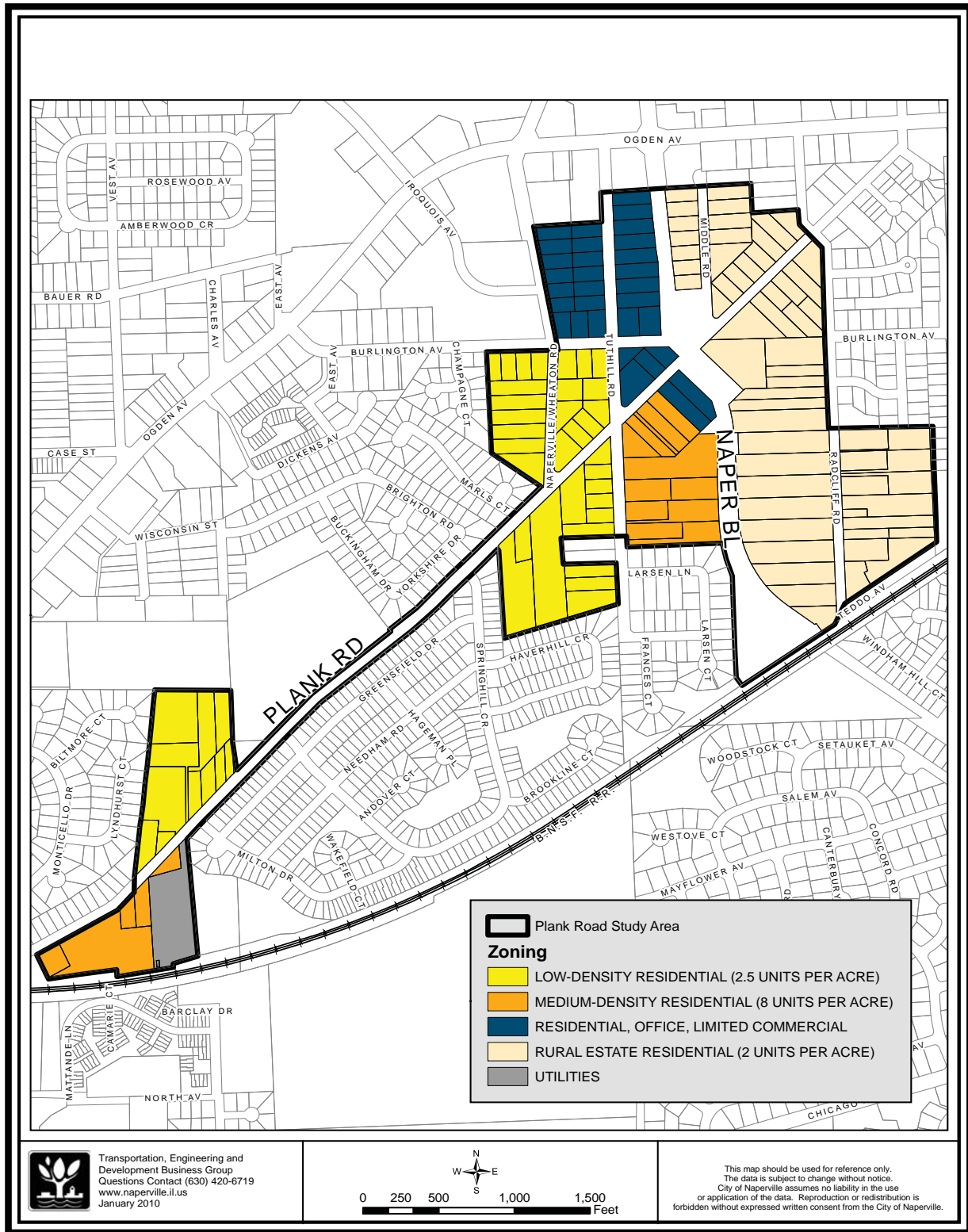
Objective 3:

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

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

Action B. Encourage comprehensive site planning on multiple parcels to provide efficient internal circulation, limit cut-through traffic, and provide strategic access to major arterial roadways (e.g., Ogden Avenue and Naper Boulevard) so as not to impede traffic flow.

Future Land Use Map



Supplemental Recommendations

The following paragraphs provide supplemental policy recommendations for future land use categories shown on the Future Land Use Map.

Rural Estate Single-Family Residential, Low-Density Residential, and Medium-Density Residential:

The following supplemental recommendations should apply to properties designated as “Rural Estate Single-Family Residential”, “Low-Density Residential”, and Medium-Density Residential:

- 1. Require a tree preservation and protection plan for each lot upon annexation, with particular emphasis on preservation of mature trees. Efforts to protect premiere specimens in the front yard of new residential homes are encouraged to maintain the natural setting and street character.**
- 2. Preservation of open spaces (though common areas or increased individual lot area).**
- 3. Encourage comprehensive site planning on multiple parcels to provide consolidated ingress/egress from Naper Boulevard and Plank Road as well as cross-access between sites as appropriate.**
- 4. Residential buildings should be designed so as to avoid the appearance of exterior monotony through incorporation of high-quality building materials, varying rooflines or facades, colors or other architectural enhancements.**

Supplemental Recommendations

Residential, Office and Limited Commercial (ROLC):

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

- 1. The ROLC area should provide sites for Low- or Medium-Density Residential uses, small-scale office or commercial development, institutional facilities, live-work spaces and similar uses.**
 - **New residential development should be in the form of single-family detached, two-family (i.e., duplexes), or single-family attached housing up to a gross density of 8 units per acre.**
 - **New commercial development should be limited to small-scale neighborhood convenience retail and service uses, oriented toward Ogden Avenue and at the signalized intersection of Plank Road and Naper Boulevard, and accessory to the overall development concept.**
 - **Higher intensity uses, such as commercial, should be concentrated near the intersection of Ogden Avenue and Naper Boulevard. Lower-intensity uses, such as residential, should be located adjacent to the existing single-family neighborhoods. Appropriately scaled office, institutional, or live/work uses may be sited in either location.**

- 2. New construction should be designed and developed in a manner that is compatible with the adjoining neighborhoods in scale and appearance.**
 - **Residential buildings should be designed so as to avoid the appearance of exterior monotony through incorporation of high-quality building materials, varying rooflines or facades, colors or other architectural enhancements.**
 - **New buildings and building additions should comply with the Building Design Guidelines and be constructed of masonry material (e.g., brick and stone), include a pitched roof, and limited footprint per building.**

- 3. Comprehensive site planning on multiple parcels is encouraged to provide consolidated ingress/egress from Naper Boulevard and Plank Road. Cross-access must be provided between adjacent sites as appropriate to the land use.**

- 4. Landscaped buffer areas shall be provided in accordance with Section 5-10-3 (Landscaping and Screening) of the Municipal Code. In addition, where non-residential uses abut residential lots, fences and landscaping should be constructed across the shared lot line to provide 100% opacity. Other buffering or screening features may be required as appropriate to fit harmoniously with the adjoining properties.**

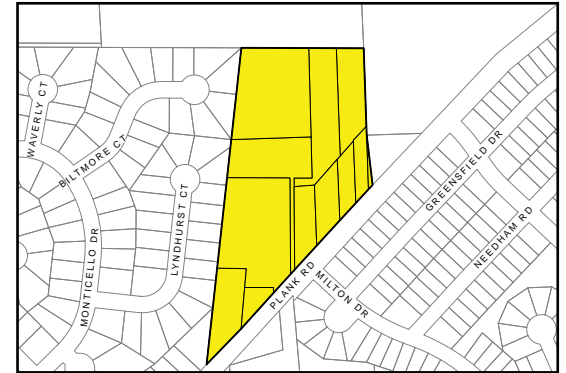
Future Land Use Plan



Sub-Area 1

“Low-Density Residential” consisting of housing not to exceed 2.5 units per acre is recommended for Sub-Area 1. Development of this style and character establishes a transition from adjacent neighborhoods (i.e., Columbia Estates Subdivision) to Seager Park, as well as an appropriate context to the existing single-family homes along Plank Road. Detached single-family structures are preferred to provide consistency with the low intensity character of the neighborhood, as all adjacent properties are either also developed with single-family detached homes or parkland. However, clustered single-family or duplex uses may be appropriate if their design helps to achieve overall preservation of natural features and open space.

Future Land Use Map



 Low-Density Residential

Sub-Area 1 Land Use Goals:

- 1. Facilitate the low-density residential character of the area.**
- 2. Maintain natural, wooded views along Plank Road and from areas within Seager Park. Preferably this would be achieved through preservation of existing mature landscaping supplemented by installation of new plant materials as required by the municipal code.**

Future Land Use Plan

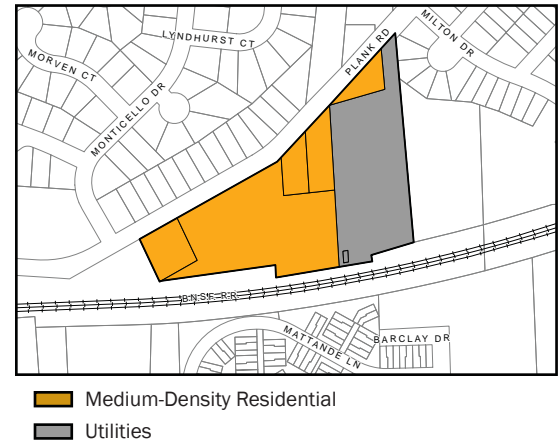


Sub-Area 2

“Medium-Density Residential”, which would allow for townhomes, duplexes, and single-family detached residential structures at a density up to 8 units per acre, is recommended for the western portions of

Sub-Area 2. This recommendation offers a transition between residential neighborhoods and the railroad corridor. It also places new residential units within close proximity to the Naperville Metra Station. The eastern portion of Sub-Area 2 has been recently acquired by the City of Naperville for stormwater improvements. As such, this area is designated as “Utilities” on the Future Land Use Map. This is consistent with the future land use designation assigned to other municipal infrastructure uses throughout the city.

Future Land Use Map



Sub-Area 2 Land Use Goals:

- 1. Respect the established residential neighborhood character along Plank Road. This may be achieved through:**
 - Site design approaches wherein parking areas are located away from the Plank Road frontage and buildings are oriented parallel to Plank Road.
 - Use of exterior building finish materials common in residential neighborhoods (e.g., brick, stone, wood, and vinyl siding).
 - Building design that provides multiple projections (e.g. bay windows, pilasters, columns, piers, decks, porches, etc.) along the façade to achieve desired modulation and provide visual interest and unit distinction, and break-up the surface of the wall.
 - Provide offset rooflines (either horizontally or vertically) to add visual interest and break-up the mass of a building.
- 2. Provide a transition between the railroad corridor and surrounding residential uses.**

Future Land Use Plan

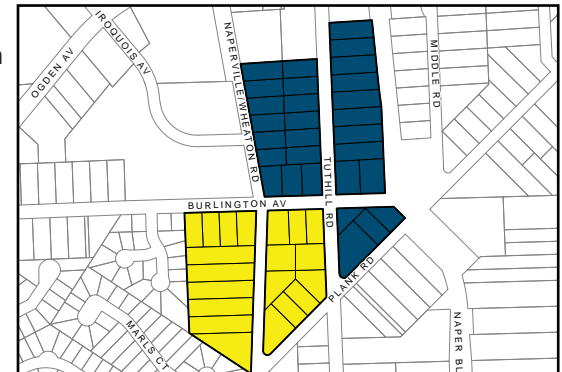


Sub-Area 3

Within Sub-Area 3, “Residential, Office and Limited Commercial” (ROLC) uses are recommended between Naperville/Wheaton Road and Naper Boulevard.

For the remainder of this sub-area (west of the Naper Boulevard frontage), “Low-Density Residential” development is recommended as a transition to outlying neighborhoods. This approach allows for new neighborhood commercial uses oriented toward Ogden Avenue and extension of future professional office space from Iroquois Drive. For parcels fronting Naper Boulevard, intensive commercial uses such as fast food restaurants, regional shopping centers and destination retail are not recommended as they are more appropriately situated along the existing Ogden Avenue commercial corridor. If the street pattern is modified with redevelopment of this sub-area, a traffic study will be required to demonstrate there is no adverse impact on established neighborhoods and surrounding streets.

Future Land Use Map



■ Residential, Office and Limited Commercial
■ Low-Density Residential

Sub-Area 3 Land Use Goals:

1. Recognize that this area serves as a transition between the Ogden Avenue commercial corridor and adjacent residential uses to the south and east. The area is also a transition from heavily traveled roadways (i.e., Naper Boulevard and Ogden Avenue) to residential neighborhoods. From Ogden Avenue to the residential neighborhood, the transition of the built environment can be achieved through the reduced intensity of the building style, height and setback, as well as landscape improvements.
2. Recognize that this area is immediately adjacent to established commercial uses on Ogden Avenue and several existing roadways (e.g., Tuthill Road, Naper Boulevard and Naperville/Wheaton Road) which provide direct connection to existing commercial uses.
3. Recognize that any new residential uses in this area would benefit from their close proximity to nearby existing retail and service uses (e.g., grocery store, bank and restaurant) available on Ogden Avenue and encourage adequate pedestrian connectivity.
4. To preserve the feeling of spaciousness and openness that characterizes Plank Road, entry features such as detention areas or increased landscape setback from Naper Boulevard and Plank Road should be provided so that buildings will not crowd intersections. The landscaping should make a statement before buildings at this location; a mix of deciduous and evergreen trees should be planted along the perimeter of properties fronting Plank Road. Clustering of trees, rather than an evenly spaced planting pattern, will also help to promote the feeling of a natural landscape pattern more consistent with the overall character of the study area.

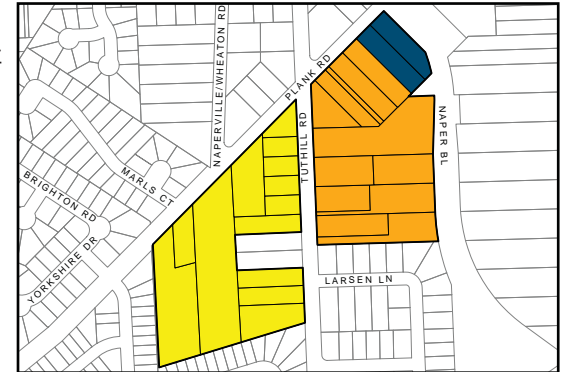
Future Land Use Plan



Sub-Area 4

In this sub-area, “Residential, Office and Limited Commercial” (ROLC) land uses are recommended at the signalized intersection of Plank Road and Naper Boulevard consistent with the recommendation for Sub-Area 3. “Medium-Density Residential” is recommended in the remaining areas between Tuthill Road and Naper Boulevard. This would consist of mostly single-family detached, single-family attached (i.e., townhomes) and duplex residential structures up to 8 units per acre. Access to residential areas should be provided from Tuthill Road, rather than Naper Boulevard. New residential development should provide for extensive tree preservation or mitigation and should integrate internal nature walking trails to promote enjoyment of the natural setting and bicycle path connections to provide transportation choices for residents. All areas west of Tuthill Road are recommended for “Low-Density Residential” development (single-family detached residential up to 2.5 units per acre).

Future Land Use Map



- Residential, Office and Limited Commercial
- Medium-Density Residential
- Single-Family Residential

Sub-Area 4 Land Use Goals:

- 1. Buffer established residential neighborhoods from new development oriented toward the intersection of Naper Boulevard and Plank Road through application of appropriate setbacks, landscape enhancements, and fencing.**
- 2. Protect quality tree specimens, as determined by the City Forester.**

Future Land Use Plan



Sub-Areas 5 & 6

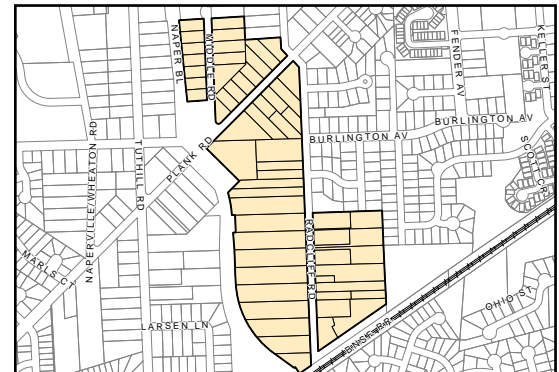
The resubdivision of existing lots in Sub-Areas 5 and 6 has been fairly limited to date. As such, there is a generally consistent lot size and width, which contributes significantly to the rural character of these neighborhoods. Departures from this established pattern, such as smaller lots on improved streets (i.e., wider streets with curb, gutter and sidewalks or cul-de-sacs), could detract from the established rural atmosphere.

Currently, nearly every parcel in these two areas has at least 100 feet of road frontage, includes at least 20,000 square feet of lot area, and has a 35-foot (or greater) building setback. These characteristics are consistent with the City of Naperville's E3 (Estate Transition) zoning district. The estate zoning is intended to recognize and maintain areas of rural character and atmosphere and is recommended for properties in these sub-areas.

Properties in Sub-Areas 5 and 6 have no direct access points to Ogden Avenue. As such, they are separated from the commercial activity along Ogden Avenue. Access to properties within this sub-area should remain limited to the residential streets.

Given the established platting pattern, coupled with known infrastructure challenges that make serving this area with adequate City of Naperville water, sewer and electric service a limiting factor for development in the plan horizon period, a rural estate future land use is recommended in Sub-Areas 5 and 6.

Future Land Use Map



■ Rural Estate Single Family Residential

Sub-Area 5 Land Use Goals:

1. **Maintain the planning area boundary.**
2. **Respect the well-defined existing rural estate residential character established by the larger estate size lots, mature trees and rural roadway design (e.g., no curb, gutter or sidewalks).**
3. **Avoid the creation of flag lots.**