

DECEMBER 9, 2009 PUBLIC OPEN HOUSE QUESTIONS & ANSWERS

The City of Naperville hosted a second public open house for the Plank Road Study on Wednesday, December 9, 2009 in meeting rooms ABC of the Naperville Municipal Center. Approximately 50 people attended the event. The purpose of the open house was to share draft land use alternatives and transportation recommendations for feedback. The open house was designed to solicit input and preferences through a variety of displays and allow staff to respond individually to questions or comments.

The following provides a summary of questions received during the meeting, with responses prepared by city staff. Please note that this information is not intended to be an exhaustive list of each question received, but rather a summary of commonly asked questions applicable to the Plank Road Study.

LAND USE ALTERNATIVES QUESTIONS:

- Q: For some of the sub-areas, patterns of development, including street layouts and home sites are shown. How will these be used in the plan?
- A: These conceptual illustrations are intended to present examples of potential layouts and designs within the study area. Final street layouts, home site locations and other development details will be determined by property owners/developers should they decide to develop/redevelop their property. What is important to take from the maps is the types of uses (e.g. residential, commercial, office, etc.), density, and development approach (e.g. traditional, conservation) recommended. Once finalized in the plan, this information will serve as a guide for development decisions. The layouts presented only showcase one example of how the principals may be applied.
- Q: What is a flag lot? (mentioned on the poster for Sub-Areas 5 & 6)
- A: A flag lot is a parcel of land shaped like a flag; the "pole" is a narrow strip of land providing vehicular and pedestrian access to a street, with the bulk of the property "flag" lying to the rear of other lots.

GENERAL LAND USE AND PLANNING QUESTIONS:

- Q: Will I be required to sell my property or annex into the City of Naperville?
- A: The purpose of this plan is to anticipate the appropriate future land use at such time as property owners seek annexation and development. At this time, the city has no plans to require annexation or acquire additional property in the study area.
- Q: Is there a public process associated with annexation and development of these properties?
- A: Illinois state law [65 ILCS 5/7-1-1] stipulates that property that is not within the corporate limits of any city (i.e., unincorporated property) may be eligible for annexation if it is contiguous to incorporated property. In the event that a property is eligible for annexation, the property owner may submit a petition for annexation to the city for consideration.

To annex a property to the City of Naperville, a private property owner (or contract purchaser) must submit a development petition to the city for consideration. The petition requires a public hearing before Plan Commission, at which time public comments are accepted and the Plan Commission makes a recommendation on the proposal.

Approval of a request for annexation into the city is determined by the Naperville City Council.

Q: What is the difference between future land use and zoning?

A: A future land use map delineates areas into different categories such as residential (i.e., low density, medium density, high density), commercial, office, church, educational (e.g., school), other institutional facilities (e.g., nursing home, museum), industrial, park, and forest preserve. The future land use map acts as a guide to determine what zoning classifications and uses are appropriate for different areas of the city at such time as proposals for annexation, subdivision, and rezoning arise. The future land use maps included within Naperville's Comprehensive Master Plan are utilized to plan for all parcels within the city's planning boundary. Visit www.naperville.il.us/citymaps.aspx to view the City of Naperville Future Land Use Map.

The zoning map is a regulatory tool through which incorporated parcels are categorized into specific zoning districts. Zoning districts are established for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare through the promotion of compatible patterns of land use and development within the municipal boundary. Zoning may be established or modified for properties on a parcel-by-parcel basis, most often upon review of site development proposals. Many different factors are evaluated to determine the most appropriate zoning district for a property, including: the property's future land use as shown in the Comprehensive Master Plan, intensity, density and height of a proposed use, surrounding land uses, potential traffic impacts and access to a site, potential environmental concerns, and overall compatibility of uses permitted within the zoning district. Visit www.naperville.il.us/citymaps.aspx to view the City of Naperville Zoning Map.

For more information on the City of Naperville Zoning Ordinance, please reference Title 6 (Zoning Regulations) of the Naperville Municipal Code (www.naperville.il.us/municipalcode.aspx). Please note: only future land use is under consideration for the Plank Road Study Area at this time.

TRANSPORTATION-RELATED QUESTIONS:

Q: What is a Collector Street?

A: Collector streets convey traffic out of neighborhoods (local streets) to arterials (e.g. Naper and Ogden). Plank Road is classified as a collector street.

Q: What is a curb cut?

A: Otherwise known as a driveway, a curb cut is a small break (ramp) leading smoothly down from a sidewalk to a street to provide access to a property for vehicles and pedestrians.

Q: Please define right-of-way (ROW).

A: The ROW includes the roadway pavement, sidewalk, and any adjacent easement area intended to allow for the passage of vehicles, cyclists and pedestrians through an area, as well as to house underground utilities. Right-of-way is publicly owned property.

TIMELINE AND PUBLIC INVOLVEMENT:

Q. Following the December public open house, what are the next steps?

A. All materials from the open house will be posted to the project web page for additional public feedback through December 21, 2009. Using the public input received and a number of other factors (e.g., existing land use, site location, accessibility, infrastructure availability, etc.), city staff will draft final recommendations for each sub-area and prepare a draft plan document. This information will be presented for public review and comment at a meeting tentatively scheduled for February 24, 2009. More information about the February meeting for the Plank Road Study will be posted to the project Web page as it becomes available, visit www.naperville.il.us/plankroadstudy.aspx.

Q. What is the overall timeline for the Plank Road Study?

A. The Plank Road Study is expected to be completed by the spring of 2010. Following the February public meeting, staff will prepare the final plan documents for future presentation at a Plan Commission and City Council meeting. Further details on the project schedule, including dates of public meetings, will be posted to the project Web page as they become available, and will be sent via e-mail to those signed up to receive the e-newsletter for the Plank Road Study. For more information visit www.naperville.il.us/plankroadstudy.aspx.

Q. What is the purpose of public input?

A. Public input, which can be provided through public meetings and written feedback, will be used along with a number of other factors (e.g., existing land use, site location, accessibility, infrastructure availability, etc.) to formulate future land use recommendations for the study area. Upon completion of the study, the Plan Commission will conduct a public hearing and will forward a recommendation to the City Council who will make the final decision on approval of the study; additional public testimony will be accepted at these meetings.