

Plank Road Study

SEPTEMBER 22, 2009 PUBLIC OPEN HOUSE QUESTIONS & ANSWERS

The City of Naperville hosted an initial public open house for the Plank Road Study on Tuesday, September 22, 2009 in the City Council Chambers at the Naperville Municipal Center. Approximately 120 people attended the open house. The purpose of the open house was to introduce the Plank Road Study and solicit public input on existing conditions and future land use for properties within the study boundary. The open house was designed to solicit input and preferences through a variety of activities 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.

Study Purpose, Scope, Timeline, and Public Involvement

Q. Why is the city conducting the Plank Road Study?

- A. The Plank Road Study is a small area update to the Naperville Comprehensive Master Plan. The Comprehensive Master Plan is a written policy document that provides a blueprint for use of land within a city's planning boundary that should be regularly updated to provide the city with a strong, defensible, and reliable planning document that can be utilized to review development proposals and annexation and rezoning requests.

The City of Naperville is conducting the Plank Road Study to evaluate the future land use of unincorporated areas along Plank Road. The purpose of the study is to establish recommendations that will guide the future use of property within the study boundary in the event the property owners seek annexation into the City of Naperville.

Q. What is the scope of the Plank Road Study?

- A. The Plank Road Study is primarily focused on future land use for parcels within the study boundary; however, the transportation network (i.e., roadways and sidewalks) and natural features (i.e., slope, landscaping and trees) will also be addressed.

Q. What is the boundary of the Plank Road Study?

- A. The study boundary encompasses unincorporated properties near the intersection of Naper Boulevard and Plank Road, as well as unincorporated properties fronting Plank Road from Columbia Street (train tracks) to the city's planning boundary east of Naper Boulevard. Visit the project Web page (www.naperville.il.us/plankroadstudy.aspx) to view a map of the study boundary.

Q. Why does the study boundary include unincorporated DuPage County parcels?

- A. The City of Naperville's Comprehensive Master Plan includes all properties within the Naperville "planning boundary". In addition to incorporated properties, the planning boundary encompasses unincorporated areas adjacent to Naperville as defined through agreements with neighboring jurisdictions. The unincorporated parcels in the Plank Road Study area are located entirely within the Naperville planning boundary. In the event that the owners of the unincorporated parcels seek annexation, the future land use designations provide guidance for land use and zoning decisions. Therefore, it is important that these recommendations be periodically evaluated so they remain a useful tool for decision making.

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

- A. Public input on existing conditions and potential future land use will be accepted through Friday, October 2, 2009. City staff will review and summarize the input received; a summary will be posted to the project Web page on Tuesday, October 6, 2009.

Plank Road Study

SEPTEMBER 22, 2009 PUBLIC OPEN HOUSE QUESTIONS & ANSWERS (continued)

Based on 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 a vision statement for the Plank Road Study and future land use alternatives. The draft vision statement and future land use alternatives will be presented to the public for review and comment at future public meetings. More information on the next 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. Public input will be taken throughout the process following presentation of interim deliverables for public review and comment.

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. Visit www.naperville.il.us/plankroadstudy.aspx for more information.

Q. What is the purpose of public input?

- A. Through the public input process, the city will be soliciting information from participants to understand factors affecting the area and key considerations for land use. 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.

Q. How can I get involved in the planning process for the Plank Road Study?

- A. All members of the public are invited to participate in the planning process for the Plank Road Study. The project Web page is regularly updated to reflect the latest public involvement opportunities and provide a summary of each public meeting. If you would like to receive e-mail notifications regarding the project and future public involvement opportunities, please visit www.naperville.il.us/enews.aspx to add your e-mail address to the Plank Road Study e-news distribution list.

Q. Where can I find current information on the Plank Road Study?

- A. Current information is available on the Plank Road Study Web page (www.naperville.il.us/plankroadstudy.aspx). The site will be updated with new information as it becomes available. If you would like to receive e-mail updates, please visit www.naperville.il.us/enews.aspx to sign up to receive e-news publications for the Plank Road Study.

Planning for Naperville

Q. What is a planning boundary? Is the city's planning boundary changing as a result of the Plank Road Study?

- A. The City of Naperville's Comprehensive Master Plan includes all properties within the Naperville "planning boundary". In addition to incorporated properties, the planning boundary encompasses unincorporated areas adjacent to Naperville and is defined through agreements with neighboring jurisdictions. The City of Naperville plans for the future use of all properties located within the planning boundary. In the event that the unincorporated parcels seek annexation into the city, future land use plans provide guidance for land use and zoning decisions and would be utilized by City of Naperville

Plank Road Study

SEPTEMBER 22, 2009 PUBLIC OPEN HOUSE QUESTIONS & ANSWERS (continued)

staff, Plan Commission and City Council, as well as city residents in the review of plans for annexation, subdivision, and rezoning.

The purpose of the Plank Road Study is to evaluate the future land use for unincorporated properties located within the City of Naperville planning boundary in the vicinity of Plank Road. The city's planning boundary is not expected to change as a result of the Plank Road Study.

Q. What is the Comprehensive Master Plan?

A. A comprehensive plan is a written policy document that provides a blueprint for growth and development of all land within a city's planning boundary. The Naperville Comprehensive Master Plan is comprised of three primary sector plans: the East Sector, the Northwest Sector, and the Southwest Community Area. In addition, design guidelines and several sub-area plans have been incorporated within the Master Plan for additional guidance toward the city's future development.

Q. Why update a Comprehensive Master Plan?

A. Comprehensive plans are not intended to be static documents. On the contrary, comprehensive plans should be regularly updated to ensure that the plan remains current in light of the concepts, market conditions, and preferences which may have changed since its adoption. An updated comprehensive plan provides a city with a strong, defensible, and reliable planning document, which can then be utilized to review plans for annexation, subdivision, and rezoning.

In the absence of an updated comprehensive plan, policy direction regarding land use is often established on a case-by-case basis, through the review of specific development requests. This approach is often frustrating to all parties involved, as the land use issues are addressed in a reactive manner on a case-by-case basis, rather than proactively through an iterative public process that addresses larger and smaller scale issues.

Q. What is the difference between a future land use map and a zoning map?

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).

Plank Road Study

SEPTEMBER 22, 2009 PUBLIC OPEN HOUSE QUESTIONS & ANSWERS (continued)

Q. What is the current zoning of the property within the Plank Road Study boundary? What types of uses are allowed?

A. All properties included as part of the Plank Road Study are unincorporated lands and are governed by the zoning regulations of DuPage County. City of Naperville zoning regulations only apply to properties that are incorporated in the city.

Properties in the Plank Road Study area are governed by three different zoning designations under the DuPage County Zoning Ordinance: R3 and R4 Single Family Residence Districts and the I-1 Light Industrial District. Visit the Plank Road Study project Web page (www.naperville.il.us/plankroadstudy.aspx) to view a map of the zoning designation for property within the study boundary. A general description of the zoning districts is provided below. For more information on the DuPage County Zoning Ordinance, visit www.dupageco.org/building/index.cfm.

- R3 Single Family Residence District - Established to preserve and maintain existing single family areas of the county and permit the continued development of residential uses. While properties zoned R3 within the study area are generally comprised of detached single family residences, the DuPage County Zoning Ordinance also permits group homes and public buildings. Additional uses such as a bed-and-breakfast and greenhouse may be allowed in the R3 District with approval of a conditional use.
- R4 Single Family Residence District - Established to preserve and maintain existing single family areas of the county; and therefore, generally consists of detached single family residences. The district permits similar uses as the R3 District; however, the R4 Districts allows for a greater Floor Area Ratio (FAR).
- Light Industrial District - Intended to provide areas for the development of manufacturing and industrial uses in close proximity to residential and business uses. The district regulations are structured to provide for the operation of a wide range of manufacturing uses, wholesaling and warehousing activities and limited retail and service business uses.

Q. Is the city going to be developing land in this area?

A. At this time, the city has no intent to develop land in the study boundary. The City of Naperville owns one parcel in the study area, located on the south side of Plank Road, west of Springhill Subdivision (former Clara Ray property). The city-owned parcel will be used as part of the Steeple Run Watershed Project, which is aimed at addressing stormwater issues in the area. For more information, please visit the Steeple Run Watershed Web page (www.naperville.il.us/steeplerun.aspx).

Q. Have any development proposals for the study area been submitted to the city?

A. The City of Naperville does not currently have any active development proposals for the study area. As the study area is currently unincorporated, property owners may also petition DuPage County for development. At this time, city staff is not aware of any development proposals for the study area that have been filed with DuPage County.

Annexation

Q. Is the city going to force annexation of these properties?

A. Based on past practice, the City of Naperville has not historically force annexed private residential property. To annex a property to the City of Naperville, a private property owner/contract purchaser would submit a development petition to the city for consideration. The petition would be scheduled for Plan Commission and City Council meetings, at which time public comments would be accepted. Approval of a request for annexation into the city is determined by the Naperville City Council.

Plank Road Study

SEPTEMBER 22, 2009 PUBLIC OPEN HOUSE QUESTIONS & ANSWERS (continued)

Q. What makes a property eligible for annexation?

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.

Q. Can my property be annexed into the Village of Lisle instead of the City of Naperville?

A. As previously noted, the Village of Lisle and City of Naperville have established boundary agreements to plan for potential future annexation of unincorporated property near the municipal boundaries. In the event that a property owner is interested in annexation, the Village of Lisle and City of Naperville would refer to the established planning boundary to determine which municipality intends to annex the property. Unincorporated property located within the Naperville planning boundary may be annexed into the City of Naperville as long as the property is contiguous to incorporated property.

Roadways and Utilities

Q. Is there water and sewer capacity to accommodate development of this area?

A. Availability of municipal water and sewer is analyzed as properties seek annexation. Generally speaking, existing sewer capacity is not sufficient to accommodate development of the entire study area and water capacity is uncertain (as further described below). It should be noted that property owners seeking annexation are responsible for the costs associated with municipal utility connection and extension.

With respect to municipal sewer service, the lines that exist east of Naper Boulevard are not extendable due to shallow depths and topography issues. Significant investment in infrastructure (e.g. lift stations) would be necessary to accommodate sewer service in this area. West of Naper Boulevard, including areas along Tuthill, lift stations would also be required to provide adequate service.

Naperville water service is available at Naperville/Wheaton Road, Plank Road and Ogden Avenue. It is possible there is enough capacity in the existing lines to serve the study area; however, a final determination can only be made after specific uses and densities are identified.

Q. How much would it cost to connect to city utilities? Who is responsible for the cost?

A. Electricity, water and wastewater service is supplied by the Naperville's Department of Public Utilities for properties which are incorporated in the city limits. With annexation of an unincorporated property, the cost to connect to city utilities would be determined. Typically the costs are associated with the type of connection (e.g., residential or commercial) and the distance between the available utility and the property seeking the connection. The costs associated with connection to city utilities are the responsibility of the property owner.

Q. Who owns and maintains the roadways in the study area?

A. Lisle Township Highway Department currently owns and maintains the public right-of-way (i.e., roads, parkways, culverts) fronting the unincorporated properties in the study boundary, with the exception of Naper Boulevard and portions of Naperville-Wheaton Road, as noted below.

- Naper Boulevard, between Ogden Avenue and Chicago Avenue - City of Naperville
- Naper Boulevard, north of Ogden Avenue - DuPage County Division of Transportation
- Naperville-Wheaton Road north of Burlington Avenue - City of Naperville
- Naperville-Wheaton Road, between Burlington Avenue and Plank Road - Lisle Township Highway Department