

**Draft Land Use Master Plan FAQ**  
**June 2021**

**What changes did City Council in January 2021 direct be made to residential areas in the draft plan?**

The City Council provided guidance related to the single residential future land use category that was previously proposed, and directed:

- Low, medium and high-density designations replace the single residential future land use category
- Focus on achieving additional housing choices at the key development sites
- The Land Use Master Plan retain options for added housing in commercial areas
- Recommendations remain in the Land Use Master Plan for zoning amendments to accommodate new residential uses — small lot single family, tiny homes and accessory dwellings — to provide the possibility of responsibly siting such housing choices

**What is the relationship between the new Land Use Master Plan, City Strategic Plan and other plans (e.g. Sustainability Plan)?**

The City recognizes that the Land Use Master Plan is not the only document with the potential to impact development in Naperville. The Land Use Master Plan is intended to provide vision and strategies for land use. As other plans are prepared, the Land Use Master Plan will be reviewed as a resource for understanding desired development patterns and policies. Likewise, when other plans are adopted, additional implementation strategies may be pursued in accordance with the guiding principles of the Land Use Master Plan.

**What factors were considered when developing the Land Use Master Plan? Aren't existing conditions the most important factor?**

While existing conditions were a key factor in developing the City's Land Use Master Plan, the plan also accounts for changing demographics and market conditions, community input and trends and best practices in community planning. The goal is to create a plan with an eye towards the future. There are a number of areas within the City that will have proposed land-use designations that are future-facing. City staff are working on a map and chart to highlight these areas and the proposed differences.

**Shouldn't single-family homes always be located next to other single-family homes?**

Across Naperville there are many examples in which single-family homes coexist next to other land-use types, such as multifamily housing, commercial properties and roadways. In these settings, buffering provided by landscaping, fencing and proper setbacks, as well as thoughtful consideration to site orientation and building height, is important.

Locating single-family homes solely next to other single-family homes can isolate residents from one another, result in developments that are accessed predominantly by cars and aren't integrated with the surrounding landscape, as well as limit affordability and choice. Embracing some housing variety, such as in senior housing or smaller starter homes, allows residents to remain in neighborhoods they love with housing choices they need based on their age and income.

**Won't the Land Use Master Plan end up rezoning single-family properties to allow high-density residential land uses within established neighborhoods?**

The Land Use Master Plan does not recommend any City-initiated rezonings, and spot zoning (when a single parcel is rezoned to a zoning district that differs from the zoning designations of the parcels around it) is not recommended anywhere in Naperville. Properties will continue with their current zoning allowances, even if the plan recommends other uses. Property owners will need to request a rezoning through the City's established processes, just as they always have.

The Land Use Master Plan includes guidelines that promote a mix of housing types. This will ensure that Naperville can accommodate a range of housing options with varying levels of affordability to respond to changing market preferences.

**Won't greater density and varying housing types reduce property values in Naperville?**

Density is only a tool. Something as simple as allowing “in-law” apartments or an accessory dwelling unit on a residential lot will increase density. Density can help create neighborhoods that provide convenient, walkable access to destinations like schools, parks, shops and more. When applied appropriately, with careful consideration to existing uses, setbacks, landscaping and traffic, density can create dynamic, interesting spaces.

As a community approaching buildout, the Land Use Master Plan recognizes that there are limited undeveloped sites remaining in Naperville. Accordingly, additional housing opportunities will need to occur in and near existing neighborhoods. A variety of housing choices supports a strong and robust community with steady housing values in all markets. Mixed-use development brings activity and vitality to neighborhoods.

**How has Covid-19 impacted the Land Use Master Plan?**

The challenges of Covid-19 came to light a few weeks after the PZC public hearing in March 2020. Planning efforts were placed on hold while the City navigated the pandemic. At this moment in time, it is impossible to know what development will look like post-Covid. This updated plan establishes guiding principles to serve as a foundation for Naperville’s response to future land use challenges. Through implementation efforts, in harmony with the guiding principles, Naperville will be well-positioned to respond as necessary with text amendments, policy changes and plan updates to continue the City’s legacy of excellence.

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