

Comprehensive Master Plan

NAPERVILLE, ILLINOIS – DECEMBER 9, 2019



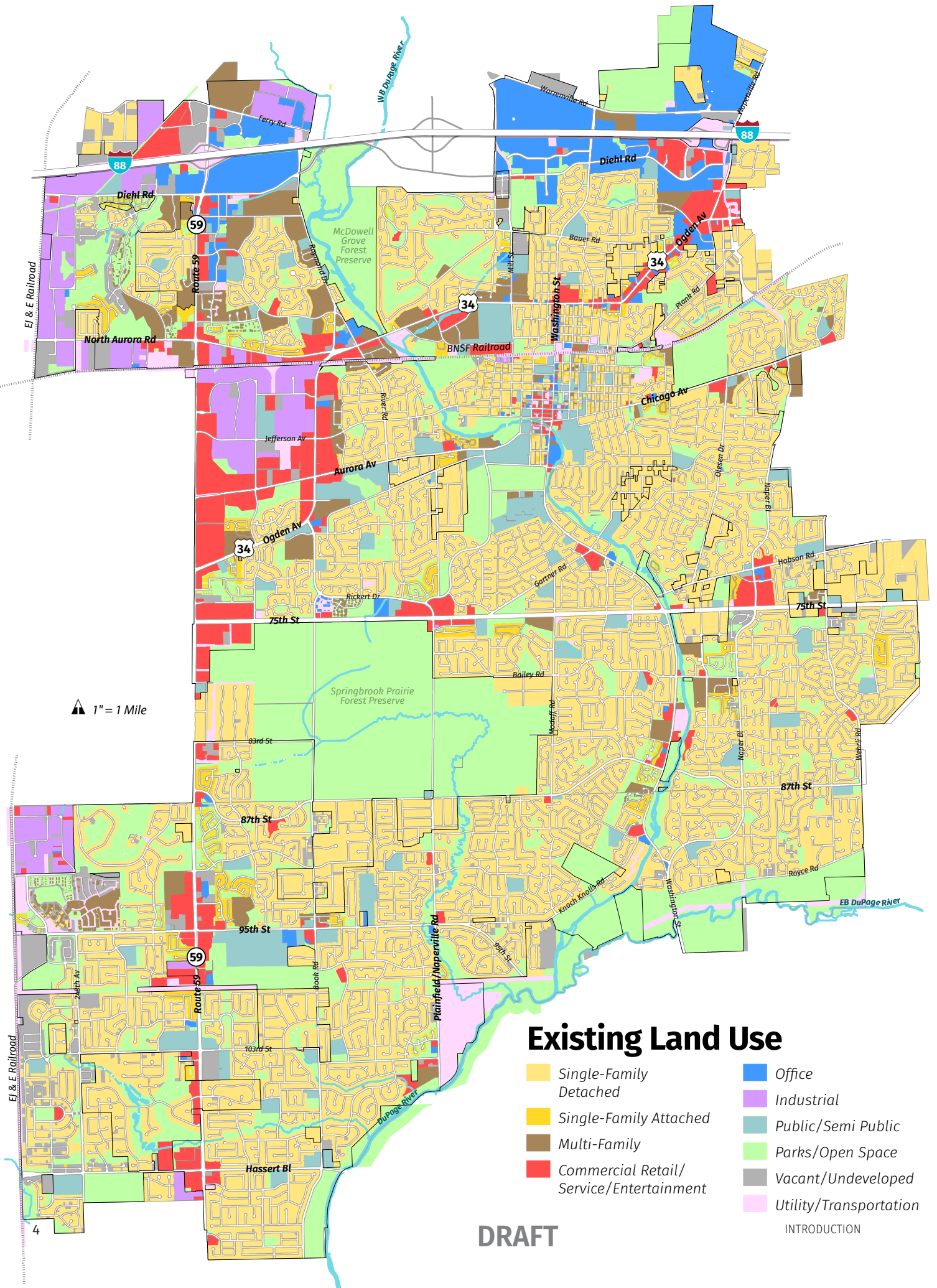
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INTRODUCTION

The City of Naperville is a vibrant community in the Chicago Metropolitan Region that offers the benefits of a modern city and regional destination complemented by a distinct and welcoming identity. This includes community-focused neighborhoods; nationally acclaimed schools, parks, and libraries; a thriving market for businesses and employers of all sizes; and diverse and engaged residents. Naperville is consistently ranked among the top communities in the nation to live, raise a family, and retire.

For nearly 35 years, planning and policy in Naperville has been guided by a combination of sector and sub-sector plans that have addressed issues specific to different areas of the community. The 2019 Comprehensive Master Plan (The Master Plan) builds on past planning efforts and provides a unified approach to planning in the community. The Master Plan accounts for current trends, issues, and opportunities to provide recommendations that will guide all components of life in Naperville. Ultimately, the Master Plan establishes a single, forward-thinking, and user-friendly plan for the Naperville community.



Existing Land Use

- | | |
|---|---|
| Single-Family Detached | Office |
| Single-Family Attached | Industrial |
| Multi-Family | Public/Semi Public |
| Commercial Retail/Service/Entertainment | Parks/Open Space |
| | Vacant/Undeveloped |
| | Utility/Transportation |

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INTRODUCTION

Planning Context

Naperville began as a small settlement founded by Joe Naper in 1831. At that time, Naper Settlement, as it was known, included a handful of families surrounded by the vast frontier of the Illinois wilderness. Since then, Naperville has experienced major growth as one of Chicago's premier suburban communities. Today, Naperville is home to almost 150,000 residents, making it one of the largest cities in Illinois and inside the top 200 largest communities in the United States.

Once defined by its potential to grow, Naperville is now nearing build out. Bordered by neighboring communities on all sides, few opportunities exist for large annexation. This has shifted the planning focus from outward growth and development to managed redevelopment and investment in existing developed areas. These considerations act as a lens to help shape the policy and direction of the Master Plan.



1998



2008



2018





Purpose of a Comprehensive Plan

Illinois State Law (ILCS 5/11-12-5) enables municipalities to create and adopt a comprehensive plan to inform decision making related to land use and development, infrastructure, transportation, parks and recreation, environment and natural resources, and community services and facilities. The City's first Comprehensive Plan was developed in 1960 and later updated and divided into numerous smaller plans. The 2019 Plan is the community's first consolidated Comprehensive Plan in almost 60 years.

The Naperville Comprehensive Master Plan is a detailed policy document that guides growth and development, community investment, and overall quality of life. The Plan is comprehensive both in breadth and scope and intended to promote the community's shared vision, establish a process for controlled growth and development, and address current and long-term needs.

The Comprehensive Master Plan is a framework for decision making within the community. The Plan is a resource for City staff and officials, developers, service providers, residents, and other stakeholders; and is intended to coordinate these diverse perspectives to achieve the community's vision. The Comprehensive Master Plan is not regulatory; it does not alter or amend existing regulations; and it does not indicate a commitment to the described actions and recommendations within the document. Instead, the Plan is a policy guide that outlines recommendations that must be separately considered and acted upon.

The Planning Process

The Comprehensive Master Plan was developed using a six-step planning process which included engagement with the Naperville community to identify key issues and opportunities. In addition, past plans and studies were utilized as a vital resource to create an understanding of Naperville today and build upon the City's history of thoughtful community planning.

- **Step 1: Project Initiation & Outreach** – included meetings to initiate the planning process as well as outreach events to engage the community.
- **Step 2: Baseline Conditions** – included an inventory of baseline conditions to guide the formulation of goals, objectives, policies, and recommendations of the new Comprehensive Master Plan.
- **Step 3: Trends & Best Practices** – included an assessment of relevant trends, best practices, and case studies to inform the recommendations, policies, and concepts included within the Comprehensive Master Plan.
- **Step 4: Goals, Objectives & Policies** – included development of goals, objectives, and policies, incorporating relevant content from past plans and studies.
- **Step 5: Future Land Use Plans** – included development of a preliminary Land Use Plan for the community, including considerations for 10 specific areas identified by the City.
- **Step 6: Comprehensive Master Plan Document & Adoption** – included the development of a draft plan document and a review process, culminating in adoption of the Comprehensive Master Plan by City Council.



Plan Organization

The Comprehensive Master Plan is organized into five chapters:

- **Chapter 1 – Introduction**, introducing the purpose and use of the Comprehensive Master Plan, a review of the planning process and past planning efforts, and a summary of community outreach.
- **Chapter 2 – Community Snapshot**, detailing important background information that helped to guide the planning process, including regional setting, existing land use, current demographic trends, and an overview of tax information.
- **Chapter 3 – Vision**, establishing the community's vision for Naperville that informed the recommendations and policies of the Comprehensive Master Plan.
- **Chapter 4 – Land Use Plan**, illustrating a series of placetypes intended to guide future development and facilitate the creation of unique places in Naperville.
- **Chapter 5 – Implementation**, presenting specific actions that City should pursue to implement the Comprehensive Master Plan, both community-wide and within specific areas of Naperville.

Trends & Best Practices

The Comprehensive Master Plan highlights emerging and ongoing trends, best practices, and case studies. These are intended to reinforce the policies and recommendations of the Plan and provide the City with a range of ideas, unique projects, and best practices that could be applied in the community. These are included as callouts throughout the document.

Remaining Chapters

The remaining chapters of the Comprehensive Master Plan are in development and will be posted for public review following feedback from the public open house.

Foundation of the Plan

Naperville has a long history of community planning. The City's first comprehensive plan was developed in 1960 and served a population of just under 13,000 residents. This plan was later updated and revised in the 1980s and 1990s as the community grew. Eventually, the City decided to reorganize planning into three sectors based upon how development was occurring within the community:

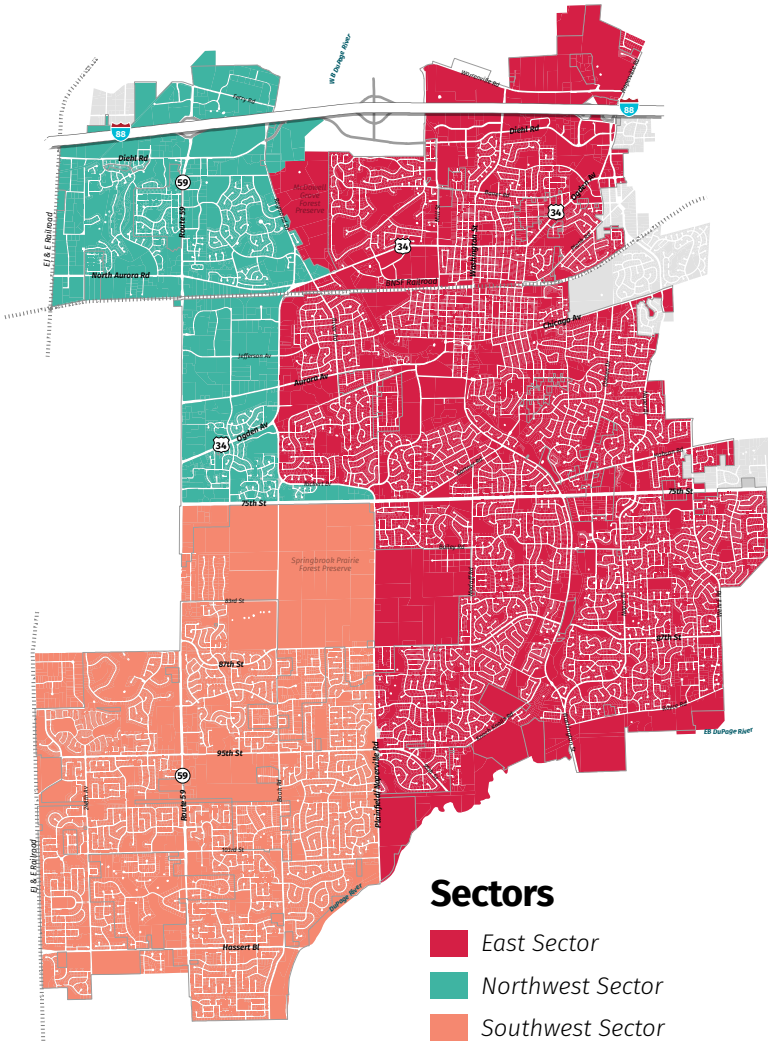
- ES** The **East Sector** includes Naperville's historic core and areas of the community generally east of the DuPage River.
- NS** The **Northwest Sector** includes areas generally west of the DuPage River and north of 75th Street.
- SS** The **Southwest Sector**, previously referred to as Sector G, includes areas generally west of the DuPage River and south of 75th Street.

These sectors were further categorized and addressed in 27 sub-sector plans. Additional plans and studies were also conducted to address other areas of the community, including:

- DP** The **Downtown Planning Area**, addressing all components of Downtown Naperville
- CD** **Citywide Design Guidelines**
- PO** **Parks & Open Space**

Together, these documents were crucial in addressing the distinct issues facing different areas of the City.

Naperville's past planning efforts helped to shape the 2019 Comprehensive Master Plan and provide guidance for the policies, recommendations, and overall direction of the planning process. Past plans, studies, and reports that impact policy, planning, and development within Naperville were thoroughly reviewed. This analysis ensures that the objectives and recommendations of the Comprehensive Master Plan respond to prior planning efforts and, where applicable, incorporate or address established policies and direction.



Overview of Past Plans

ES *East Sector Update (1998)*

The East Sector Update amended the 1985 Naperville Comprehensive Plan to address growth and change occurring in the East Sector and guide development and infrastructure improvements. Recommendations included redevelopment and infill compatible with surrounding uses, preserving and creating high quality residential developments, and encouraging commercial development that maximizes accessibility.

ES *Hobson Road Study (1988)*

The Hobson Road Study focused upon preserving the character of Hobson Road. The study combined land use planning and zoning to establish a unified approach to preservation. The study recommended establishment of an E-3 Estate District, intended to allow reasonable lot sizes that could be economically serviced by City utilities while maintaining the existing estate character. In addition, the study recommended prohibiting future non-residential development in the area.

ES *Washington-Hillside Small Area Study (2004)*

The Washington-Hillside Small Area Study was developed in response to the Downtown Plan adopted in 2000. This study identified issues and opportunities related to land use and zoning within the Washington-Hillside area. The study recommended a zoning amendment to rezone the properties zoned R2 to Transitional Use (TU) including a requirement that the properties be residentially styled as defined by design guidelines.

ES *Water Street Study Area Vision Statement (2006)*

The Water Street Study Area Vision Statement outlined a series of considerations or recommendations to guide public and private investment in the Water Street area of Downtown Naperville. These were organized into nine planning categories, including design and character; multi-use development; pedestrian access; Riverwalk and Naper Settlement; Streetscape; Parking/Access; Traffic; Stormwater Management; and Planned Unit Development District. The vision statement recommended consolidating property ownership to allow for a comprehensive redevelopment, vacating Water Street to better accommodate pedestrian amenities, and expanding the Riverwalk along the north side of Water Street.

ES *Spring Avenue Plan (2007)*

The Spring Avenue Plan addresses incompatible residential and industrial uses that exist in close proximity along the Spring Avenue corridor. Public input during the planning process strongly favored residential development and highlighted concerns that industrial development would result in truck traffic, noise, and deterioration of properties along the roadway. To address this, the Plan guides future land use to foster greater cohesion as well as preserve and enhance the existing residential character. Key among these was the recommended rezoning of industrial properties to the R2 residential district that allows single-family and low-density multi-family development.

ES *75th Street Corridor Study (2008)*

The purpose of the 75th Street Corridor Study was to address competing visions for the future of the corridor and establish a unified approach to development along 75th Street. At the time, landowners were seeing increased interest in non-residential development along the corridor; however, residents wanted to preserve the existing residential character and expand open spaces. The study provided a cohesive approach to future land use that balanced these two visions for what the corridor should be and identified transportation, infrastructure, and beautification improvements. Recommendations included the enhancement of public mobility and safety, compatible development that is sensitive to adjacent uses, and support of the DuPage County Forest Preserve and Naperville Park Districts to ensure residents are provided adequate recreational opportunities.

NS ***Caroline Martin Mitchell
Master Campus Plan (2008)***

This plan was created to establish a development framework for the over 200 acres of property gifted to the City of Naperville by Caroline Martin Mitchell in 1936. Mitchell intended the land be used for park, municipal, or public purposes only. The Campus Plan established a framework to ensure future development aligns with Mitchell's original vision and existing uses within the campus. The plan recommends coordinated signage, fencing, trails, and education to provide a unified identity for the campus and increase communication between property owners as opportunities for development arise.

NS ***Ogden Avenue Corridor
Enhancement Initiative (2008)***

The purpose of this initiative was to develop a strategy to maintain Ogden Avenue as a vital business corridor. In addition, the initiative provided a foundation for community policies and decision making to assist City staff and officials in directing future development and improvements along the corridor. Retaining and attracting business is a critical part of the plan as well as creating a place where customers want to do business. Key recommendations include traffic and intersection improvements, an additional traffic signal, public signage upgrades including illuminated street signs, visible block numbers, and early-warning signs for upcoming intersections.

NS ***5th Avenue Study (2009)***

The 5th Avenue Study addressed the area surrounding the Naperville Metra Station, a major commuter hub within the City. The Study focused upon maintaining cohesiveness with the character of the surrounding neighborhood while providing a network of multimodal options for residents to access the Station. This included guidelines for future redevelopment, multimodal transportation infrastructure, and streetscape improvements. The Study recommends mixed use development along Washington Avenue, allowing conversion of residential for non-residential uses, and limiting the permitted types of commercial uses.

NS ***North Central College Master
Land Use Plan (2010)***

This plan replaced the first Master Land Use Plan for North Central College, originally incorporated into the City of Naperville's Master Land Use Plan in 1989. The update addressed the physical resources the college will require with anticipated growth in staff, faculty, and students over a 10 year period. Priority projects identified include additional multi-use spaces for students and faculty, additional residential space, and a modern science facility. The plan also reviewed potential locations for facilities as well as transportation infrastructure to accommodate future growth, including parking facilities and fees. Implementation of the plan has been ongoing, including completion of the Dr. Myron Wentz Science Center in 2017.

NS *Ogden Avenue Corridor Streetscape Design Standards (2010)*

Building upon the Ogden Avenue Corridor Enhancement Initiative, the City set out to develop design standards for the corridor to serve as a guide for improvements in the area. The design standards identified detailed enhancement for Ogden Avenue, providing guidance for future improvements with emphasis on projects that will occur within or near the public right-of-way. These projects include landscaping, pedestrian infrastructure, and gateway elements.

NS *Plank Road Study (2010)*

The Plank Road Study was conducted to plan the future land use of unincorporated areas along Plank Road between Columbia Street and Naperville's eastern planning boundary. The purpose of the study was to provide recommendations that will be used to evaluate any requests for annexation, including zoning, transportation improvements, and infrastructure extensions. Recommendations include capacity restrictions in rural estate, low-density, and medium-density residential districts as well as open space and tree preservation policies for these districts. Transportation recommendations address vehicular, bicycle, and pedestrian access to maintain the function of Plank Road as a collector street and Naper Boulevard as a major arterial.

NS *Northwest Sector Plan (1996)*

The Northwest Sector Plan was developed in response to increased development interest in the Northwest Sector since the 1994 Comprehensive Master Plan Update. The Northwest Sector, which encompassed over 1,600 acres of undeveloped land, was restudied in order to develop recommendations that would ensure the area remains desirable for both developers and residents. The Plan established a future land use map and identified preferred uses and necessary public facility improvements to accommodate anticipated growth. Since adoption of the plan in 1996, the sector has undergone significant development and public investment and is largely built out today.

SS *Southwest Community Area Plan (2002)*

The Southwest Community Area Plan provided an update to the 1985 Comprehensive Plan for the Southwest Sector, previously known as Sector G, consisting of the area south of 75th Street and west of Plainfield/Naperville Road. At the time, over 80 percent of the sector was developed and the document sought to plan for the remaining 20 percent. This included rounding out facilities and services as well as programming for new development. Potential development sites were identified throughout the Southwest Sector, with the majority located along the EJ&E Railroad. The plan's goals include the creation of a wide range of commercial and residential opportunities as well as a trails and parks system. The majority of the sites identified in the Plan have since been developed or are currently under construction.

SS *Southwest Community Area Commercial Design Guidelines (2006)*

First proposed in the 2002 Southwest Community Area Plan, the City developed commercial design guidelines for the Southwest Sector in 2006. These were intended to distinguish the design of commercial areas within the Southwest Sector from commercial areas to the north and south.

DP ***Downtown Streetscape Standards (2003)***

This document supplements the 2000 Downtown Plan to establish a streetscape design system for the Downtown area. The document provides guidelines for building materials, landscaping, furniture, lighting, and other streetscape design elements.

DP ***Downtown Architectural Survey Forms (2010)***

In preparation for the Naperville Downtown 2030 Plan, the City surveyed a select number of buildings within the City's Downtown that featured unique architecture and/or held historical significance to the area. This was done to inform property and business owners of the unique features in order to preserve the features that contribute to the historic character of the Downtown. In whole, 54 buildings were surveyed.

DP ***Naperville Downtown 2030 (2011)***

This Plan is an update to the 2000 Downtown Plan utilizing the same fundamental themes for Downtown Naperville. Those include maintaining a compact and mixed-use downtown area; preserving small town character, offering free and conveniently located public parking, and focusing on pedestrian comfort and safety. The Update includes several zoning amendment recommendations in response to changing land use policies and market trends occurring in its Downtown Core, Secondary Downtown, and Transitional Use areas. Naperville Downtown 2030 also places an emphasis on bicycles, proposing new bike routes along Elsworth Street, Mill Street, and Spring Avenue as well as additional bike racks throughout Downtown.

DP ***Downtown Design Standards (2011)***

A companion document to Naperville Downtown 2030, Downtown Design Standards serves as a guide for design of new construction, additions, and modifications to buildings and sites Downtown. The document defines design guidelines specific to four areas of Downtown: The Downtown Core, Secondary Downtown Area, Transitional Use Area, and the North Downtown Special Planning Area.

CD ***Building Design Guidelines (2007)***

Naperville's Building Design Guidelines document was developed to promote high quality nonresidential building design within Naperville. The document addresses all nonresidential structures and mixed-use buildings including commercial, office, industrial, and public/semi-public uses. The guidelines are categorized by context fit, pedestrian friendliness, visual attractiveness, and sustainable design.

CD ***Automotive Dealership Design Guidelines (2008)***

The Automotive Dealership Design Guidelines is an addendum to the Building Design Guidelines to ensure new construction and substantial exterior remodels of automobile dealerships abide by certain design considerations provided by the document. Provisions are categorized by services areas, building setback, building materials, building color, architectural design, landscaping, and buffering.

CD ***Historic Building Design and Resource Manual (2010)***

This manual provides guidelines to preserve and enhance the character of Naperville's historic buildings and neighborhoods. This includes a comprehensive history of Naperville and its architecture as well as specific guidelines for appropriate maintenance, rehabilitation, and new improvements. Architectural details of historic styles are defined and diagrammed to give property owners and contractors guidance in the maintenance process.

PO ***Naperville Park District Master Plan (2018)***

The 2018 Naperville Parks District Master Plan addresses parks and recreation and plans for necessary maintenance and improvement. The district generally updates the plan every five years. Issues identified by the 2018 Plan include the need for additional indoor programmable space, a minimized ability to acquire new land to meet shortages, over-programming due to a lack of amenities, a shortage of open space, and unbalanced population growth. Higher objectives include addressing deficiencies in maintenance, existing facilities, and available open space as well as the establishment of partnerships to ensure quality services, reduce duplicative services, and minimize costs to residents.

PO ***Trails Master Plan (2008)***

The 2008 Trails Master Plan was developed to supplement the 2007 Open Space and Recreation Master Plan. The Trails Master Plan guides the creation of linkages throughout Naperville's trail network. The Plan identifies several parks where new trails could be established as well as potential linkage points. Recommendations for trail amenities such as additional signage, parking, and rest areas are also provided.

PO ***Central Park Master Plan (2009)***

The 2009 Central Park Master Plan was created due to stakeholder concerns regarding issues and potential improvements related to the park. Goals of the plan include determining improvement recommendations that will add value to the property, establishing design recommendations to improve the image and identity of Naperville and to better represent the community, and identifying short- and long-term implementation priorities. Key recommendations include improvements to parking and vehicular circulation, the Community Concert Center, and active transportation accommodations.

Vision

The Naperville Comprehensive Master Plan includes recommended actions, strategies, and policies intended to improve and guide the community over the next 20 years. To ensure these are coordinated and effective they are directed by an overarching vision.

The City should use this to ensure that decisions are grounded in what is most appropriate for Naperville. The Vision reflects some of the most significant themes heard from residents through public engagement over the course of the planning process. It is the foundation for the recommendations in the Comprehensive Master Plan and represents the aspirations of the community.



Vision

The City of Naperville will continue to be a welcoming and desirable community – an exciting regional destination with the comfort and character that people call home. Naperville will include vibrant shopping and dining and a variety of entertainment and cultural amenities, anchored by a thriving Downtown. These will be balanced by safe and quiet neighborhoods, high-quality schools and community facilities, and the unique character that defines Naperville.

The City will strive to be a forward thinking and visionary leader within the region. This will include the integration of new technologies, innovations, and best practices that make Naperville a model for smart, efficient, and sustainable communities. Naperville will be a healthy city that provides access to food, medicine, recreation, and an environment that fosters healthy and active lifestyles. Together, these will cultivate a distinct sense of community that is cherished by Naperville’s residents and embraces everyone.

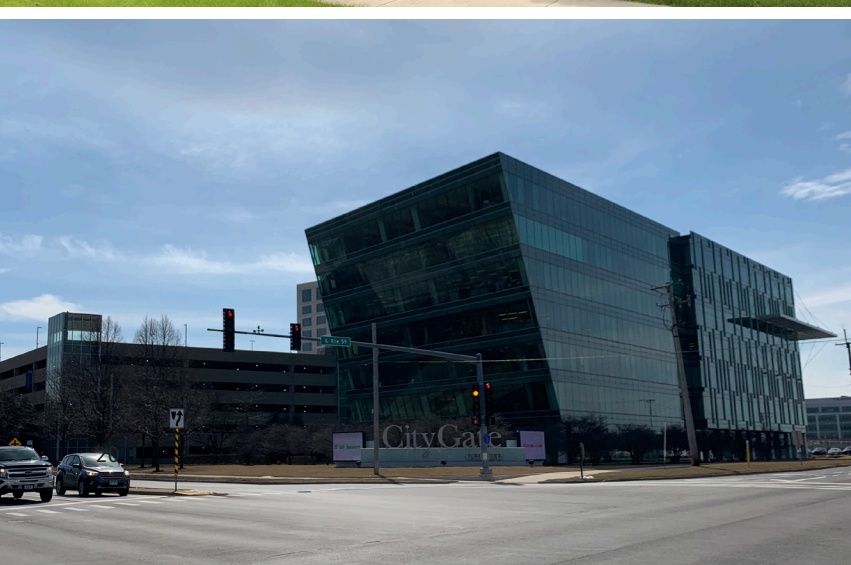
Naperville is a great community, but maintaining what makes it great requires the community continue to adapt and evolve over time. The City will embrace opportunities for new development and work collaboratively with developers to encourage creative and innovative infill development and redevelopment. This approach will enable Naperville to welcome growth and reinvestment that addresses local needs, is responsive to the context of the City, and helps the community achieve its vision.

Land Use Plan

As the cornerstone of the new Comprehensive Master Plan, the Land Use Plan provides the blueprint for the future of Naperville – a Naperville that is vibrant, sustainable, livable, and healthy. The Plan is built upon the notion of creating distinct and desirable places throughout all areas of Naperville for the people who live, work, and visit the City. These are places such as healthy and walkable neighborhoods, accessible open spaces, and local and regional centers for employment, commerce, and civic activity.

Community input is the foundation for the Land Use Plan. By giving residents and other stakeholders a voice in the planning process, and the ability to articulate their vision and aspirations for the City and its neighborhoods, the Land Use Plan accurately reflects community values and ensures a viable and responsive plan for Naperville.

The Land Use Plan informs all sections of the City’s Comprehensive Master Plan and plays a key role in guiding private and public investments. It is intended to create stronger and more stable neighborhoods, livelier commercial districts, and more efficient services and infrastructure that serve a vibrant city.

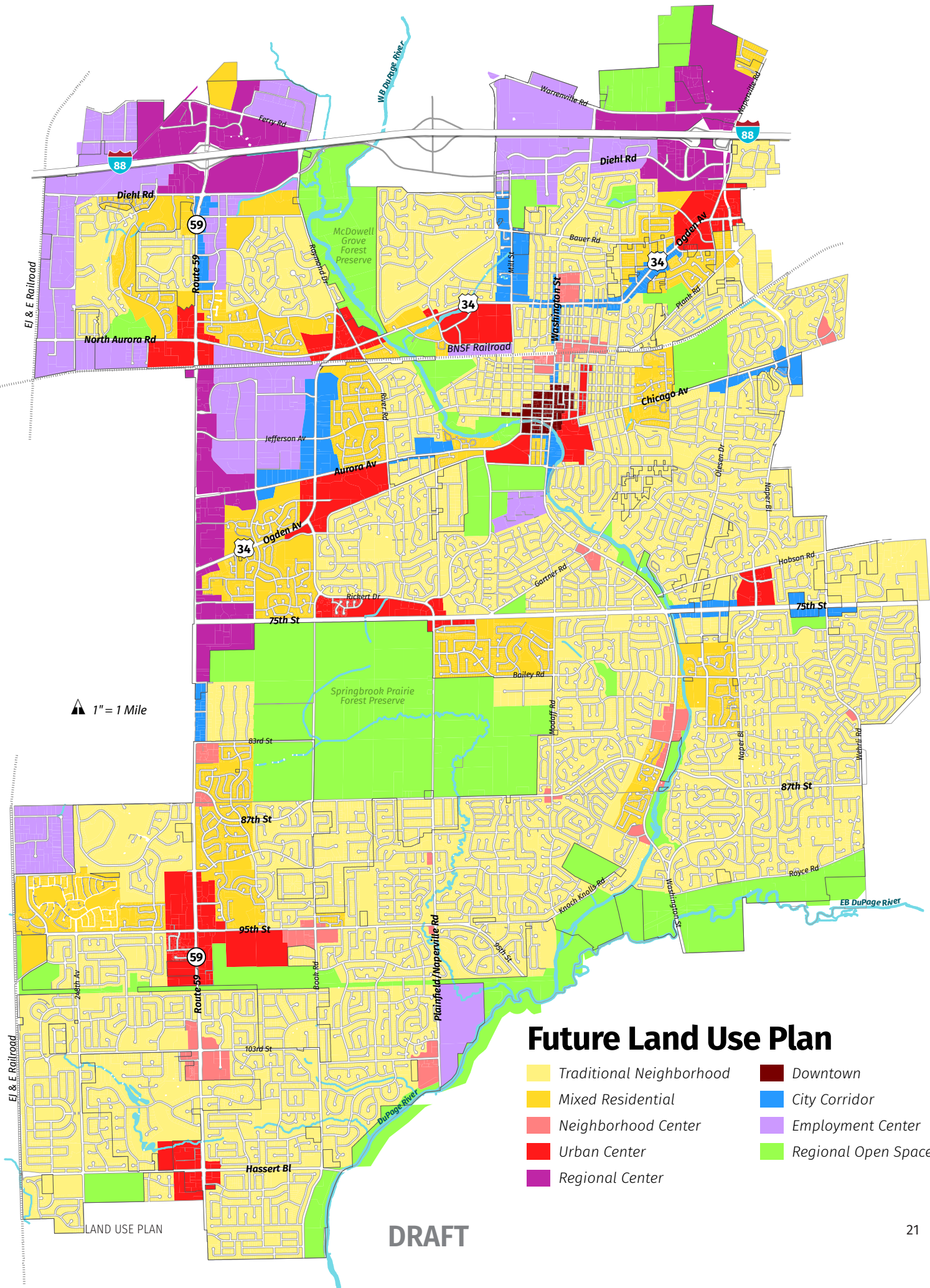


Placemaking

Traditional land use planning is typically conducted on a parcel-by-parcel basis, where desired land uses are defined for each parcel with vacant or undeveloped areas often taking on the characteristics of adjacent development. Naperville’s Land Use Plan instead utilizes a “placemaking” approach that recognizes and promotes the city’s unique places, corridors, and districts.

Each area of the City is divided into one of 11 proposed place types. This approach promotes a sustainable and livable land use pattern, taking into consideration compatibility, flexibility, access, market viability, sense of place, and the daily delivery of essential and desirable goods and services. The Land Use Plan identifies the character of desired future land use and development for all areas of Naperville, within the context of the City’s existing development pattern.

Details regarding parcel-specific land use and development is determined on a case-by-case basis by using the Comprehensive Master Plan’s policies and recommendations to evaluate the appropriateness and desirability of development proposals. This “place type” approach allows the City and the development community to be more flexible in the development process, while providing more opportunities to establish and foster its preferred community character.



Future Land Use Plan

- Traditional Neighborhood
- Mixed Residential
- Neighborhood Center
- Urban Center
- Regional Center
- Downtown
- City Corridor
- Employment Center
- Regional Open Space

LAND USE PLAN

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Traditional Neighborhood

Traditional Neighborhoods in Naperville are characterized as attractive, predominantly single-family detached, residential neighborhoods that provide a high quality of life for residents and their families.

Character Description

The Traditional Neighborhood is the building block of the Naperville community. It is where most of Naperville's residents live and where families are raised. In the city's older areas, Naperville's Traditional Neighborhoods consist of smaller lots on a traditional street grid. Most of Naperville's newer Traditional Neighborhoods, developed over the past four decades, reflect a more suburban development pattern with tree-lined curvilinear streets, including courts and cul-de-sacs that connect to busier collector corridors or arterial streets along the neighborhood edges.

Homes in Traditional Neighborhoods are primarily single-family detached houses with some areas of attached housing or duplexes. They are established, stable, have low vacancy rates, and are served by effective public and private infrastructure, such as sidewalks and utilities.

Land Uses

Detached single family homes predominate the Traditional Neighborhood place type. Attached single-family dwellings, including townhomes, duplexes, and row houses, also exist in some areas. Public uses, such as elementary and middle schools and neighborhood parks are also commonly found within the Traditional Neighborhood.

Primary Uses

- Single Family Detached Homes
- Single Family Attached Homes

Secondary Uses

- Schools
- Places of Worship
- Institutional & Community Facilities
- Forest Preserves or Natural Areas
- Neighborhood & Community Parks

Adjacent Areas

Land use compatibility of adjacent areas is an important consideration for the Traditional Neighborhood. Property values, safety, and overall quality-of-life can be affected by the adverse impacts of adjacent nonresidential activities, and encroachment by incompatible land uses. Place types accommodating high intensity uses and activity, such as Employment Centers and Regional Centers should ideally be separated from Traditional Neighborhoods. Where land use incompatibilities exist or cannot be avoided, such as the Atwater Subdivision on the former Country Lakes Golf Course or neighborhoods adjacent to the Wheatland Industrial Park, buffering should be used to help protect them.

Mixed Residential

Mixed Residential places in Naperville offer a range of multi-unit residential housing types and help provide balance to the housing options available in Traditional Neighborhoods.

Character Description

Naperville's Mixed Residential areas consist of a mix of residential types, and although these areas include some single-family detached homes, they are characterized by the prominence of single-family attached units (townhomes, rowhomes, etc.) and multi-family buildings. Mixed Residential Areas are typically served by nearby commercial districts as well as smaller retailers and service providers that may be clustered at key intersections.

The primary types of development in Mixed Residential areas include multi-unit residential buildings and single-family attached homes, like duplexes and townhomes, with a variety of scales and densities. This housing stock contributes to Naperville's housing diversity, affordability, and accessibility for both existing and future residents. By bolstering the variety of housing options in the community, the Mixed Residential place type provides options for residents at all stages of life, including seniors, empty nesters, first-time buyers, workforce housing, students, young professionals, and more.

Land Use

Mixed Residential areas consist of all types of housing, providing a range of housing options for City residents. Attached-single family units, in the form of townhomes, rowhouses and duplexes are accommodated in this place type, along with multi-family units, in the form of apartments and condominiums. Single family homes are also found within the Mixed Residential place type, intermixed among other types of residential units. Supporting land uses in Mixed Residential include schools, parks, recreational facilities, open spaces, or places of worship.

Primary Uses

- Single Family Attached Homes
- Multi-Family Residential Buildings

Secondary Uses

- Single-Family Detached Homes
- Schools
- Places of Worship
- Institutional & Community Facilities
- Forest Preserves or Natural Areas
- Neighborhood & Community Parks

Adjacent Areas

Land use compatibility of adjacent areas is an important consideration for the Mixed Residential Areas. While they may be more resilient to adjacent uses than a Traditional Neighborhood, their property values, safety and overall quality-of-life can also be impacted by the adverse effects of adjacent nonresidential activities and encroachment by incompatible land uses, including active commercial and employment areas. Where land use incompatibilities exist, or cannot be prevented, buffering should be used to help protect them.

Neighborhood Center

Neighborhood Centers are small pockets of commercial retail and services that are integrated within, or adjacent to, Traditional Neighborhoods or Mixed Residential areas.

Character Description

These centers function as a neighborhood hub of activity and are integral for the provision of daily goods and services and local amenities that are walkable from, and easily accessible and convenient to nearby homes.

Given their proximity to residential areas, the scale and appearance of Neighborhood Centers are important considerations. Larger, more intense, commercial businesses, activity, and development should be guided to larger-scaled and more appropriate place types, including Urban Centers. Neighborhood Centers should generally operate at a level of intensity that is compatible with adjacent residential areas. This will reduce impacts to established neighborhoods and maintain these areas as destinations for convenience goods and services.

Land Uses

Neighborhood Centers consist of a variety of land uses that contribute to its role as a local focal point and hub of activity. Examples of primary uses within Neighborhood Centers are restaurants and cafés, coffee shops, small grocery stores, banks, convenience stores, dry cleaners, salons, or fitness centers. Supporting uses in Neighborhood Centers can include institutional or office-based uses, such as schools, community facilities, small offices, or medical clinics. Residential uses in the form of mixed-use, multi-unit, or townhomes, can exist in these areas where housing will complement the primary function of the Neighborhood Center. Scale and intensity are as important as the land use itself.

Primary Uses

- Commercial Retail or Services

Restaurants

Secondary Uses

- Single Family Attached Homes
- Multi-Family Residential Buildings
- Mixed-Use Developments
- Schools
- Places of Worship
- Institutional & Community Facilities
- Professional Offices
- Forest Preserves or Natural Areas
- Neighborhood & Community Parks

Adjacent Areas

Neighborhood Centers often exist in the areas that serves as a transition between busier streets or intersections and adjacent residential areas. Neighborhood Centers must be easily and conveniently accessed by walking, biking, and driving from adjacent and nearby residential areas and strive to ensure compatibility to the extent possible. Where land use incompatibilities exist, or cannot be prevented, buffering and screening should be used to help protect adjacent neighborhoods and mitigate the impact of commercial activity.

Urban Center

Urban Centers are located throughout the City, primarily along major transportation corridors, and consist of larger sites that support a range of city-wide activities, including shopping, dining, services, and more intense community services and public uses. Examples includes the areas surrounding Naperville North High School, the old Ogden Mall, and the intersection of Route 59 and 95th Street.

Character Description

Urban Centers are at key locations throughout Naperville and feature commercial businesses and office uses that generate higher levels of activity within the City. Urban Centers are typically found on larger parcels near the intersection of high traffic roadways and often served by transit access. Businesses in Urban Centers provide similar goods and services as those found in Neighborhood Centers but are characterized with larger developments and more intense levels of commercial activity, attracting customers from across the City and not just the adjacent and nearby neighborhoods. While Urban Centers can provide a pedestrian-friendly site, being situated on major corridors and needing to accommodate significant parking often means that these areas are more auto-oriented in their overall design, with larger surface parking areas and convenient automobile access.

Land Uses

Urban Centers are one of the most diverse place types in the city capable of accommodating a wide variety of uses. Examples of primary uses in Urban Centers include grocery stores, gas stations, restaurants, entertainment uses, and multi-tenant shopping centers, offices, or medical buildings. Like in Neighborhood Centers, these areas can include supporting residential uses that reinforce commercial businesses and institutional uses.

Primary Uses

- Commercial Retail or Services
- Restaurants
- Entertainment

Professional Offices

Secondary Uses

- Single Family Attached Homes
- Multi-Family Residential Buildings
- Mixed-Use Developments
- Schools
- Places of Worship
- Institutional & Community Facilities
- Hospitality
- Forest Preserves or Natural Areas
- Neighborhood & Community Parks

Adjacent Areas

Urban Centers often exist along major roadways and at key intersections. Adjacent place types typically include City Corridor, Mixed Residential, and possibly Traditional Neighborhood. Due to likely intense activity within an Urban Center, adjacent areas will need to be appropriately screened and buffered to mitigate any negative impacts. Automobile access to Urban Centers will need to be designed to primarily utilize major roadways, thus minimizing potential cut-through traffic in adjacent and nearby neighborhoods. Although auto-oriented development is likely, convenient and direct access for pedestrians and cyclists should also be provided from adjacent areas.

Regional Center

Regional Centers feature a diverse mix of uses and are major shopping, service, entertainment, and employment destinations, drawing customers and visitors from throughout the City of Naperville and the surrounding region.

Character Description

Regional Centers are easily accessible from regional transportation routes, such as Interstate 88, providing convenient access to a large consumer base. Development in Regional Centers tends to be large in scale and brings both local employment and tax generation to the City. Primary uses include national retailers, chain restaurants, hotels, destination entertainment, and business locations for major employers. Supporting uses for the area could include mixed use or multi-unit residential uses that are compatible with the primary uses in the Regional Center, and institutional uses that could serve to draw visitors and employees to the area. Regional Centers are characterized by large sites with large buildings, or groups of buildings, with large surface parking lots or parking structures.

Land Uses

Regional Centers are areas of intense development and activity and offer one of the most diverse mix of uses in the City. Examples of primary uses in Regional Centers include big box and mid-box retailers, department stores, larger shopping centers, national/chain restaurants, entertainment uses, movie theaters, and large office and corporate complexes. Like in Neighborhood Centers, these areas can include supporting residential uses, such as multi-family structures, that reinforce commercial businesses and institutional uses.

Primary Uses

- Commercial Retail or Services
- Restaurants
- Entertainment
- Hospitality
- Corporate Offices
- Professional Offices

Secondary Uses

- Multi-Family Residential Buildings
- Mixed-Use Developments
- Schools
- Places of Worship
- Institutional & Community Facilities
- Business & Industrial Parks
- Light Industrial
- Forest Preserves or Natural Areas
- Neighborhood & Community Parks
- Regional Parks

Adjacent Areas

Regional Centers exist along major arterials within proximity and easy access to and from the regional transportation system (1-88). Adjacent place types typically include City Corridor, Employment Center, Mixed Residential, and possibly Traditional Neighborhood. Due to the large scale and intense activity within and Regional Center, adjacent areas will need to be appropriately screened and buffered to mitigate any negative impacts, especially parking, loading, and service areas. Automobile access to Regional Centers is essential and any development will need to be designed to minimize cut-through traffic in nearby residential neighborhoods.

Downtown

There is only one Downtown. It is a unique pedestrian-oriented place with a densely developed core of mixed-use buildings, providing a variety of multi-family residential, institutional, and office uses primarily located above ground floor retail, restaurant, and services commercial uses.

Character Description

Downtown is a major destination in Naperville and a hub for activity that draws visitors from neighboring communities and beyond. Its character is defined by a unique setting along the DuPage River and a grid street pattern which is lined by shops and attractions. Prioritizing a safe and attractive pedestrian environment, much of Downtown is comprised of multi-story buildings with retail, restaurant, and commercial service uses located on the ground floor with residential and office uses located on the upper floors. The presence of a large residential population in conjunction with significant employers and institutions creates an around-the-clock sense of activity, helping support the Downtown's many uses. The quality and form of development in the Downtown should be a consideration for all projects in this highly prominent district. Parking is typically provided in structures or surface lots located behind buildings. Although easily accessed and conveniently located, parking areas should never dominate the visual landscape.

Land Uses

The Downtown place type supports a large variety of primary uses, including local independent businesses, national retailers, restaurants and entertainment uses, mixed-use and multi-unit residential buildings, professional offices, and civic and institutional uses. A key factor that differentiates Downtown from other places is how these uses are arranged, with multiple uses often distributed vertically with a single building.

Primary Uses

- Multi-Family Residential Buildings
- Mixed-Use Developments
- Commercial Retail or Services
- Restaurants
- Entertainment
- Hospitality
- Professional Offices

Secondary Uses

- Schools
- Places of Worship
- Institutional & Community Facilities
- Neighborhood & Community Parks

Adjacent Areas

Adjacent place types include Mixed Residential, Traditional Neighborhood, and City Corridor. These adjacent and nearby residential areas are among the most desirable in the community due to their proximity to Downtown. While parking and service areas may require screening and buffering, areas adjacent to Downtown benefit from convenient pedestrian access via the same established grid network of streets and sidewalks.

City Corridor

City Corridors are situated along Naperville's busiest roads, such as Ogden Avenue, 75th Street, and parts of Route 59. These provide areas for a range of activities on parcels easily accessible by automobiles and serviced by transit. City Corridors leverage the economic potential of traffic and help minimize land use incompatibilities by containing a variety of uses in manageable areas throughout the City.

Character Description

A City Corridor is an area of the City that accommodates a wide range of commercial and institutional uses strung along a major roadway. Retail, service, and employment related uses typically predominate along city corridors, with structures oriented toward the roadway. City Corridors are auto-oriented in nature, but with amenities such as sidewalks, benches, pedestrian-scale lighting and landscaping that make it easy for residents and visitors to walk along the corridor. Curb cut reductions, internal cross access, and shared parking improve circulation and access along the corridor and traffic flow while minimizing impact on local roads. Development within a City Corridor is often hampered by shallow lot depths, proximity to stable residential neighborhoods, or other factors that limit physical capacity for expansion or development intensification.

Land Uses

City Corridors include a wide range of types and intensities of development. Commercial uses consist predominantly of national and local retail and service uses, multi-tenant shopping centers (strip malls), restaurants, gas stations, banks, convenience stores, and a variety of auto-oriented uses such as car washes and uses providing drive through facilities. Supporting uses include institutional uses and office-based uses, as well as opportunities for mixed-use or multi-unit residential uses that are compatible with the primary uses on the site. Green space is limited within a City Corridor area and if provided, is often associated with an institutional or residential use.

Primary Uses

- Commercial Retail or Services
- Restaurants
- Entertainment
- Hospitality
- Professional Offices

Secondary Uses

- Single Family Attached Homes
- Multi-Family Residential Buildings
- Mixed-Use Developments
- Schools
- Places of Worship
- Institutional & Community Facilities
- Forest Preserves or Natural Areas
- Neighborhood & Community Parks

Adjacent Areas

City Corridors can be busy and intense corridors and they are often adjacent to residential areas. Uses within the City Corridors are capable of generating noise, light, and traffic. Consideration should be given to the compatibility of City Corridors, particularly where they are adjacent to Mixed Residential and Traditional Neighborhoods. These residential areas are often located next to or to the rear of commercial buildings and immediately adjacent to the loading, service, and dumpster operations of City Corridor uses. Appropriate screening and buffering must be provided to mitigate any adverse impacts of commercial activity in such close proximity.

Employment Center

The Employment Center place type represents the major employment activity areas in Naperville and provides a range of light industrial, office, and business park uses. Employment Centers can vary greatly in development intensity and level of activity, ranging from landscaped campus-like office parks to truck traffic generating warehousing and distribution facilities.

Character Description

Employment Centers are major employment activity areas in Naperville and provide areas for a range of industrial and office uses. Employment Centers provide quality landscaping, open spaces, sidewalks, and trails, to create campus-like areas that are attractive to employers and employees alike. Primary uses in Employment Centers include major corporate centers, light and heavy industrial uses, business/research parks with multiple tenants, flex spaces, and offices. These areas can also include industrial users requiring significant areas dedicated to outdoor storage. Landscaped or naturalized areas along the perimeter of Naperville's Employment Centers help provide a buffer to commercial areas and residential neighborhoods, limiting impacts on property values and quality of life. Employment Centers can generate high volumes of traffic from both its employees and truck traffic associated with their operation. Adjoining roadways should accommodate traffic without negatively impacting local flow or routing through other, quieter place types. Supporting uses may include complementary or incidental retail and services, such as convenience stores, gas stations, or product showrooms, as well as institutional uses, parks, and open space. Residential uses are not considered to be compatible uses within this district.

Land Uses

Land use in the Employment Center can range from very intense to rather quiet and innocuous. More intense uses can include warehousing and distribution uses that generate significant truck traffic, uses requiring large outdoor storage areas or outdoor operations, and manufacturing and processing facilities that require extensive materials deliveries and potentially noxious operations.

Less intense and highly compatible Employment Center uses include research centers, office/business parks, and smaller commercial service uses that generate little traffic and whose operations are contained indoors.

Primary Uses

- Corporate Offices
- Professional Offices
- Business & Industrial Parks
- Light Industrial
- Heavy Industrial

Secondary Uses

- Schools
- Places of Worship
- Institutional & Community Facilities
- Commercial Retail or Services
- Restaurants
- Forest Preserves or Natural Areas
- Neighborhood & Community Parks

Adjacent Areas

As a place type potentially hosting some of the most intense land uses in the City, planning for adjacent areas is vitally important. A well landscaped campus-like business/office park can be compatible with an adjacent neighborhood and have virtually no negative impact. On the other hand, a heavy truck traffic generating warehouse and distribution operation, or a light manufacturing business or outdoor storage focused use, would likely not be as compatible adjacent to a residential neighborhood. All Employment Centers should be appropriately screened from adjacent residential and commercial place types, and ideally not located adjacent to residential or commercial uses if possible. Setbacks, buffering, and screening are essential to mitigating the negative impacts on adjacent areas. Traffic must also be accommodated in a manner so as to minimize cut through traffic in residential areas.

Regional Open Space

Regional Open Space includes large parks and open spaces that are destinations for outdoor recreation and locations for areas of natural environment.

Character Description

Regional Open Space includes the City's larger parks and open spaces that are designated areas for the natural environment and a refuge for wildlife and ecological systems. These places are identifiable by their large-scale, natural preservation of land, or the designation as a "community park." Regional Open Spaces contribute to Naperville's local character, livability, and overall community health. They include land and facilities maintained by the Naperville Park District, and the Forest Preserve Districts of DuPage and Will Counties. All Community Parks, as designated by the Naperville Park District, are categorized Regional Open Space. Smaller-scaled neighborhood parks merge into each individual place type in Naperville, as supporting uses within their respective areas (for example a small neighborhood park would be part of a Traditional Neighborhood). In contrast to neighborhood parks, Regional Open Spaces serve both Naperville residents and have a wide regional draw. Unimproved/naturalized areas primarily include Forest Preserve areas and provide unique opportunities for the community to enjoy the natural environment. While these natural areas generally lack improvements, they provide important opportunities for passive recreation, including walking and biking along both formal and informal trails, and provide unique opportunities for the community to enjoy the natural environment.

Land Uses

The Regional Open Space place type consists of one land use, open space. However, different types of open space have different land use considerations. A community park for example, serves a recreational need for the entire community and is of a size to accommodate larger scale active and passive recreation amenities. Another open space use in this place type are areas of natural environment, such as the Forest Preserve lands which provide the opportunity to experience nature within the City.

Primary Uses

- Forest Preserves or Natural Areas
- Regional Parks

Adjacent Areas

Generally, Regional Open Space areas are compatible with other land uses, however, other land uses may not be compatible with Naperville's open spaces. For example, an open space area may not impact an adjacent industrial land use, however noise, pollution, and site activity from an industrial operation may compromise the enjoyment of the City's open spaces. Also, intensely programmed athletic complexes that can generate traffic from the entire City and beyond and contain lighted fields, large crowds, and public address systems may adversely affect a quiet neighborhood. Therefore, while Regional Open Spaces are generally compatible with most other place types, certain levels of intensity within or adjacent to the open space must be taken into consideration.