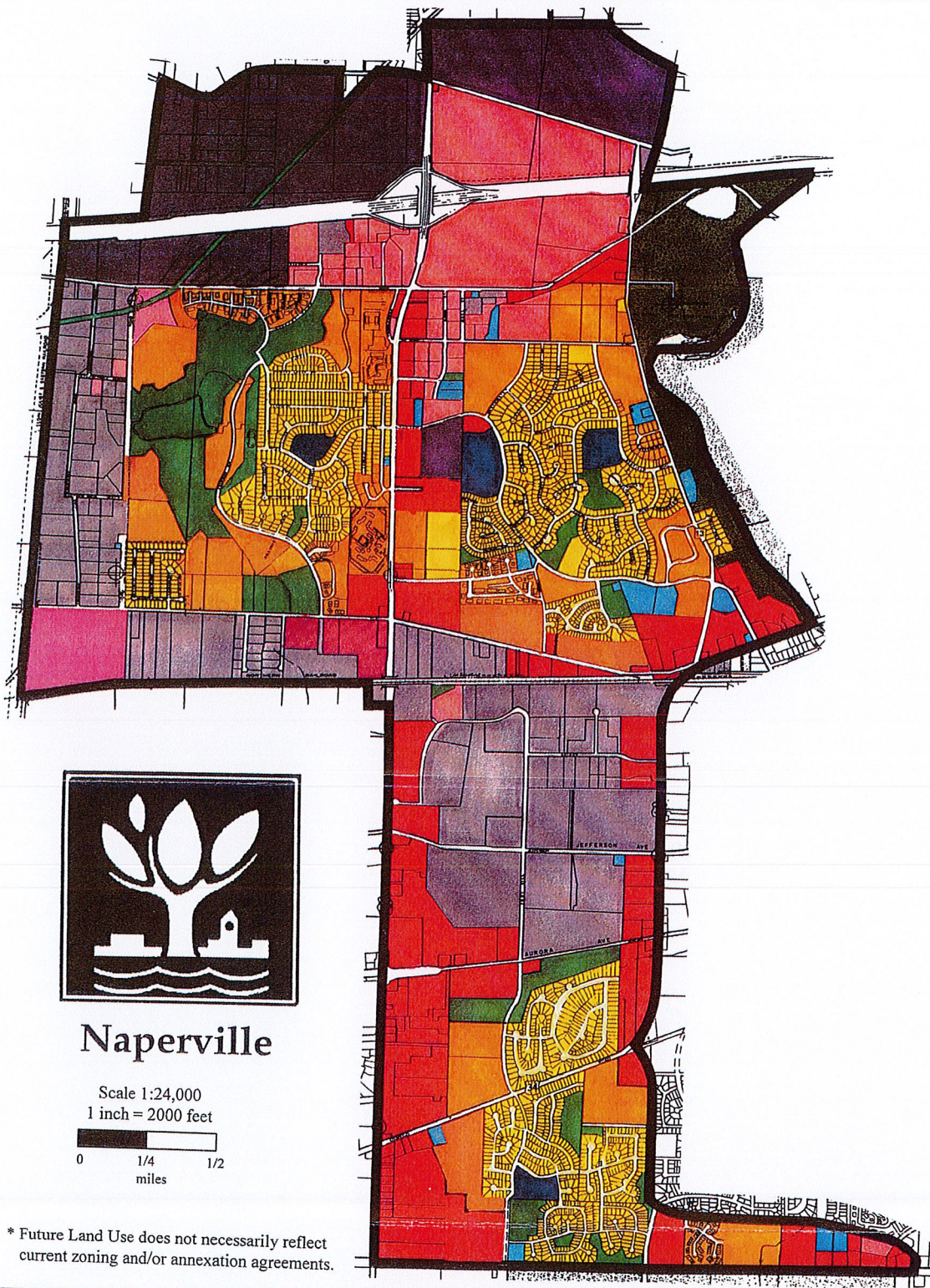


Naperville Comprehensive Master Plan

1996
NORTHWEST SECTOR
REVISION

PLANNING SERVICES TEAM



FUTURE LAND USE PLAN

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE

- COMMUNITY FACILITIES
- EDUCATIONAL FACILITIES

- FOREST PRESERVE
- PARKS/OPEN SPACE
- BUSINESS PARK

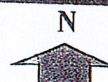
- COMMERCIAL
- MANUFACTURING/TRANSPORTATION
- OFFICE/RESEARCH

EXHIBIT
5-1

JUNE
1995

COMPREHENSIVE MASTER PLAN UPDATE
NORTHWEST SECTOR

DEPARTMENT OF
COMMUNITY
DEVELOPMENT



predominant character of the immediate surroundings, have not been included as part of the future Land Use Plan. While these areas may be permitted to continue under zoning regulations, their enlargement should be discouraged. It is also important to continue to implement vigorous sign controls, and insist upon high quality development standards, with sufficient, fully landscaped parking facilities.

Finally, the City must ensure that the inventory of suitable vacant land, zoned for commercial activities, be reasonably related to the immediate, and not the long-range needs. Over-zoning encourages land speculation along with spot development. Thus, new commercial uses should only be permitted where proposed on the Land Use Plan.

3. Business Park

This land use represents a new category created since the adoption of the 1985 Master Plan. Designed to accommodate a variety of non-residential land uses, the Business Park designation is intended to attract office, research/development, light assembly, and warehouse/distribution facilities similar to those that have located along I-88 or in one of Naperville's campus-type business parks. Commercial uses such as motels, day care centers, and recreational facilities which support the underlying business park uses may be permitted as long as their presence blends in with the existing surrounding development.

Controls are designed to ensure that any uses located there will be of similar character and intensity as already exists in other areas of Naperville, such as found within the Naperville Center for Commerce and Industry, High Grove Business Park, and along Diehl Road between Mill Street and Naperville Road. Naperville has insisted that non-residential buildings be properly designed

and located in a unified and attractively landscaped setting. Furthermore, business park activities are an important asset to the community, as they increase the tax base and create employment opportunities.

The relative location of material sources, markets, and labor force, the quality of available sites, service and facilities, and the tax structure of a community are major factors which give a competitive advantage to an area in attracting establishments. Other factors also come into play when management undertakes the task of selecting the best location for a new headquarters or in determining whether their existing facilities should be expanded or relocated. These factors include:

- labor costs (wages, etc.);
- availability of employees (skills and supply);
- business climate;
- taxes;
- proximity to good transportation; and
- desirability of the community as a home for future employees.

Business Park uses in the Plan encompass 540 acres, or approximately thirteen percent of the study area, within four specific areas as identified. The largest, with 257 acres, is located on the northwest corner of I-88 and Route 59; the second largest, encompassing approximately 173 acres, is north of Ferry Road east of Route 59; the third site, encompassing 93 acres, is located south of I-88, east of the EJ & E Railroad, and north of Diehl Road, and is considered to be most desirable for future Business Park development with access to the EJ & E railroad available along the western edge of the site providing opportunities for rail access, while I-88 is located directly to the north. With the planned extension of municipal water and sewer service to this area, it is anticipated that

the scale of development will be similar in character to the Naperville Center for Commerce and Industry, located along the right-of-way of the EJ & E Railroad between Diehl and North Aurora Roads, and the High Grove Business Park which is located along Route 59 just south of the Burlington Northern Railroad. The remaining acreage is included along the south side of Brookdale Road, just east of Route 59.

Development of business parks within the Northwest Sector will be accomplished primarily through zoning and the use of the Planned Unit Development (PUD) process. A determination whether to use zoning or a PUD will be made prior to annexation and will depend on the specific proposal and the existing surrounding uses.

It should be noted that another factor leading to the designation of additional non-residential uses along the EJ & E corridor is the potential for its utilization of commuter trains. The decision by the State of Illinois not to pursue development of the Fox Valley Freeway and the additional funding that has been made available for mass transit alternatives through the Intermodal Surface Transportation Efficiency Act (ISTEA) has led to an increased interest in maintaining this corridor for such a use. If a future commuter line does in fact develop, the designation of the property along the EJ & E Railroad for Business Park uses could spur additional employment opportunities, and result in substantial property tax generation.