

**PINs:**  
**08-18-422-001**  
**08-18-309-002**

**ADDRESS:**  
**140/148/126 NORTH WRIGHT STREET**  
**619 FRANKLIN AVENUE**  
**NAPERVILLE, IL 60540**

**PREPARED BY:**  
**CITY OF NAPERVILLE**  
**LEGAL DEPARTMENT**  
**630/420-4170**

**RETURN TO:**  
**CITY OF NAPERVILLE**  
**CITY CLERK'S OFFICE**  
**400 SOUTH EAGLE STREET**  
**NAPERVILLE, IL 60540**

**PZC Case #19-1-18**

**ORDINANCE NO. 19 -**

**AN ORDINANCE REZONING THE PROPERTY  
LOCATED AT 140/148/126 NORTH WRIGHT STREET AND 619 FRANKLIN AVENUE  
TO CU (COLLEGE UNIVERSITY DISTRICT)**

**WHEREAS**, North Central College ("Petitioner") has petitioned the City of Naperville for rezoning of the 3.79-acre real property located at 140/148/126 North Wright Street and 619 Franklin Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

**WHEREAS**, Little Friends, Inc. is the owner of the Subject Property; and

**WHEREAS**, the Subject Property is presently zoned R2 (Single Family and Low Density Multiple Family Residence District) and improved with four buildings and a parking lot; and

**WHEREAS**, the petitioner and owner have entered into a Real Estate Sale and Purchase Agreement through which North Central College intends to acquire the property currently owned by Little Friends, Inc; and

**WHEREAS**, the R2 District does not allow for college or university use on the Subject Property; and

**WHEREAS**, the Petitioner has requested that the Subject Property be rezoned from R2 to CU (College University District) in order to accommodate future use of the site for North Central College; and

**WHEREAS**, the North Central College Master Land Use Plan 2010-2020 identifies the Little Friends site as future College use and supports the rezoning to the CU district; and

**WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided in **Exhibit C** attached hereto; and

**WHEREAS**, on March 21, 2019 the Historic Preservation Commission reviewed the rezoning request and recommended approval of the Petitioner's request; and

**WHEREAS**, on April 17, 2019 the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioner's request; and

**WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's request should be granted as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:**

**SECTION 1:** The foregoing recitals are incorporated as though fully set forth herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** The Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to CU (College/University District) in the City of Naperville.

**SECTION 3:** The Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance.

**SECTION 4:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 5:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 6:** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

**SECTION 7:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph. D.  
City Clerk