

NORTH CENTRAL COLLEGE MASTER LAND USE PLAN 2024 – 2034
 COMMENTS RECEIVED THROUGH PUBLIC PROCESS – JULY 31, 2024

Commission:	HPC 07/25/2024
Comment:	Naperville Preservation Inc. recommends the maintenance and preservation of the following buildings located on the College Campus: 120/122 S. Brainard Street, 116 S. Brainard Street, 225 N. Loomis Street, 225 E. Chicago Avenue, 329 S. Brainard Street.
College Response:	The College has demonstrated through many building renovations that it is a good steward of its older buildings. It has a proven record of evaluating its facilities to determine if a building can be adapted for College use based on current structural requirements and ADA standards. The criteria by which the College will assess the renovation or replacement of any facility are set forth in the MLUP.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	The MLUP should include an acknowledgment that a property owner may apply for landmark status of a building it may own.
College Response:	This section of the MLUP addresses the College’s response to a landmark application which does not include the College’s consent. The College understands that it may apply for landmark status of some of its buildings.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	The words “replace” and “remove” are misleading and should be changed to “demolish”.
College Response:	The words “replace” and “remove” are accurate terms to describe actions if the College decides that a building is no longer useful or adaptable for a College function or need.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	The MLUP is not clear as to which College buildings may be replaced or renovated.
College Response:	In this section of the MLUP, the College identifies which of its current facilities may be evaluated for renovation or replacement within the next ten years. When a specific project is considered by the College, the College will then undertake an evaluation of the affected buildings. The MLUP provides a map of areas that could be developed in the future.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	The MLUP should note that the two privately-owned homes located within the College boundaries may be purchased by the College.
College Response:	The privately-owned residential properties located within the College boundaries established in 1989 remain of interest to the College. These properties are zoned R-2 and if acquired by the College for College purposes would need to be rezoned to the College/University District.
Conclusion:	The MLUP will be revised to include a reference to these two properties.

Commission:	HPC 07/25/2024
Comment:	The MLUP should include a discussion of College buildings which have been demolished.
College Response:	Since completion of the 2010 MLUP, the College has removed an outdated residence hall and five houses, which allowed for construction of the Wentz Science Center. Additionally, the College removed two unadaptable residential buildings on its Riverview property.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	The College should commit to not demolishing residential structures and constructing parking lots on those properties.
College Response:	In 1989, the College committed to refraining from acquiring houses, particularly in the Historic District, for the development of campus parking facilities. However, there remains an understanding among the College, the City, and the neighborhood that the College will evaluate property within its campus borders for continuing development, which could include academic, athletic, residential, or parking facilities.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	Pfeiffer Hall is the most iconic building on the College's campus. It should be protected and preserved.
College Response:	The College agrees that Pfeiffer Hall is an historically important building. As outlined in the MLUP, the College, as necessary, will evaluate its facilities and determine their adaptability for future College use.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	Does the MLUP address the issue of decreasing overall college enrollment and how that impacts the College's plans going forward?
College Response:	Section II of the MLUP addresses the issue of enrollment pressure on higher education. The MLUP highlights the steps taken by the College to remain a healthy and vibrant organization. In the next 10 years, the College will continue making decisions that allow the institution to serve the needs of its students.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	What would a complete renovation of 120/122 South Brainard and 116 South Brainard Street look like?
College Response:	The College has not had any significant conversations regarding the renovation of any specific facility. The MLUP simply identifies potential areas for future redevelopment. If the house at 120/122 South Brainard were to be reused, it would require significant upgrades to convert the facility from residential use to institutional use. Additionally, 116 South Brainard is currently used for faculty offices. The MLUP describes how the College evaluates its property for future renovation or replacement.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	Would the College consider relocating a historic building to another property?
College Response:	Yes, if the opportunity presented itself.
Conclusion:	No modification of the MLUP is required.

Commission:	HPC 07/25/2024
Comment:	The six houses which are currently used for office space are identified in the MLUP as “likely” to be replaced. Of those six houses, four are located in the Historic District. This is bothersome. Does the College think that it is possible to upgrade a residential home to current standards for a non-residential use?
College Response:	The MLUP is intended to be a broad and comprehensive discussion and guide as to how the College may develop over the next ten years. The College has not made any decisions on the future use of any of its residential structures. Conversion of these residential structures is dependent on the proposed future use. Significant work would be required to upgrade these residential facilities for College use. The MLUP communicates the College’s strong record of preserving facilities—when possible—throughout its campus. North Central College is one of very few organizations in the City of Naperville that can boast of such a strong record of historic preservation.
Conclusion:	No modification of the MLUP is required.