

NORTH CENTRAL COLLEGE  
Master Land Use Plan

2024



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COLLEGE 1861



## Executive Summary

Approximately every 10 years since 1989, North Central College routinely updates its Master Land Use Plan (MLUP) and presents it for adoption by the Naperville City Council for incorporation into the City's comprehensive land use plan. The MLUP includes identification of: the College's existing property and boundaries; areas on campus that could be developed in the future; and potential facility needs in the next decade.

The MLUP is also a recap of the College's developmental history; a high-level guiding policy document for College land use and decision-making; a resource for the City of Naperville, the surrounding neighborhood, and the broader community; a summary of the College's existing parking, vehicular and pedestrian traffic, sustainability, stormwater management, and arboretum plans; and a document that functions in accordance with the City of Naperville's College/University District Zoning Ordinance.

Finally, the MLUP is a flexible plan that will evolve as financial circumstances, marketplace dynamics, and College needs change over time. For instance, if the College received a significant financial gift or other financial resources to fund development and construction of a needed campus facility, the MLUP provides the framework for how to assess the highest and best use of the College's property and how to proceed according to the City's regulations.

The MLUP is presented in six sections. Provided here is an Executive Summary of the document, with an emphasis on Section IV, which serves as the core of the 2024 MLUP.

### **Section I** *MLUP and CUD Zoning History*

This section provides a thorough history and evolution of the MLUP and the College / University District Zoning Ordinance. The College's first MLUP was developed and adopted by the Naperville City Council in 1989. It has been routinely updated and adopted by the City Council in 2000 (amended in 2004) and 2010. The City of Naperville recently updated its Land Use Master Plan, which serves "...as a guide for growth and development in the City..." and provides guidelines for how the College's 2024 MLUP has been written.

The City of Naperville established the College/University District (CUD) Zoning Ordinance in 1989. The City's CUD Zoning Ordinance is regulatory and intended to: establish specific regulations for development of the College's property and to promote higher education within campus boundaries; establish the area in which the College may continue to operate in harmony with the surrounding residential and business areas; and work in concert with the College's MLUP.

Also provided in this section is a campus map, which establishes the College's property boundaries and is referenced throughout the MLUP.

## **Section II** *North Central College At a Glance Facts // City of Naperville Relationship*

North Central College and the City of Naperville celebrate a long and storied history that began in 1870 when the College established permanent roots in its beloved hometown. Section II of the MLUP tells the story of this profound relationship. The section includes a snapshot of the College's current accolades, enrollment, alumni population, successes, academic offerings, and economic impact. Section II concludes with a review of the higher education landscape and the strategies employed by North Central College to confront demographic and marketplace challenges.

## **Section III** *History of College Development*

Since publication of the 2010 MLUP, North Central College has invested \$141.5 million in physical campus upgrades and significantly more dollars in minor capital improvements. Section III reviews the College's new projects and renovations, all of which were completed within the framework of the MLUP and in accordance with the CUD Zoning Ordinance.

## **Section IV** *The Core of the 2024 MLUP*

In Section IV, readers are presented with the core of the 2024 MLUP. It begins with the College's Master Land Use Plan Guiding Principles, which were established by the Board of Trustees and will guide future development of the College's property.

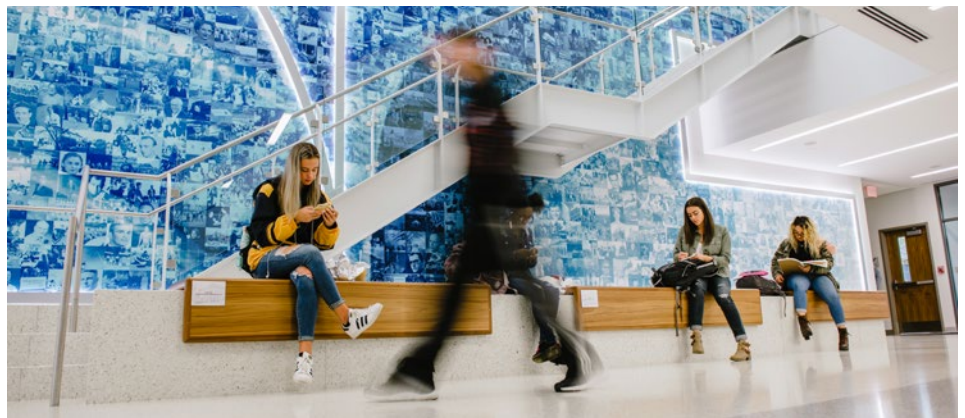
Section IV continues with a list of the College's facility priorities for the next decade including academic facilities (e.g., liberal arts, business and entrepreneurship); an additional health science facility; an athletic facility for strength and conditioning, locker rooms, and offices; an athletic synthetic competition surface and venue, primarily for soccer and lacrosse; and a student dining and activity center. While this is a current list of potential facility needs, the MLUP is intended to be flexible and adaptive. Curricular and other student-centered needs will inform future utilization of College property. The MLUP provides the guidelines for how the College might develop its property according to applicable CUD Zoning regulations.

The College's primary focus in the next decade is development within its existing boundaries. However, the MLUP provides flexibility for the College to acquire additional property in the future.

Section IV reviews the College's long record of care and success with historic preservation while discussing building renovation or replacement considerations. There are some facilities on campus that may not meet student needs in the future and the College will continue honoring all applicable City processes if a facility needs to be replaced.

Pedestrian and vehicular circulation, along with campus parking, are important topics in the 2024 MLUP. This in-depth section is grounded in the research and expertise of the highly regarded parking and transportation firm Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA).

The addition of the 542-space Parking Pavilion resulted in a net increase of 439 designated campus parking spaces for a total of 1,538 on-campus spaces. The Parking Pavilion allowed the College to reassign parking lots (resident students; commuter students; faculty and staff; and visitors) throughout campus based on the highest and best use of each respective parking facility and to maximize its inventory. Combined with the 800 street parking spaces located within two blocks of campus, there are now 2,338 parking spaces on campus or within close proximity to campus.



Additionally, the increased campus parking provides the College with parking scalability to add new academic, athletic, residential, or student life facilities.

The College has also taken great strides in addressing pedestrian circulation throughout campus (as evidenced by the KLOA study) with the expansion of the campus pedestrian walkway through the heart of campus and the addition of mid-block crosswalks.

Section IV reinforces some important City of Naperville partnerships. In 2012, the College acquired the property at 430 South Washington Street (immediately north of Burger King) as part of an agreement with the City of Naperville. The College's acquisition allowed the City to immediately remove a significant eyesore along Washington Street with the promise of developing a park and an extension of the Naperville Riverwalk on the site. The City will develop the park upon completion of the Washington Street bridge project. In 2022, the College received approval from the Naperville City Council to erect a gateway sign on the property once the park is complete (City ordinance number 22- 075). The College is eager to fulfill its vision of expanded visibility along Washington Street while providing a beautiful park amenity for the entire Naperville community.

A second City partnership involves future development of the Naperville Riverwalk along the College's Riverview Property immediately south of Benedetti-Wehrli Stadium. The Riverwalk Commission and the College envision an expanded Riverwalk path along the east bank of the DuPage River, which could accommodate bicycle traffic from Hillside Avenue through the College's campus to the Naperville train station.

A third City partnership dates back to 1996 when the College completed the Steeple Run Flood Control Project. The College's investment of more than \$1.46 million of its own financial resources helped the City solve significant stormwater management issues along the Steeple Run Tributary. Today, the City's residential area east of the College has the flood route conveyance capacity to safely endure a "100-year" flood similar to the one that caused millions of dollars of damage in 1996.

In each of these cases, the College and the City of Naperville work in partnership to improve the experience of students, faculty, staff, and the entire community.

From construction of Old Main in 1870, the College's campus has grown and expanded to meet the needs of its students. The College's 2024 MLUP has identified a number of areas for future development. Areas near and along Chicago Avenue, the Riverview Property, and several open areas throughout the 69.4-acre campus could be developed within the framework of the MLUP and in accordance with the CUD Zoning Ordinance.

Section IV concludes with a review of the College's commitment to designing new facilities with careful consideration for existing campus architecture; maximizing the latest design and construction innovations; and with thoughtful consideration of the nearby residential neighborhood. The 2024 MLUP summarizes the current state of the College's infrastructure, ADA accessibility considerations, ongoing commitment to sustainability, and celebrates the College's recognition as a Level II arboretum.

## **Section V** *Campus Appearance and Wayfinding*

Since completion of the 2010 MLUP, the College invested in a system of Cardinal Red signs to improve campus wayfinding and enhance the campus aesthetic. Today, visitors are greeted by building monument signs, building door signs, wayfinding signs, and outdoor campus map signs. The 2024 MLUP envisions a continuing commitment to campus wayfinding and an expansion of the College's monument pillars. The pillars can be found at several intersections across campus, the Bambule Riverwalk Gateway, and near the Moser Bridge and Fredenhagen Park.

## **Section VI** *Conclusion and Formal Request for adoption*

Section VI concludes the 2024 MLUP with a formal submission of the plan to the Naperville City Council and a request that the Council adopt the MLUP. Following the conclusion is a collection of appendices including agreements with the City of Naperville and other material referenced throughout the MLUP.

## North Central College Community Engagement

Throughout the 2023-2024 academic year, College representatives met with students, faculty, staff, neighbors, City Staff, and City Council members. These conversations kept key constituents informed about the 2024 MLUP areas of focus, key topics, writing process, and completion timeline. It was important for the campus community, the surrounding neighborhood, and City officials to be given ample opportunity to learn about the MLUP and ask questions of College representatives. The table below provides details regarding the engagement opportunities throughout the MLUP process.

AUDIENCE	DATE	NUMBER OF ATTENDEES	COLLEGE REPRESENTATIVES	NOTES
City Staff: Allison Laff, Brad Iwicki, Sara Kopinski	Thursday, October 19, 2023	3	Mike Hudson, Jim Godo, Kathy West	
City Council: Patrick Kelly and Josh McBroom	Wednesday, November 29, 2023	2	Mike Hudson, Jim Godo, Kathy West	
City Council: Allison Longenbaugh and Paul Leong	Friday, December 1, 2023	2	Mike Hudson, Jim Godo, Kathy West	
City Council: Jennifer Bruzan-Taylor and Ian Holzhauer	Monday, December 4, 2023	2	Mike Hudson, Jim Godo, Kathy West	
College Neighbors	Wednesday, January 17, 2024	12	Mike Hudson, Jim Godo, Kathy West, Natalie Vivacqua, Jeremy Borling, Jacob Imm	Nearly 1,000 invitations distributed.
North Central College Student Leaders Forum	Wednesday, February 7, 2024	40	Mike Hudson, Jim Godo	
North Central College Faculty and Staff Forums	Thursday, March 21, 2024	43	Mike Hudson, Jim Godo, Jeremy Borling	
College Neighbors	Wednesday, April 17, 2024	22	Mike Hudson, Jim Godo, Kathy West, President Thomas, Natalie Vivacqua, Jeremy Borling, Jacob Imm, Trustee Steve Rubin, Trustee and Neighbor Kris Hartner, KLOA Representative Brendan May	Nearly 1,000 invitations distributed.
City Staff: Allison Laff, Brad Iwicki, Sara Kopinski	Tuesday, May 7, 2024	3	Mike Hudson, Jim Godo, Kathy West, Natalie Vivacqua	





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