



Legislation Text

File #: 24-0854, Version: 1

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Receive and provide comment on the 2024-2034 North Central College Master Land Use Plan as it pertains to historic preservation PZC 24-1-081

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review.

BACKGROUND:

The North Central College Master Land Use Plan 2024-2034 (“**NCC MLUP**”) was initially adopted in 1989 as a component of the City’s Comprehensive Master Plan. Updated in 2001, and again in 2010, the plan identifies planned renovation and expansion of college facilities and addresses the parking and traffic impact of the College’s growth in a 10-year timeframe. As the current plan is set to expire, the college initiated another update to its Master Land Use Plan to re-evaluate its future growth and facility expansion for the next 10 years.

DISCUSSION:

The North Central College Master Land Use Plan 2024-2034 has been developed based on input from college faculty, staff, and students and residents from the surrounding neighborhoods. Similar to the previous plan update in 2010, the college managed the public process and plan development. Staff from the City of Naperville provided support and feedback as needed throughout the process. The college conducted two public meetings, on January 17, and April 17, 2024 respectively, to inform area residents of the project progress and seek input on preliminary concepts for potential new building locations. Early drafts as well as the final document were made available for public review on the college’s website.

Master Land Use Plan 2024-2034

The North Central College Master Land Use Plan 2024-2034 is available for viewing on the college’s website at <https://noctrl.box.com/s/3zy9a91u86kbhoc1woejsougrgcg63na> <<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fnoctrl.box.com%2Fs%2F3zy9a91u86kbhoc1woejsougrgcg63na&data=05%7C02%7Ciwickib%40naperville.il.us%7Cd12fbd3dd5a942484b3308dc83ff0dcb%7Cb9a0f99f4bde4b818b21fcedd458fec5%7C0%7C0%7C638530378674120312%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=ctmerlKLIOPU8lrYotYyjtEgYKpRuh%2BuWXLpsLqz3Y%3D&reserved=0>>. The new plan summarizes the college’s anticipated facility needs and land use

changes through 2034. It acknowledges that a portion of the campus is located in the Local Historic District and will continue to comply with the City's historic preservation regulations, including requirements for exterior renovations or improvements on the primary façade.

The NCC MLUP provides a list of College facilities located in the Local Historic District, detailing those that are nearing the end of their useful life, or may require significant renovations or replacement. The Plan outlines the College's evaluation process of individual buildings and justifies preserving facilities while modernizing the campus and maintaining a student-focused approach.

It is important to note that while the plan provides information about historic structures located within the College's campus, its adoption does not grant any approvals for said structures. As noted above, any work proposed on any NCC structure located within the local historic district will continue to be reviewed and processed in compliance with Chapter 11 (Historic Preservation) of the Naperville Municipal Code.

Public Hearing Process

At the July 25th meeting, the HPC may share any feedback they have in regard to the historic preservation components of the proposed 2024-2035 NCC Master Land Use Plan. While a formal HPC vote is not required on the 2024-2034 NCC Master Land Use Plan, any feedback provided by the HPC will be forwarded to the Planning and Zoning Commission for their consideration in conjunction with the public hearing that they will hold on this case in August 2024. HPC's comments will also be provided to the City Council when they review this plan.

Key Takeaways

- Representatives of North Central College request an opportunity to present the 2024-2034 Master Land Use Plan as it pertains to historic preservation.
- The NCC MLUP is scheduled for the August 7th Planning Zoning Commission Meeting.