CITY OF NAPERVILLE
PETITION FOR DEVELOPMENT APPROVAL

DEVELOPMENT NAME (should be consistent with plat): Little Friends Property

ADDRESS OF SUBJECT PROPERTY: 140/148/126 North Wright Street and 619 Franklin Avenue

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-18-309-002 08-18-422-001

I. PETITIONER: North Central College (Michael Hudson, Vice President for Operations)

PETITIONER'S ADDRESS: 30 North Brainard Street

CITY: Naperville STATE: Illinois ZIP CODE: 60540

PHONE: (630) 637-5657 EMAIL ADDRESS: mjhudson@noctrl.edu

II. OWNER(S): Little Friends, Inc. (Mikel Briggs, President and CEO)

OWNER'S ADDRESS: 140 North Wright Street

CITY: Naperville STATE: Illinois ZIP CODE: 60540

PHONE: (630) 355-6533 EMAIL ADDRESS: mbriggs@lilfriends.com

III. PRIMARY CONTACT (review comments sent to this contact): Kathleen C. West

RELATIONSHIP TO PETITIONER: Attorney

PHONE: (630) 355-5800 EMAIL ADDRESS: kcw@dbcw.com

IV. OTHER STAFF

NAME: Maryellen Skerik

RELATIONSHIP TO PETITIONER: Vice President for Finance, CFO

PHONE: (630) 637-5678 EMAIL ADDRESS: mjskerik@noctrl.edu

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

(check applicable and provide responses to corresponding exhibits on separate sheet)

___ Amending or Granting a Conditional Use (Exhibit 1) *	___ Landscape Variance (Exhibit 5)
___ Amending or Granting a Planned Unit Development (Exhibit 2)	___ Planned Unit Development Deviation (Exhibit 6)
___ Annexation (Exhibit 3)	___ Sign Variance (Exhibit 7)
___ Plat of Easement/Vacation/Dedication	___ Zoning Variance (Exhibit 7)
✓ Rezoning (Exhibit 4)	___ Platted Setback Deviation (Exhibit 8)
___ Subdivision Plat	___ Subdivision Deviation/Waiver (Exhibit 8)
___ Temporary Use	✓ Other (Please Specify: Amendment to Master Plan)

**When requesting approval of a Small Wind and/or a Solar Renewable Energy System complete Exhibit 9 instead of Exhibit 1.*

ACREAGE OF PROPERTY: 3.79 acres (approximate)

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

See attachment

VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

Required Park Donation will be met by:

- ☐ Cash Donation (paid prior to plat recordation)
- ☐ Cash Donation (paid per permit basis prior to issuance of each building permit)
- ☐ Land Dedication

PETITIONER'S SIGNATURE

I, Kathleen C. West, Attorney (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

Kathleen C. West

(Signature of Petitioner or authorized agent)

February 13, 2019

(Date)

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2019

Cristiana V. Cardwell

(Notary Public and Seal)

OFFICIAL SEAL
CRISTIANA V CARDWELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/15/21

OWNER'S AUTHORIZATION LETTER*

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

February 13, 2019
(Date)

FEBRUARY 13, 2019
(Date)

MIKEL S. BRIGGS PRESIDENT & CEO
1st Owner's Printed Name and Title

THOMAS A. CONNORS CHAIRMAN
2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 13th day of February _____, 2019.

Kathleen C. West
(Notary Public and Seal)

OFFICIAL SEAL
KATHLEEN C WEST
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:01/14/22

* Please include additional pages if there are more than two owners.

CITY OF NAPERVILLE
DISCLOSURE OF BENEFICIARIES

In compliance with Ordinance 85-193, An Ordinance amending Title 1 (Administrative) of the Naperville Municipal Code, as amended, by adding Chapter 12 thereto requiring disclosure of certain interests by persons applying for permits, licenses, approvals or benefits from the City of Naperville.

7. Petitioner: Little Friends, Inc.

   Address: 140 North Wright Street

   Naperville, Illinois 60540

8. Nature of Benefit sought: Rezoning/Amendment to North Central College Master Plan

9. Nature of Petitioner (select one):

a. Natural Person	d. Trust/Trustee
b. Corporation	e. Partnership
c. Land Trust/Trustee	f. Joint Venture

10. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

    _____

11. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

    a. This is a not-for-profit corporation with no shareholders.

    b. _____

    c. _____

    d. _____

12. Name, address and capacity of person making this disclosure on behalf of the Petitioner:
    Kathleen C. West, Attorney - Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan and Bernhard, Ltd.

    111 East Jefferson Avenue, Naperville, Illinois 60540

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Kathleen C. West, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: Kathleen C. West

Subscribed and Sworn to before me this 13th day of February, 2019.

Cristiana V. Cardwell
Notary Public and seal

OFFICIAL SEAL
CRISTIANA V CARDWELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/15/21

176152/1

STATE OF ILLINOIS)
COUNTIES OF DUPAGE AND WILL)
CITY OF NAPERVILLE)

PETITION FOR REZONING
AND
AMENDMENT TO THE NORTH CENTRAL COLLEGE
MASTER LAND USE PLAN

The undersigned Petitioner, North Central College, being the contract purchaser of the real property legally described in **Exhibit A**, said exhibit being attached hereto and made a part hereof (hereinafter referred to as the "Subject Property"), respectfully petitions the City of Naperville to (a) rezone the Subject Property from the R2 (Single-Family and Low Density Multiple-Family Residence District) zoning classification to the CU (College/University District) zoning classification pursuant to Section 6-7G of the Zoning Regulations of the Naperville Municipal Code, and (b) amend the North Central College Master Land Use Plan to incorporate the Subject Property into the Master Plan area pursuant to Section 1-11-1:4.1 of the Naperville Municipal Code.

In support of this Petition, the Petitioner represents to the City of Naperville as follows:

1. That the Petitioner, whose offices are located at 30 North Brainard Street, Naperville, Illinois 60540, is the contract purchaser of the Subject Property.
2. That Little Friends, Inc., whose offices are located at 140 North Wright Street, Naperville, Illinois 60540, is the owner of the Subject Property.
3. That the Subject Property is within the corporate boundaries of the City of Naperville.

4. That the Subject Property is located in the block bounded by Wright Street, School Street, Columbia Street and Franklin Avenue, with addresses of 140/148/126 North Wright Street and 619 Franklin Avenue.

5. That the Subject Property consists of approximately 3.79 acres.

6. That the Subject Property is zoned R2 (Single-Family and Low Density Multiple-Family Residence District).

7. That the Subject Property is presently improved with four buildings, parking lots and a park.

8. That the Subject Property is used by Little Friends, Inc. to provide programming, services, and educational facilities serving adults and children with autism and other developmental disabilities.

9. That the existing land uses surrounding the Subject Property consist of single-family detached residences. The Petitioner's campus is located two blocks west of the Subject Property.

10. That the Petitioner desires to reclassify and rezone the Subject Property to CU (College/University District) as set forth in Section 6-7G of the Zoning Regulations of the Naperville Municipal Code. The Subject Property will be used for various College facilities and functions. The Petitioner desires to reclassify and rezone the Subject Property to CU (College/University District) so that (a) the zoning of the Subject Property is consistent with the zoning classification of the Petitioner's campus and (b) the Subject Property can be used for college/university purposes as set forth in the CU (College/University District) zoning regulations. A description of the Petitioner's proposal is attached hereto as **Exhibit B** and made a part hereof.

11. That the requested rezoning of the Subject Property meets the requirements for zoning, under Section 6-3-7 of the Zoning Regulations, and is appropriate based on the following factors:

a. *The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and Official Land Use Plan and other official plans of the City.*

The North Central College 2010 Master Land Use Plan, which is an element of the City's Official Comprehensive Master Plan, contemplated the future incorporation of the Subject Property into the Petitioner's campus.

The CU (College/University District), zoning classification, with the special requirements for North Central College, was designed as the appropriate zoning classification for properties owned and used by North Central College. The Subject Property will be used for yet to be determined College facilities and functions. Therefore, the proposed zoning classification of CU (College/University District) is appropriate for the Subject Property thereby promoting the public health, safety, comfort, convenience and general welfare of the City.

The use and requested rezoning classification of the Subject Property is consistent with the North Central College 2010 Master Land Use Plan.

b. *The trend of development in the area of the Subject Property is consistent with the requested amendment.*

The surrounding neighborhood is residential. However, the Subject Property has been used for institutional and educational purposes for approximately seventy-five years. Therefore, the proposed zoning classification of the Subject Property is consistent with the long-established use of the Subject Property.

c. *The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.*

Because the Subject Property will be used for College facilities and functions, the proposed zoning classification of CU (College/University District) permits uses which are more suitable than the uses permitted under the existing R2 (Single-Family and Low Density Multiple-Family Residence District) zoning classification.

d. *The Subject Property has not been utilized under the existing zoning classification for a substantial period of time.*

The R2 (Single-Family and Low Density Multiple-Family Residence District) zoning district is a residential classification permitting single-family and two-family dwellings. It also allows primary and secondary schools. Prior to a revision approved in 1989, the R2 zoning district allowed colleges and universities. For approximately seventy-five years, the Subject Property has been utilized for educational purposes rather than for residential uses.

e. *The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The Petitioner's Master Land Use Plan was originally authored, and has long existed, to foster the College's integration with the neighborhood, and states, "North Central College recognizes that any properties acquired and used by the College will be utilized in accordance with the College and University Zoning District, and that major modifications, visible from the street, to properties within the Naperville Historic District will be addressed consistent with applicable regulations." The Subject Property has been used for educational and institutional purposes for approximately seventy-five years. The rezoning of the Subject Property to CU (College/University District) will continue the educational and institutional use of the Subject Property. Further, the

use of the Subject Property for College purposes is consistent with and supplements the existing College campus. Over the past several years, the Petitioner has demonstrated its commitment to this neighborhood through (i) neighborhood communication and meetings, (ii) thoughtful renovation of existing buildings, (iii) appropriately designed new facilities and (iv) beautification of its campus. Therefore, the proposed zoning classification will not alter the essential character of the neighborhood nor be a substantial detriment to adjacent properties.

12. That the Petitioner desires to amend the North Central College 2010 Master Land Use Plan so as to incorporate the Subject Property into the Master Plan area as set forth in Section 1-11-1:4.1 of the Naperville Municipal Code. Said Amendment would make the use of the Subject Property consistent with the Petitioner's Master Land Use Plan.

WHEREFORE, by reason of the foregoing, the Petitioner respectfully requests that the City Council and the Planning and Zoning Commission take the necessary steps to grant the following:

1. That the Subject Property be reclassified and rezoned from R2 (Single-Family and Low Density Multiple-Family Residence District) to CU (College/University District) pursuant to Section 6-7G of the Zoning Regulations of the Naperville Municipal Code.

2. That the North Central College 2010 Master Land Use Plan be amended so as to incorporate the Subject Property into the Master Plan area as set forth in Section 1-11-1:4.1 of the Naperville Municipal Code.

3. That such other action be taken as is appropriate in the premises.

RESPECTFULLY SUBMITTED this 13th day of February, 2019.

Dommermuth, Cobine, West, Gensler, Philipchuck,
Corrigan and Bernhard, Ltd.

By: Kathleen C. West
Kathleen C. West

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kathleen C. West, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 13th day of February, 2019.

Cristiana V. Cardwell
Notary Public

OFFICIAL SEAL
CRISTIANA V CARDWELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/15/21

EXHIBIT A

Legal Description

Block 2 in Kroehler's Addition to Naperville, in Section 18, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 14, 1906, as Document 87553, in DuPage County, Illinois.

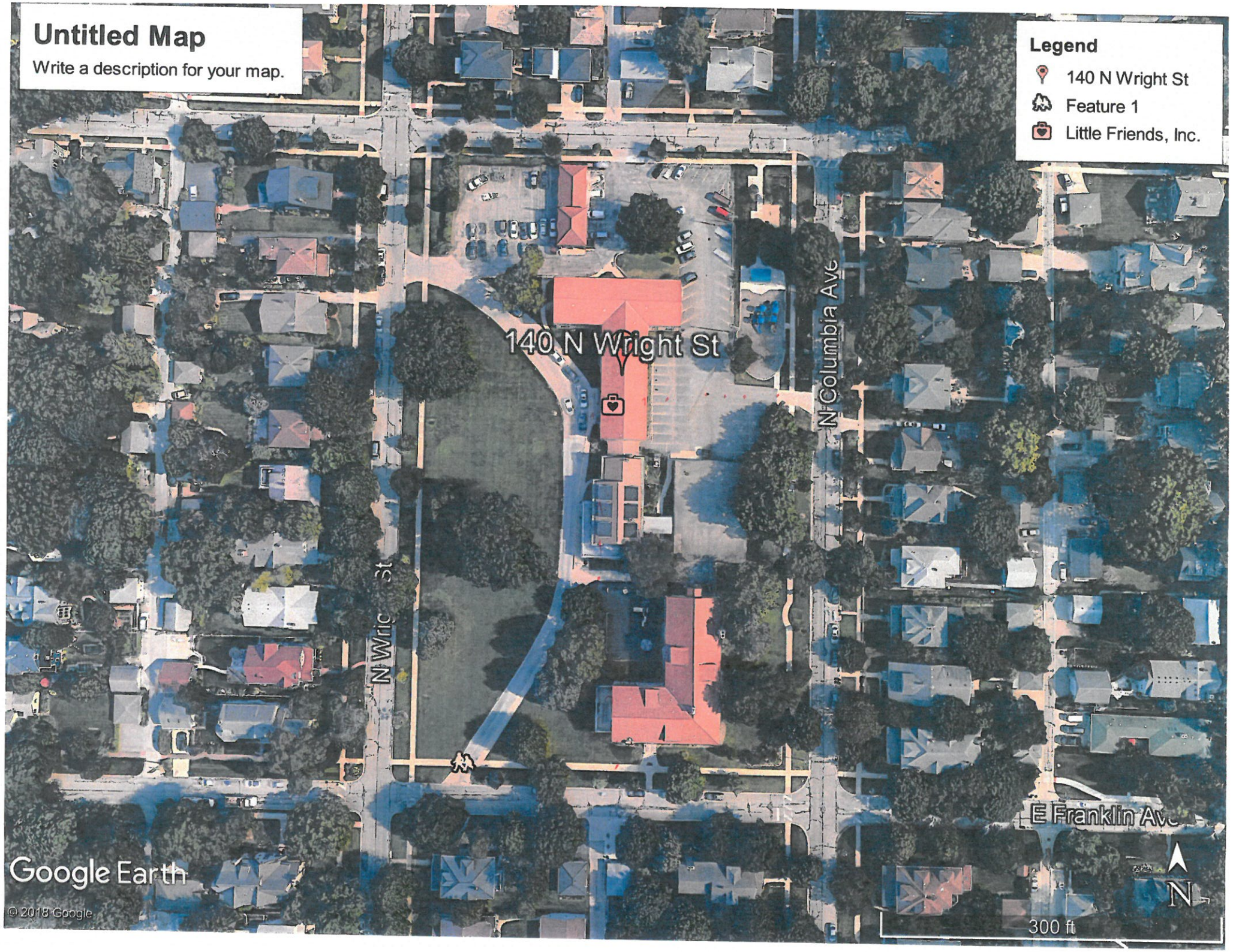
Also Described As

Block 2 (except the South 260.10 feet of the East 187.00 feet as measured on the East and South lines) in Kroehler's Addition to Naperville, in Section 18, Township 38 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded May 14, 1906, as Document 87553, in DuPage County, Illinois.

The South 260.10 feet of the East 187.00 feet as measured on the East and South lines, of Block 2 in Kroehler's Addition to Naperville being a Subdivision in Section 18, Township 38 North, Range 10, East of the Third Principal Meridian in DuPage County, Illinois. According to the Plat thereof recorded May 14, 1906, as Document 87553 in DuPage County, Illinois.

08-18-309-002 08-18-422-001

For clarification, the Property consists of the entire block of property bordered by North Wright Street, School Street, North Columbia Street, and East Franklin Avenue.


Untitled Map
Write a description for your map.
Legend
140 N Wright St
Feature 1
Little Friends, Inc.
140 N Wright St
N Columbia Ave
N Wric St
E Franklin Ave
Google Earth
© 2018 Google
300 ft
N