

ORDINANCE NO. 24 - _____

AN ORDINANCE AMENDING CHAPTER 11 (COMPREHENSIVE PLAN) OF TITLE 1 (ADMINISTRATIVE) AND ARTICLE G (COLLEGE/UNIVERSITY DISTRICT) OF CHAPTER 7 (BUSINESS DISTRICTS) OF TITLE 6 (ZONING REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE AS IT RELATES TO THE NORTH CENTRAL COLLEGE MASTER LAND USE PLAN

RECITALS

- A. WHEREAS**, the North Central College Master Land Use Plan 2024-2034 (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 North Central College's (College) existing property and boundaries, areas on campus that could be developed in the future, and potential facility needs in the next decade; and
- B. WHEREAS**, 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 from 2024 through 2034; and
- C. WHEREAS**, the MLUP is a high-level guiding policy document for College land use and decision-making; and, a resource for the City of Naperville, the surrounding neighborhood, and the broader community; and
- D. WHEREAS**, the City's Zoning Ordinance and Land Use Master Plan recognize that land use and development that occurs on North Central College's campus will continue to be guided by the College's dedicated Master Land Use Plan (MLUP) and that the MLUP should be the primary policy guide for the campus area moving forward; and
- E. WHEREAS**, the MLUP is presented in six sections: (I) MLUP and CUD Zoning History; (II) North Central College At a Glance Facts // City of Naperville Relationship; (III) History of College Development; (IV) The Core of the 2024 MLUP; (V) Campus Appearance and Wayfinding; and, (VI) Conclusion and Formal Request for Adoption; and
- F. WHEREAS**, the MLUP 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; and
- G. WHEREAS**, North Central 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; and

- H. **WHEREAS**, the MLUP is a high-level guiding policy document for College land use and decision making - it is not regulatory and does not enable any campus development outright; rather, campus projects must abide by the City of Naperville's College/University District (CUD) Zoning District and other regulations; and
- I. **WHEREAS**, on August 7, 2024, the Planning and Zoning Commission conducted a public hearing regarding the North Central College Master Land Use Plan 2024-2034, and recommended approval (vote 7-0) of the MLUP as written; and
- J. **WHEREAS**, the Naperville City Council has determined that it is appropriate to approve the amendments to adopt the North Central College Master Land Use Plan 2024-2034, 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 authority, as follows:

SECTION 1: The Recitals set forth above are incorporated herein and made part hereof as though fully set forth in this Section 1.

SECTION 2: Chapter 11 (Comprehensive Plan) of Title 1 (Administrative) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the ~~stricken~~ language, as follows:

1-11-1: OFFICIAL COMPREHENSIVE PLAN:

* * *

- 2. North Central College Master Plan: The North Central College master plan, a copy of which is attached to ordinance No. ~~10-084, 7-20-2010~~ 24-_____, _____.

(Ord. 08-036, 2-19-2008; Ord. No. 10-084, § 3, 7-20-2010; Ord. 24-_____, -_____)

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SECTION 3: Article G (College/University District) of Chapter 7 (Business Districts) of Title 6 (Zoning Regulations) of the Naperville Municipal Code is hereby amended by adding the underlined language and deleting the ~~stricken~~ language, as follows:

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6-7G-10: - REQUIREMENTS APPLICABLE TO THE NORTH CENTRAL COLLEGE MASTER PLAN AREA:

- 1. Intent: The North Central College Master Plan Area is established in the adopted North Central College Master Plan

as referenced in Chapter 11 (Comprehensive Plan) of Title 1 (Administrative) of the Naperville Municipal Code. The North Central College Master Plan Area shall be developed in accordance with this Section. ~~This district is created~~ in recognition of the fact that North Central College and the surrounding residential and business uses constitute a single neighborhood which must develop and grow in a harmonious and compatible manner. ~~† This Section~~ also recognizes that the stability of North Central College is integral to the viability of the neighborhood. Therefore, ~~the district~~ this Section is intended to provide flexibility to North Central College to develop and expand as it deems necessary to meet the changing requirements of higher education, with a minimum amount of impact on surrounding areas. ~~The North Central College master land use plan dated April 2010 was approved by the City Council on July 20, 2010. This plan supersedes the North Central College master plan (including text dated November 30, 1988, and accompanying map dated February 18, 1988) which was approved by City Council on January 16, 1989, and the master land use plan dated September 2000, as amended in April 2001, May 2001, and September 2001 (including text and map), which was approved by the city council on September 18, 2001.~~

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SECTION 4: The North Central College Master Land Use Plan 2024-2034, attached to this Ordinance as **Exhibit A**, is hereby approved.

SECTION 5: This Ordinance shall be in full force and effect upon its passage and approval as required by law.

PASSED this ____ day of _____, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2024.

Scott A. Wehrl
Mayor

ATTEST:

Dawn C. Portner
City Clerk