

DESCRIPTION OF PROPOSAL/USE

NORTH CENTRAL COLLEGE LITTLE FRIENDS PROPERTY

North Central College (“NCC”) and Little Friends, Inc. (“LFI”) have entered into a Real Estate Sale and Purchase Agreement whereby NCC will acquire the property and buildings currently owned by LFI. The transaction is scheduled to close in January 2020. The closing of the transaction contemplated by this Agreement will enable LFI to fulfill its vision of relocating to a new facility, which it has found in nearby Warrenville. The purchase will position NCC to strategically address its ongoing programmatic and facility needs. Subsequent to the closing of the transaction, LFI will continue to operate from this site until its new facility is renovated, which is anticipated to be June 2020.

The property owned by LFI (“LF Property”) is located two blocks east of the NCC campus in the block bounded by Wright Street, School Street, Columbia Street, and Franklin Avenue, within the Naperville Historic District. The site consists of approximately 3.79 acres and includes four buildings and approximately 120 parking spaces distributed throughout the LF Property. The site also includes College Park, a 0.23-acre neighborhood park operated by the Naperville Park District; LFI leases the property to the Naperville Park District. The LF Property is zoned R2 (Single-Family and Low-Density Multiple Family Residence District).

With this current transaction, NCC is reacquiring the LF Property which it had owned between 1945 and 1989. Two of the four buildings on the LF Property, the house and garage, were constructed circa 1915. In 1945, NCC acquired the LF Property and constructed the two additional buildings which were combined with the existing house to accommodate NCC student housing. After NCC acquired the Evangelical Theological Seminary Property, NCC leased the LF Property to LFI beginning in 1975. In 1989, LFI purchased the LF Property from NCC. Since 1975, LFI has operated from this location.

In 2010, NCC completed a public process to update its Master Land Use Plan (“MLUP”), which was first authored in 1989 and adopted by the City of Naperville and incorporated into the City’s Official Comprehensive Master Plan. The NCC 2010 MLUP anticipated the possibility that the LF Property might someday be available for purchase. The Plan states, “In the event that Little Friends chooses to relocate to facilities that are better suited to its mission, the College may be in a position to help facilitate such a move by purchasing the current Little Friends site for a College use that is compatible with the adjacent properties (for example, a science center or new student housing).”

Based on the architectural studies conducted on the existing buildings, it is unlikely that the existing buildings can be adapted or modified to meet current building design criteria. In all probability, the buildings will need to be replaced.

NCC is beginning its own deliberative process to determine how best to utilize the LF Property in support of its own programmatic and facility needs. This process will include input from the College community (faculty/staff/students/alumni/trustees), governmental entities (City of

Naperville/Naperville Park District) and the neighborhood. NCC has not yet identified a specific use for the LF Property.

NCC is requesting that the City of Naperville (i) rezone the LF Property to CU (College University/District) and (ii) amend the NCC 2010 MLUP to include the LF Property. Prior to making a substantial financial investment in the acquisition of the LF Property, NCC seeks assurance from the City of Naperville that it supports this transaction and agrees that future development of the LF Property for NCC purposes, in accordance with the CU (College/University District) requirements, is appropriate.

NCC's current petition is the first step in a two-step public input process/City approval process regarding the LF Property. NCC understands that prior to razing any buildings and/or constructing any new buildings, the CU (College/University District) regulations require an additional public process, i.e., NCC must seek neighborhood input; and, pursuant to the Historic Preservation Regulations, NCC must obtain a Certificate of Appropriateness which will require (i) a public meeting, (ii) notification of the public meeting and (iii) approval of the Certificate of Appropriateness by the Historic Preservation Commission or the City Council, as applicable. This additional public process is predicated on the City granting NCC's rezoning request.

This transaction between NCC and LFI presents a unique opportunity to allow both established Naperville institutions to strategically bolster their long-term viability. The City's approval of NCC's request to rezone the LF Property to CU (College/University District) and to amend the NCC 2010 MLUP to incorporate the LF Property into the Plan is integral to the anticipated LFI/NCC transaction proceeding.