

**STANDARDS FOR GRANTING A
MAP AMENDMENT (REZONING)**

NORTH CENTRAL COLLEGE
LITTLE FRIENDS PROPERTY

1. 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.

2. 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.

3. 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.

4. 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.

5. *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.