

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

PETITION FOR REZONING

The undersigned Petitioner, North Central College, being the owner 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 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.

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 owner of the Subject Property.
2. That the Subject Property is within the corporate boundaries of the City of Naperville.
3. That the Subject Property is located at the southwest corner of Benton Avenue and Loomis Street, with addresses of 5 South Loomis Street and 326 East Benton Avenue. Per the direction of the City of Naperville, the Subject Property will now have only one address, i.e., 5 South Loomis Street.
4. That the Subject Property consists of approximately 9,385 square feet.
5. That the Subject Property is zoned R2 (Single-Family and Low Density Multiple-Family Residence District).

6. That the Subject Property is presently improved with a two-family residence and a garage.
7. That the existing land uses surrounding the Subject Property to the south and east consist of single-family detached residences. The Petitioner's campus is located to the north and west of the Subject Property.
8. 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 College faculty and staff offices. 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.
9. 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 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 College proposes to repurpose the existing building for faculty and staff offices. 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 original North Central College Master Land Use Plan was developed between 1985 and 1988 (“1988 Plan”). It was adopted by the City of Naperville as an element of the City’s Official Comprehensive Master Plan in January 1989. The 1988 Plan specified the boundaries within the surrounding residential neighborhood in which the College could acquire property and expand its facilities. Within those boundaries, there were eight properties (consisting of several lots) which were privately owned, including the Subject Property. Since the adoption of the 1988 Plan, the College has acquired five of those properties and those properties were rezoned to the CU zoning classification. In 2021, the College acquired a sixth property, i.e., the Subject Property. Since 1988, the College’s Master Land Use Plan has contemplated the future incorporation of the Subject Property into the College’s campus. The use and requested rezoning classification of the Subject Property was anticipated in the North Central College Master Land Use Plan.

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

The area surrounding the Subject Property includes both residential uses and the College campus. The proposed zoning classification of the Subject Property is consistent with the College’s previous property acquisitions and its Master Land Use Plan.

- 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 faculty and staff offices, the proposed zoning classification of CU (College/University District) permits uses which are appropriate to the surrounding area.

- 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. Because the property will be used for College purposes, rather than residential uses, the zoning classification of CU (College/University District) is appropriate.

- 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 College'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" (2010-2020 Master Land Use Plan, page 21). The rezoning of the Subject Property to CU (College/University District) and the use of the Subject Property for College purposes is consistent with and supplements the existing College campus. Over the past several years, the College 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.

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

RESPECTFULLY SUBMITTED this 8th day of June 2022.

Dommermuth, Cobine, West, Gensler, Philipchuck and Corrigan, 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 8th day of June 2022.

Karen D Blackaller
Notary Public



EXHIBIT A

Legal Description

LOT 1 OF OWNERS PLAT OF LOTS 1, 2, 3, 4, 5 AND 6, IN BLOCK 8 OF DELCAR SLEIGHTS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OWNERS PLAT RECORDED JANUARY 31, 1950 AS DOCUMENT 585525, IN DUPAGE COUNTY, ILLINOIS.

08-18-315-004