

PIN: 08-18-315-004

ADDRESS:
5 S. LOOMIS STREET
NAPERVILLE, IL 60540

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #22-1-048

ORDINANCE NO. 22 -

**AN ORDINANCE REZONING THE PROPERTY
LOCATED AT 5 S. LOOMIS STREET TO
CU (COLLEGE/UNIVERSITY DISTRICT)**

RECITALS

1. **WHEREAS**, the owner of the Subject Property, North Central College (“**Owner**” and “**Petitioner**”) has petitioned the City of Naperville for rezoning of the real property located at 5 S. Loomis Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”); and
2. **WHEREAS**, the Subject Property is presently zoned R2 (Single-Family and Low-Density Multiple Family District) and is improved with a two-family residence and a detached garage; and
3. **WHEREAS**, the Subject Property previously had two addresses, 5 S. Loomis Street and 326 E. Benton Avenue; and
4. **WHEREAS**, the Subject Property is identified in the North Central College Master Land Use Plan 2010-2020 as one of four privately-owned parcels that are part of the main campus that the College may acquire as a future campus growth option; and

5. **WHEREAS**, the Petitioner has acquired the Subject Property and has requested rezoning from R2 to CU (College/University District) in order to accommodate future use of the site as a faculty/office space for North Central College; and
6. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided in **Exhibit C** attached hereto; and
7. **WHEREAS**, the Subject Property is located within the Local Historic District; and
8. **WHEREAS**, on June 30, 2022 the Historic Preservation Commission held a public meeting to consider the rezoning request and recommended approval of the Petitioner's request; and
9. **WHEREAS**, on July 6, 2022 the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioner's request; and
10. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's request should be granted 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 powers, as follows:

SECTION 1: The foregoing recitals are incorporated as though fully set forth in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to CU (College/University District) in the City of Naperville.

SECTION 3: The Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance.

SECTION 4: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 5: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

SECTION 7: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2022.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk

