



Legislation Text

File #: 19-241E, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance rezoning the properties bounded by School Street, Wright Street, Columbia Street, and Franklin Avenue to the CU Zoning District (Little Friends)- PZC 19-1-18

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

The Historic Preservation Commission reviewed PZC 19-1-18 at their meeting held on March 21, 2019 and provided a positive recommendation on the rezoning request (approved 6,1). The Planning and Zoning Commission considered this matter on April 17, 2019 and voted to recommend approval of the request (approved 7, 1). Staff concurs. The City Council reviewed the request at their meeting held on May 21, 2019. Per the request of the petitioner, the City Council continued the meeting to the June 4, 2019 City Council meeting. At the June 4, 2019 City Council meeting, the Council reviewed the proposal and requested the case be continued to the June 18, 2019 meeting to allow the petitioner time to provide additional information on potential development of the site.

BACKGROUND:

The two subject properties are bounded by School Street, Wright Street, Columbia Street, and Franklin Avenue. The addresses for the subject properties are 140/148/126 N. Wright Street and 619 Franklin Avenue. The properties are currently zoned R2 (Single-Family and Low Density Multiple-Family District) and are improved with multiple buildings and an associated parking lot which were most recently occupied by Little Friends. The subject properties are located in the historic district.

DISCUSSION:

Request to Continue

This case was heard at the May 21, 2019 City Council meeting. Three members of the public spoke raising concerns regarding the impact of the rezoning on the character of the district, potential increases in traffic, pedestrian safety in the area, and the future of the existing playground. At the meeting, the petitioner requested the case be continued to allow additional time to speak with the Naperville Park District. Therefore, the City Council continued the case to the June 4, 2019 City Council meeting.

At the June 4, 2019 City Council meeting, seven members of the public spoke. Three members of the public supported the rezoning of the property. Four members of the public raised a concern for a potential development impacting the neighborhood including traffic and parking and the approval of the rezoning without a site plan. The City Council continued the case to the June 18, 2019 meeting requesting North Central College provide additional details on the future development of the site.

Rezoning

The petitioner, North Central College (Michael Hudson, Vice President for Operations), is seeking to rezone the subject properties from R2 (Single-Family and Low Density Multiple Family District) to CU (College/University District). The requested CU zoning designation is consistent with the East Sector Update and the North Central College Master Land Use Plan 2010-2020.

North Central College Master Land Use Plan

The North Central College Master Land Use Plan 2010-2020, discusses future campus growth options on pages 20-22. One of the sites discussed for future growth is the Little Friends property. The plan notes that in the event Little Friends chooses to relocate facilities, the College may purchase the Little Friends site for future College use as compatible with the adjacent properties. The proposed rezoning is compatible with the recommendation given in this plan.

East Sector Update

The future land use of the subject properties are also identified in the 1998 East Sector Update to the Comprehensive Plan as “Educational” (northwest property), which is consistent with the proposed CU zoning, and “Park/Open Space/Golf Course/Cemetery” (southeast property).

Staff discussed the future land use designation of the southeast property with the petitioner. Upon review, staff and the petitioner believe the future land use designation of Park/Open Space is reflective of an existing lease, since approximately 1981, between the Naperville Park District and Little Friends for “College Park”. College Park is located on the Little Friends site, west side of Columbia Street just south of School Street and is improved with playground equipment (0.23 acres). The petitioner has provided an exhibit regarding the park location and additional information from the Park District. At this time, the petitioner has stated that the Park District is agreeable to terminating the lease and removing the playground equipment if the College needs to utilize the entire Little Friends property or if the College wants to include a park into the site design, the Park District is agreeable to keep the existing park site’s configuration and location or reconfiguring the location and design. North Central College has indicated they will continue to work with the Park District regarding the future of the existing park.

Future Development

At this time, there are no development plans in place for the subject properties. Should the petitioner receive approval of the request for rezoning, staff notes that a Certificate of Appropriateness (COA), subject to approval by the Historic Preservation Commission, will be required for any changes which are visible from the street. Future plans will be required to comply with the CU zoning regulations, the requirements stipulated in the North Central College Master Land Use Plan and any other sections of the Municipal Code as necessary.

HPC Review

Per the requirements in Section 6-11-5:3 of the Naperville Municipal Code, the rezoning request was reviewed by the Historic Preservation Commission at their meeting held on March 21, 2019. The HPC recommended approval of the proposed rezoning of the subject property to CU (vote 6 in favor; 1 opposed; 1 recusal). One dissenting vote was cast by Commissioner Noel raising concern for future increased traffic on Columbia Street after redevelopment. Commissioner Ory sits on the Board of Trustee Associates with North Central College and therefore, recused herself from the vote.

Planning and Zoning Commission Action

The Planning and Zoning Commission opened the public hearing to consider PZC 19-1-18 on April 17, 2019. Nine members of the public provided testimony. The concerns raised were regarding: the future use of the property, the potential for increased traffic and parking issues, the future of the existing playground on the site, and the overall impact that the proposed change may have on the neighborhood. After discussion, the Planning and Zoning Commission closed the public hearing and voted to recommend approval of PZC 19-1-18 (approved 7, 1). One dissenting vote was cast by Commissioner Margulies requesting that a site plan be provided prior to rezoning, while the majority of the Commissioners found the proposed zoning to be consistent with the City's Master Plan. Staff concurs with the Planning and Zoning Commission's recommendation. It should be noted that there is no Municipal Code requirement that a site plan be provided prior to approval of a rezoning request.

Findings of Fact

Given the above findings, staff finds the requested rezoning of the subject properties to CU (College/University District) is appropriate. Staff finds the Standards for Rezoning as prepared by the petitioner to be factually correct and recommends their adoption by the City Council.

Key Takeaways

- The petitioner requests rezoning of the subject properties bounded by School Street, Wright Street, Columbia Street, and Franklin Avenue from the R2 zoning district to the CU (College/University District) zoning designation.
- The Historic Preservation Commission reviewed PZC 19-1-18 at their meeting held on March 21, 2019. The HPC recommended approval of the rezoning request (approved 6,1).
- The Planning and Zoning Commission reviewed PZC 19-1-18 at their meeting held on April 17, 2019. The PZC recommended approval of the rezoning request (approved 7, 1).
- Staff is in support of the rezoning request finding it complies with the recommendations made in the North Central College Master Land Use Plan 2010-2010 and the 1998 East Sector Update.
- Future development plans have not been submitted for the subject property. Any changes to the property will require submittal of a Certificate of Appropriateness subject to review and approval by the Historic Preservation Commission.

FISCAL IMPACT:

N/A