



Legislation Text

File #: 19-241, Version: 1

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Provide a recommendation on the proposed rezoning of 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:

Submitted for review by the Historic Preservation Commission.

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, 126 N Wright 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. The subject properties are located in the historic district.

DISCUSSION:

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.

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. In the event Little Friends chooses to relocate facilities, the plan indicates that 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.

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, east 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. NCC has indicated they will continue to work with the Park District regarding the future of the existing park.

Given the above findings, staff finds the requested rezoning of the subject properties to CU is appropriate.

HPC Review

Per Section 6-11-5:3, a copy of an application for any amrezoning request shall be forwarded to the Historic Preservation Commission for review. The HPC is required to review the application for rezoning to determine the effect which the proposed amendment would have on the historic character of the landmark or historic district. Based on the anticipated use of the subject property by North Central College, as discussed in the North Central College Master Land Use Plan, staff finds that the proposed rezoning to CU is appropriate. Note: The proposed properties will still be located in the historic district and will be subject to future review of a COA if any changes to the site are proposed.

Planning and Zoning Commission and City Council Review

Once the HPC has provided a recommendation on the request, the rezoning will be forwarded to the PZC for review. Rezoning requests are reviewed by the PZC and then forwarded to the City Council for final determination per the requirements in Section 6-3-7 (Rezoning) of the Naperville Municipal Code.

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 COA will be required for any changes made visible to the street subject to approval by the Historic Preservation Commission. 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. Staff finds the Standards for Granting a Map Amendment as prepared by the petitioner to be factually correct. Staff recommends approval of the petitioners’ request for rezoning to CU (College/University District).

Key Takeaways

- Provide a recommendation on the proposed 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 recommendation will be sent to the PZC for review and City Council for final approval.
- Any future changes to the existing buildings as seen from the street will be subject to review of a COA.