



## Legislation Text

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File #: 19-241B, Version: 1

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### PLANNING AND ZONING COMMISSION AGENDA ITEM

#### **ACTION REQUESTED:**

Conduct the public hearing to consider 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:**

The Historic Preservation Commission reviewed PZC 19-1-18 at their meeting held on March 21, 2019. The HPC provided a positive recommendation on the rezoning request (approved 6,1).

#### **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. 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.

##### ***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. 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.

##### ***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, 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. North Central College has indicated they will continue to work with the Park District regarding the future of the existing park.

### ***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. Upon review, the majority of the HPC found the Little Friends site to be an ideal property that allows expansion of the College while providing the least amount of impact on the district. One dissenting vote was cast by Commissioner Noel raising concern for future increased traffic on Columbia Street after redevelopment. The recommendation was approved (vote 6 in favor; 1 opposed ; 1 recusal). Commissioner Ory sits on the Board of Trustee Associates with North Central College and therefore, recused herself from the vote.

### ***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.

### ***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 Granting a Map Amendment as prepared by the petitioner to be factually correct and recommends their adoption by the Planning and Zoning Commission.

### ***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 approved the rezoning request (approved 6,1).
- 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 approval by the

Historic Preservation Commission.