

# NORTH CENTRAL COLLEGE Master Land Use Plan

2024

*Adopted by the Naperville City Council: September 3, 2024*



NORTH CENTRAL  
COLLEGE 1861





## Executive Summary

Approximately every 10 years since 1989, North Central College routinely updates its Master Land Use Plan (MLUP) and presents it for adoption by the Naperville City Council for incorporation into the City's comprehensive land use plan. The MLUP includes identification of: the College's existing property and boundaries; areas on campus that could be developed in the future; and potential facility needs in the next decade.

The MLUP is also a recap of the College's developmental history; a high-level guiding policy document for College land use and decision-making; a resource for the City of Naperville, the surrounding neighborhood, and the broader community; a summary of the College's existing parking, vehicular and pedestrian traffic, sustainability, stormwater management, and arboretum plans; and a document that functions in accordance with the City of Naperville's College/University District Zoning Ordinance.

Finally, the MLUP is a flexible plan that will evolve as financial circumstances, marketplace dynamics, and College needs change over time. For instance, if the College received a significant financial gift or other financial resources to fund development and construction of a needed campus facility, the MLUP provides the framework for how to assess the highest and best use of the College's property and how to proceed according to the City's regulations.

The MLUP is presented in six sections. Provided here is an Executive Summary of the document, with an emphasis on Section IV, which serves as the core of the 2024 MLUP.

### Section I *MLUP and CUD Zoning History*

This section provides a thorough history and evolution of the MLUP and the College / University District Zoning Ordinance. The College's first MLUP was developed and adopted by the Naperville City Council in 1989. It has been routinely updated and adopted by the City Council in 2000 (amended in 2004) and 2010. The City of Naperville recently updated its Land Use Master Plan, which serves "...as a guide for growth and development in the City..." and provides guidelines for how the College's 2024 MLUP has been written.

The City of Naperville established the College/University District (CUD) Zoning Ordinance in 1989. The City's CUD Zoning Ordinance is regulatory and intended to: establish specific regulations for development of the College's property and to promote higher education within campus boundaries; establish the area in which the College may continue to operate in harmony with the surrounding residential and business areas; and work in concert with the College's MLUP.

Also provided in this section is a campus map, which establishes the College's property boundaries and is referenced throughout the MLUP.

## **Section II** *North Central College At a Glance Facts // City of Naperville Relationship*

North Central College and the City of Naperville celebrate a long and storied history that began in 1870 when the College established permanent roots in its beloved hometown. Section II of the MLUP tells the story of this profound relationship. The section includes a snapshot of the College's current accolades, enrollment, alumni population, successes, academic offerings, and economic impact. Section II concludes with a review of the higher education landscape and the strategies employed by North Central College to confront demographic and marketplace challenges.

## **Section III** *History of College Development*

Since publication of the 2010 MLUP, North Central College has invested \$141.5 million in physical campus upgrades and significantly more dollars in minor capital improvements. Section III reviews the College's new projects and renovations, all of which were completed within the framework of the MLUP and in accordance with the CUD Zoning Ordinance.

## **Section IV** *The Core of the 2024 MLUP*

In Section IV, readers are presented with the core of the 2024 MLUP. It begins with the College's Master Land Use Plan Guiding Principles, which were established by the Board of Trustees and will guide future development of the College's property.

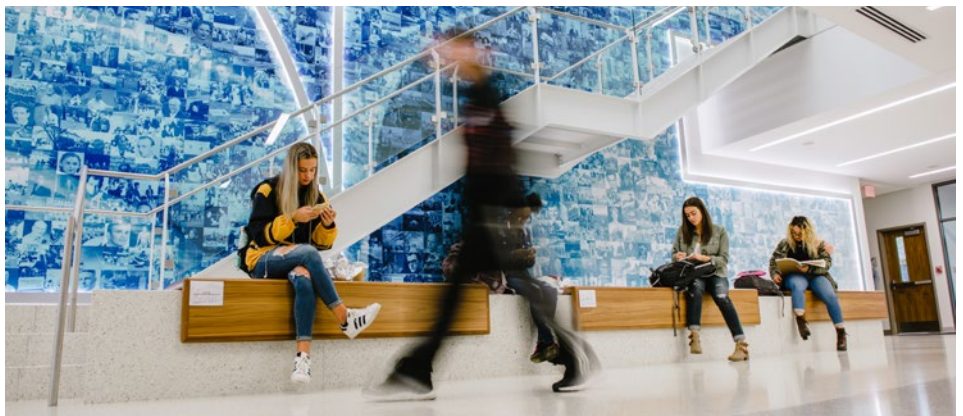
Section IV continues with a list of the College's facility priorities for the next decade including academic facilities (e.g., liberal arts, business and entrepreneurship); an additional health science facility; an athletic facility for strength and conditioning, locker rooms, and offices; an athletic synthetic competition surface and venue, primarily for soccer and lacrosse; and a student dining and activity center. While this is a current list of potential facility needs, the MLUP is intended to be flexible and adaptive. Curricular and other student-centered needs will inform future utilization of College property. The MLUP provides the guidelines for how the College might develop its property according to applicable CUD Zoning regulations.

The College's primary focus in the next decade is development within its existing boundaries. However, the MLUP provides flexibility for the College to acquire additional property in the future.

Section IV reviews the College's long record of care and success with historic preservation while discussing building renovation or replacement considerations. There are some facilities on campus that may not meet student needs in the future and the College will continue honoring all applicable City processes if a facility needs to be replaced.

Pedestrian and vehicular circulation, along with campus parking, are important topics in the 2024 MLUP. This in-depth section is grounded in the research and expertise of the highly regarded parking and transportation firm Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA).

The addition of the 542-space Parking Pavilion resulted in a net increase of 439 designated campus parking spaces for a total of 1,538 on-campus spaces. The Parking Pavilion allowed the College to reassign parking lots (resident students; commuter students; faculty and staff; and visitors) throughout campus based on the highest and best use of each respective parking facility and to maximize its inventory. Combined with the 800 street parking spaces located within two blocks of campus, there are now 2,338 parking spaces on campus or within close proximity to campus.





Additionally, the increased campus parking provides the College with parking scalability to add new academic, athletic, residential, or student life facilities.

The College has also taken great strides in addressing pedestrian circulation throughout campus (as evidenced by the KLOA study) with the expansion of the campus pedestrian walkway through the heart of campus and the addition of mid-block crosswalks.

Section IV reinforces some important City of Naperville partnerships. In 2012, the College acquired the property at 430 South Washington Street (immediately north of Burger King) as part of an agreement with the City of Naperville. The College's acquisition allowed the City to immediately remove a significant eyesore along Washington Street with the promise of developing a park and an extension of the Naperville Riverwalk on the site. The City will develop the park upon completion of the Washington Street bridge project. In 2022, the College received approval from the Naperville City Council to erect a gateway sign on the property once the park is complete (City ordinance number 22- 075). The College is eager to fulfill its vision of expanded visibility along Washington Street while providing a beautiful park amenity for the entire Naperville community.

A second City partnership involves future development of the Naperville Riverwalk along the College's Riverview Property immediately south of Benedetti-Wehrli Stadium. The Riverwalk Commission and the College envision an expanded Riverwalk path along the east bank of the DuPage River, which could accommodate bicycle traffic from Hillside Avenue through the College's campus to the Naperville train station.

A third City partnership dates back to 1996 when the College completed the Steeple Run Flood Control Project. The College's investment of more than \$1.46 million of its own financial resources helped the City solve significant stormwater management issues along the Steeple Run Tributary. Today, the City's residential area east of the College has the flood route conveyance capacity to safely endure a "100-year" flood similar to the one that caused millions of dollars of damage in 1996.

In each of these cases, the College and the City of Naperville work in partnership to improve the experience of students, faculty, staff, and the entire community.

From construction of Old Main in 1870, the College's campus has grown and expanded to meet the needs of its students. The College's 2024 MLUP has identified a number of areas for future development. Areas near and along Chicago Avenue, the Riverview Property, and several open areas throughout the 69.4-acre campus could be developed within the framework of the MLUP and in accordance with the CUD Zoning Ordinance.

Section IV concludes with a review of the College's commitment to designing new facilities with careful consideration for existing campus architecture; maximizing the latest design and construction innovations; and with thoughtful consideration of the nearby residential neighborhood. The 2024 MLUP summarizes the current state of the College's infrastructure, ADA accessibility considerations, ongoing commitment to sustainability, and celebrates the College's recognition as a Level II arboretum.

## **Section V** *Campus Appearance and Wayfinding*

Since completion of the 2010 MLUP, the College invested in a system of Cardinal Red signs to improve campus wayfinding and enhance the campus aesthetic. Today, visitors are greeted by building monument signs, building door signs, wayfinding signs, and outdoor campus map signs. The 2024 MLUP envisions a continuing commitment to campus wayfinding and an expansion of the College's monument pillars. The pillars can be found at several intersections across campus, the Bambule Riverwalk Gateway, and near the Moser Bridge and Fredenhagen Park.

## **Section VI** *Conclusion and Formal Request for adoption*

Section VI concludes the 2024 MLUP with a formal submission of the plan to the Naperville City Council and a request that the Council adopt the MLUP. Following the conclusion is a collection of appendices including agreements with the City of Naperville and other material referenced throughout the MLUP.



## North Central College Community Engagement

Throughout the 2023-2024 academic year, College representatives met with students, faculty, staff, neighbors, City Staff, and City Council members. These conversations kept key constituents informed about the 2024 MLUP areas of focus, key topics, writing process, and completion timeline. It was important for the campus community, the surrounding neighborhood, and City officials to be given ample opportunity to learn about the MLUP and ask questions of College representatives. The table below provides details regarding the engagement opportunities throughout the MLUP process.

AUDIENCE	DATE	NUMBER OF ATTENDEES	COLLEGE REPRESENTATIVES	NOTES
City Staff: Allison Laff, Brad Iwicki, Sara Kopinski	Thursday, October 19, 2023	3	Mike Hudson, Jim Godo, Kathy West	
City Council: Patrick Kelly and Josh McBroom	Wednesday, November 29, 2023	2	Mike Hudson, Jim Godo, Kathy West	
City Council: Allison Longenbaugh and Paul Leong	Friday, December 1, 2023	2	Mike Hudson, Jim Godo, Kathy West	
City Council: Jennifer Bruzan-Taylor and Ian Holzhauer	Monday, December 4, 2023	2	Mike Hudson, Jim Godo, Kathy West	
College Neighbors	Wednesday, January 17, 2024	12	Mike Hudson, Jim Godo, Kathy West, Natalie Vivacqua, Jeremy Borling, Jacob Imm	Nearly 1,000 invitations distributed.
North Central College Student Leaders Forum	Wednesday, February 7, 2024	40	Mike Hudson, Jim Godo	
North Central College Faculty and Staff Forums	Thursday, March 21, 2024	43	Mike Hudson, Jim Godo, Jeremy Borling	
College Neighbors	Wednesday, April 17, 2024	22	Mike Hudson, Jim Godo, Kathy West, Natalie Vivacqua, Jeremy Borling, Jacob Imm, Trustee Steve Rubin, Trustee and Neighbor Kris Hartner, KLOA Representative Brendan May	Nearly 1,000 invitations distributed.
City Staff: Allison Laff, Brad Iwicki, Sara Kopinski	Tuesday, May 7, 2024	3	Mike Hudson, Jim Godo, Kathy West, Natalie Vivacqua	





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## Introduction

North Central College’s mission states that we are “a diverse community of learners dedicated to preparing students to be curious, engaged, ethical, and purposeful citizens and leaders in local, national, and global contexts.”

This student-centered mission is at the heart of the 2024-2034 Master Land Use Plan (MLUP). Today’s students—and future generations to follow—will benefit from a vibrant campus that is thoughtfully planned to meet their academic, athletic, living, dining, gathering, recreational, and social needs. Such an environment will ensure that North Central College continues to lead the way in educating tomorrow’s healthcare practitioners, entrepreneurs, accountants, teachers, engineers, lawyers, writers, scientists, artists, community leaders, and other professionals vital to Naperville, the region, and the world.

One way the College ensures its readiness to adapt to the ever-changing needs of its students is to routinely update its MLUP. The 2024 MLUP is presented on the pages that follow.

## City of Naperville’s Land Use Master Plan

While one can learn more about the history of the MLUP later in this document, it is prudent to remind readers that the College’s MLUP was first adopted by the Naperville City Council in 1989 and subsequently in the years 2000 and 2010. This edition of the MLUP is the latest of the College’s routine updates, which typically occur every decade. It will be presented for adoption by the Naperville City Council. The 2024 edition was delayed from the originally planned update in 2020 due to the global COVID-19 pandemic and the College’s presidential leadership transition.

In March 2022, the Naperville City Council approved the [City’s 2021 Land Use Master Plan](#). In communicating about the plan, the City’s website states:

*“Naperville’s Land Use Master Plan (previously called the Comprehensive Master Plan), first adopted in 1960, serves as a guide for growth and development in the City. It provides direction to those seeking to develop their land, as well as the decision-makers who decide whether requests should be approved. As a guiding document, the Land Use Master Plan is subject to amendments or updates from time to time to remain current in light of changed concepts, conditions and preferences.”*



This edition of the MLUP is the latest of the College's routine updates, which typically occur every decade. It will be presented for adoption by the Naperville City Council.

There are several Naperville-based complimentary land use plans referenced in the City's 2021 plan, including North Central College's:

*"The 2021 Land Use Master Plan generally acts as the primary resource to guide land use and development in Naperville. However, certain areas of the community are addressed through recent and ongoing planning efforts that are complimentary to the direction of the 2021 Master Plan."*

*"Land Use and development for North Central College's campus is guided by a dedicated Master Land Use Plan. That document should be the primary policy guide for the campus area moving forward. The 2021 Land Use Master Plan works in concert with that document and does not supersede or alter its policies, maps, boundaries, and recommendations."*

## North Central College's 2024 MLUP Overview

The College's MLUP is presented on the pages that follow and the major sections include:

- An overview of North Central College, its history, rankings, accolades, key statistics, and other noteworthy items, along with the College's economic impact in the region and the state.
- The state of higher education and North Central College.
- Introduction to the College/University District (CUD) and its associated Zoning Ordinance.
- History and definition of the College's Master Land Use Plan.
- College facilities and a history of development.
- The core of the Master Land Use Plan:
  - » An overview of the MLUP and lessons learned from previous plans
  - » Property boundaries
  - » Addressing future curriculum needs
  - » Student housing
  - » Priority facility needs
  - » Historic preservation
  - » Building renovation and replacement
  - » Campus circulation, including vehicular traffic, pedestrian movement, and parking
  - » City of Naperville partnerships
  - » Developing campus, including areas for future development
  - » Architectural design
  - » Campus infrastructure
  - » Americans with Disabilities Act (ADA) accessibility
  - » The College as an arboretum
  - » Sustainability initiatives
  - » Campus identity and appearance
- Conclusion
- Appendices

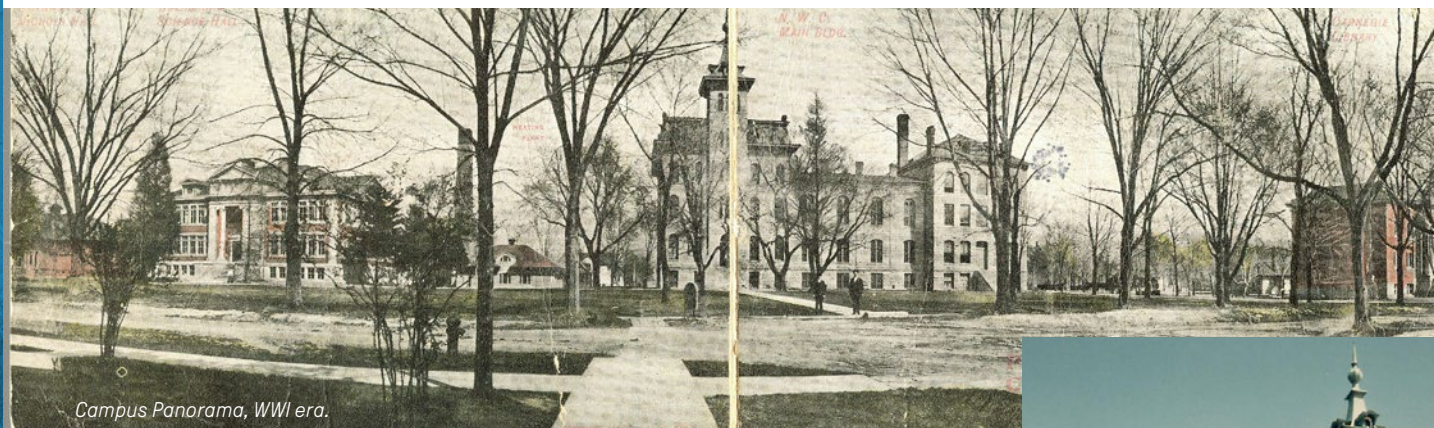
## Growth and Expansion

There have been many periods of growth and expansion in the College's 163-year history, including at least one new facility in each decade since its founding. The College has grown from a two-story facility in 1861 and a four-story limestone building in 1870, to today's 44 facilities strategically distributed across its 69.4-acre campus. With the January 2024 opening of the Parking Pavilion, the College has completed a period of significant capital additions that began with the Wentz Concert Hall and Fine Arts Center in 2008.

North Central's founders—and those in Naperville who attracted the College to this great community—had vision, grit, and determination. Collectively, they built Old Main from nearby quarries and catapulted the College on an upward trajectory and a legacy of growth and expansion that continues today.

The Master Land Use Plan exists to ensure that future generations are the beneficiaries of the same thoughtful planning that yields a thriving campus with vibrant places to live and learn.

In the months ahead, the College will establish a new Strategic Plan with visions and ambitions for a prosperous future. Updating the College's MLUP is a routine and necessary step that provides a road map for future buildings and grounds decisions in support of the strategic plan and the College's students.



*Campus Panorama, WWI era.*

A campus master plan is a way to visualize the College's needs at a single point in time. This plan—much the way its predecessor plans did—will likely evolve, based on the availability of funding and other factors. The North Central College MLUP is a set of guidelines, rather than a rulebook, that provides guidance for how the College may utilize its property.

If the College receives a major gift or accumulates significant financial resources in the months or years ahead, the MLUP establishes the framework to utilize those resources for the benefit of students, faculty, and staff. This document isn't a timeline, nor does it communicate when to expect a new academic, athletic, or student life building to open or a renovation to begin on one of the College's existing facilities. Instead, the 2024 MLUP provides the guidelines for how the College will proceed when the time comes to address one or more facility needs.

The College's buildings are more than just facilities. Each fall, North Central College welcomes a group of new undergraduate and graduate students who join existing members of the Cardinal community. The buildings and grounds, along with the tree-lined streets and walkways, and the cardinal red signs define the campus that becomes their home. Faculty and staff spend their professional lives on campus fulfilling the College's mission in service to students. The 2024 MLUP builds upon the guidelines for how the College will enhance its campus in the years ahead, with a steadfast commitment to teaching and learning. It is the College's fervent wish that this document be informative, educational, and resourceful. Enjoy the 2024 North Central College MLUP!



*Students on Old Main lawn, ca 1965.*





## College/University District Zoning and Master Land Use Plan History

This section of the 2024 MLUP provides historical context regarding the MLUP, a summary of some key elements from previous plans, and provides the operational definition of what the MLUP is—and conversely what it is not.

The MLUP continues to be the product of close collaboration with the City of Naperville, serving as a guide that works within the regulations of the City's College/University District (CUD) Zoning Ordinance.

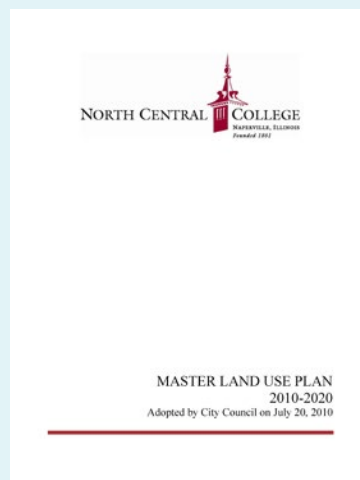
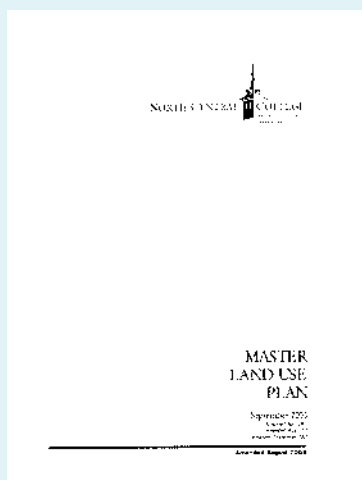
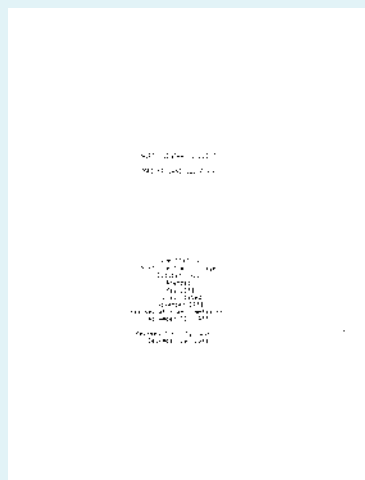
### Original Master Land Use Plan

The College's first MLUP was adopted by the City of Naperville in 1989 and incorporated into the City's overall master plan. The 1989 MLUP was developed as a guide in response to a desire by the College, the neighborhoods surrounding campus, and the City to anticipate and publicly document potential uses of the College's property in support of its students. Its creation was the result of a few key moments in the evolution of the College and the surrounding neighborhood:

- The College enjoys a unique campus setting around which residential neighborhoods were established, including what is now Naperville's beloved Historic District. As the College grew and expanded, it was important for there to be harmony between the College and the neighborhood.
- As the College was growing and developing, so too was Naperville's vibrant downtown and the Historic District. The College, its neighbors, and the City recognized the importance of bridging Naperville's vibrant downtown to its Historic District. The North Central College campus serves as the perfect bridge between the two and the MLUP codifies the important community connections.
- North Central College experienced significant enrollment growth in the 1980s. This growth sparked a spirited debate among the College, its neighbors, and the City of Naperville regarding parking and expansion concerns.

The 1989 MLUP played an important role in establishing guidelines that remain in existence today. The original plan established campus boundaries within which the College could develop its property in accordance with the College/University District Zoning Ordinance. The College's boundaries have expanded since the first MLUP. Along with the College's original MLUP, the City and the College also implemented four-hour on-street parking within the neighborhood. To this day, the four-hour parking restriction in the neighborhood allows on-street parking to be part of the College's overall parking plan, while preventing Metra commuters from leaving cars parked on the street for the entire workday.

*North Central College has produced three previous master land use plans in 1989, 2000, and 2010.*





## SUBSEQUENT MASTER LAND USE PLANS

Building upon the original MLUP, the College updated and adopted subsequent 10-year plans in 2000 and 2010.

### MLUP 2000

Important additions in the 2000 plan included a comprehensive parking and traffic analysis, which guided the College's expansion of parking from 780 spaces in 2000 to 1,538 spaces in spring 2024, with the addition of the new 542-space Parking Pavilion.

Also included in the 2000 MLUP was a summary of the College's stormwater management plan, which:

- Described the work done at North Central College to bring considerable relief as part of the Steeple Run Flood Control Project south of Chicago Avenue in the wake of Naperville's historic 1996 "100-year flood."
- Documented how the College manages stormwater throughout its campus in accordance with City of Naperville and DuPage County requirements.

Finally, the 2000 MLUP introduced a summary of the College's utility support and a description of its underground communication system infrastructure.

### MLUP 2010

The College's 2010 plan identified potential future campus growth opportunities, highlighted the College's commitment to sustainability, and addressed the College's overall campus identity, appearance, landscaping, signage, and site furnishings. The 2024 MLUP builds upon this work as the College anticipates opportunities to further beautify its campus and better mark its borders with signage, gateways, monuments, and other expressions that highlight a collegiate atmosphere for prospective and current students, faculty, staff, visitors, the neighborhood, and the broader community.







### What is a Master Land Use Plan?

Importantly, the College's MLUP should be viewed as a guide. It is not regulatory and does not enable any campus development outright. Instead, campus projects must abide by the City of Naperville's College/University District (CUD) Zoning Ordinance and other regulations. The MLUP is adopted and incorporated as part of the City of Naperville's Land Use Master Plan and serves as a vision for the future of land use on the campus of North Central College.

It is, therefore, essential to understand the context for how the MLUP applies to the campus.

#### THE MLUP IS:

- An identification of the College's existing property and boundaries highlighting areas of campus that could be developed—or redeveloped—in the future.
- An identification of potential facility needs in the next decade and a broad vision for the future of land use on the campus of North Central College.
- A recap of the College's developmental history, including lessons learned through past development.
- A high-level guiding policy document for College land use and decision making.
- A resource for the City of Naperville, the surrounding neighborhood, and the broader community.
- A summary of the College's existing parking; vehicular and pedestrian traffic; sustainability; stormwater management; and arboretum plans.
- A document that functions in accordance with the City of Naperville's CUD Zoning Ordinance, which regulates building height, property setbacks, and other requirements on College property.
- A flexible plan that will evolve as financial circumstances, marketplace dynamics, and College needs change over time. For instance, if the College received a significant financial gift or other financial resources to fund development and construction of a needed campus facility, the MLUP provides the framework for how to assess the highest and best use of the College's property and how to proceed according to the City's regulations.

#### THE MLUP IS NOT:

- An established timeline for new buildings. It won't communicate when to expect a new facility to be built or a renovation to begin on an existing facility.
- A map designating specific locations for any future facilities.
- A regulatory plan or zoning ordinance. The MLUP does not offer the same level of specificity, serve the same purpose, nor does it alter or amend the CUD Zoning Ordinance or other existing regulations.





## College/University District Zoning Ordinance

The City of Naperville established the College/University District (CUD) Zoning Ordinance in 1989 and made modifications in 2001. Importantly, CUD Zoning applies to any college or university operating within Naperville, although there are specific requirements and entitlements for North Central College given its location within a residential neighborhood. For example, the College does not have a requirement to include parking islands within its parking lots, which allows the College to maximize its on campus parking space.

The City's CUD Zoning Ordinance is regulatory and intended to:

- Establish specific regulations for development of the College's property and to promote higher education within campus boundaries.
- Establish the area in which the College may continue to operate in harmony with the surrounding residential and business areas, while serving its undergraduate and graduate students.
- Work in concert with the College's MLUP.

The North Central College campus was rezoned from R2 to CU in 1989. Since the original rezoning, the College has acquired additional property that has been rezoned CU, including:

PROPERTY	MAP NUMBER	REZONING	ORDINANCE NUMBER	DATE
109 South Loomis Street	NA	R2 / CU	Ordinance No. 89-63	March 20, 1989
Campus Store	22	OCI / CU	Ordinance No. 91-130	August 6, 1991
Wentz Concert Hall	23	NA	Ordinance No. 91-130	August 6, 1991
Meiley-Swallow Hall	13	R2 / CU	Ordinance No. 04-153	September 7, 2004
Wentz Concert Hall	23	OCI / CU	Ordinance No. 06-044	February 20, 2006
A.A. Smith House	16	R2 / CU	Ordinance No. 12-142	November 20, 2012
Hammersmith House	18	R2 / CU	Ordinance No. 12-142	November 20, 2012
Oliver Hall	35	R1B / CU	Ordinance No. 12-142	November 20, 2012
224 East Chicago Avenue	34	R1B / CU	Ordinance No. 12-142	November 20, 2012
Edward Everett Rall House	36	R1B / CU	Ordinance No. 12-142	November 20, 2012
Abe House	21	B5 / CU	Ordinance No. 12-142	November 20, 2012
Fort Hill Campus	NA	R1B / CU	Ordinance No. 12-142	November 20, 2012
40 East Jefferson Avenue	20	B5 / CU	Ordinance No. 17-039	March 22, 2017
5 South Loomis Street	15	R2 / CU	Ordinance No. 22-076	July 20, 2022

## Campus Map

Provided on page 10, the College's comprehensive campus map is current at the time of the 2024 MLUP and shows the College's 44 buildings, parking lots, electric vehicle charging stations, food service options, emergency phone locations, and other campus features. Versions of this base map are used throughout the 2024 MLUP to illustrate various aspects of development.





# NORTH CENTRAL COLLEGE 1861

30 N. Brainerd Street • Naperville, IL 60540  
630.637.5100 • northcentralcollege.edu

1. 225 N. Loomis House [H225]
2. Kimmel Residence Hall [KL] 224 N. Loomis St.
3. Larrance Academic Center [LAC]  
309 E. School St.
4. Klekhofer Hall and Kotten Chapel [KH]  
329 E. School St.
5. Seybert Hall [ST] 208 N. Loomis St.
6. Oesterle Library & Learning Commons  
[LIB] 320 E. School St.
7. Goldspohn Hall [G] 31 N. Loomis St.
8. School of Business & Entrepreneurship [BE]  
40 N. Brainerd St.
9. Rolland Center Boilerhouse Café [RC]  
29 N. Loomis St.
10. Old Main [OM] 30 N. Brainerd St.
11. Carnegie Hall [C] 10 N. Brainerd St.
12. Harold and Eva White Activities Center [WAC]  
325 E. Benton Ave.
13. Meiley-Swallow Hall [MS] 31 S. Ellsworth St.
14. Pfeiffer Hall [PH] 310 E. Benton Ave.
15. 5 S. Loomis St. [H326/5]
16. A.A. Smith House [H28] 28 S. Loomis St.
17. 116 S. Brainerd House [H116]
18. Hammersmith House [H120/122]  
120/122 S. Brainerd St.
19. Wentz Science Center [WSC] 131 S. Loomis St.
20. 40 E. Jefferson House [H40]
21. Abe House [H48] 48 E. Jefferson Ave.
22. Campus Store [B100] 100 E. Jefferson Ave.
23. Wentz Concert Hall/Fine Arts Center [FAC]  
171 E. Chicago Ave.
24. Geiger Residence Hall [GR] 221 E. Chicago Ave.
25. Kaufman Dining Hall [K] 221 S. Brainerd St.
26. Rall Residence Hall [RL] 211 S. Brainerd St.
27. Seager Residence Hall [SR] 311 E. Chicago Ave.
28. Schneller Residence Hall [SSH]  
147 S. Loomis St.
29. President's House 409 E. Chicago Ave.
30. Wentz Center for Health Sciences & Engineering  
160 E. Chicago Ave.
31. Patterson Residence Hall [PRH]  
180 E. Chicago Ave.
32. Ward Residence Hall [WH] 192 E. Chicago Ave.
33. New Hall Residence Hall [NH]  
451 S. Brainerd St.
34. 224 E. Chicago House [H224]
35. Oliver Hall [WONC] 232 E. Chicago Ave.
36. Edward Everett Rall House 329 S. Brainerd St.
37. Parking Pavilion 415 S. Brainerd St.
38. Benedetti-Wehrli Stadium [STAD]  
455 S. Brainerd St.
39. Merner Field House [MF] 450 S. Brainerd St.
40. Residence Hall/Recreation Center [RRC]  
440 S. Brainerd St.
41. Zimmerman Stadium 467 S. Brainerd St.
42. Athletics Practice Field
43. Shanower Family Field 435 S. Loomis St.
44. Operations, Maintenance, Receiving  
& Scene Shop [M999] 999 E. Chicago Ave.
45. Riverview Property







## SECTION II

### North Central College's History and Hometown . . . . . 13

History . . . . . 13

A College and Its Hometown . . . . . 13

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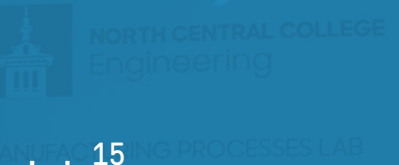
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## North Central College's History and Hometown

Class picture, circa 1880.



### History

It was November 11, 1861, when 40 students began their studies in a two-story building at an institution founded as Plainfield College. Soon after, the College's Board of Trustees relocated the institution to Naperville—a community with greater opportunities for expansion, better access to railroad transportation, and a variety of businesses.

The Old Main cornerstone was laid in the spring of 1870 on property donated by Delcar Sleight (the Sleight Street namesake) with limestone gathered from local quarries, and Naperville residents donated the \$25,000 necessary for the building's construction. At the time, Old Main stood tall on the edge of a small, but ambitious town with a population fewer than 2,000.



May fete, circa 1914.

Today, thanks to decades of thoughtful and strategic planning and development, the College thrives with a campus that has expanded to 69.4 acres, with 44 facilities and nearly 1.35 million square feet of space — serving the College's academic, artistic, athletic, dining, residential, administrative, operational, and community outreach endeavors.

It is North Central's mission to serve a broad array of undergraduate and graduate students from across the region, throughout the country and around the globe who seek the College and its unique Naperville location to further their studies and launch their careers. In fall 2023, the College's total enrollment stood at 2,856. Today North Central maintains its position of strength as one of the great higher education success stories in the region.

At the core of the College's success is a world-class faculty, who deliver inspired instruction and a transformative educational experience. Great teaching has always been synonymous with a North Central College education. The College's faculty deliver more than 90 undergraduate majors and 21 graduate degree programs, including an expanding portfolio of offerings in the graduate health sciences. The array of innovative undergraduate and graduate programs is central to preparing future generations to be curious, engaged, ethical, and purposeful citizens and leaders in local, national, and global contexts.

### A College and Its Hometown

North Central College is proud of its location in one of the country's most desirable cities: Naperville, Illinois. The advantages of calling Naperville "home" include its thriving economic environment; two school districts with national reputations and top achievement scores; a diverse population with supporting faith and social organizations; an array of recreational and environmental programs with a focus on the community's Riverwalk that links to North Central's campus; and cultural opportunities both locally and in Chicago. All these factors make Naperville an ideal location for North Central College and its students.

Since its move to Naperville in 1870, North Central College has been an integral part of the life of the city—and vice versa. As the community grew from fewer than 2,000 when Old Main was built to a city approaching 150,000—the fourth largest city in the state—the College has been an important contributor to Naperville's quality of life. The College has shared expertise, facilities, cultural activities and, most significantly, produced graduates who go on to lead and serve in local schools, healthcare organizations, city government, and downtown and area businesses.

Many students who choose North Central College opt to stay in the area after they graduate. Today, nearly 3,000 North Central College alumni live in Naperville and nearly 18,000 alumni live in the Chicago area (Cook County; DuPage County; Kane County; Kendall County; Lake County, Illinois; Lake County, Indiana; McHenry County; and Will County). Another source of Cardinal Pride is that more than 175 alumni are among the College's faculty and staff.





North Central College's campus provides a charming transition between Downtown Naperville and the residential neighborhood. Its students are an important part of Naperville's workforce and its campus community and visitors frequent the shops and restaurants throughout the year.

The College has historically been a place where the local community gathers—for athletic events, theatrical performances, summer camps, business conferences, and more. This tradition remains today with the College serving as a host site for many community events including the annual Wes Spencer Crosstown Classic football game (pictured below), high school fine arts events, and smaller gatherings for the Chamber of Commerce and other civic organizations.

Another important relationship exists between the College and its immediate neighborhood. The College strives to be a good neighbor, building and maintaining relationships with nearby residents through consistent communication; regular meetings; day-to-day interactions with students, faculty, and staff; building adaptation; landscaping; and parking and traffic management.

Today, the College and its hometown are thriving, in part because of thoughtful planning for decades. In the years to come, the City's Land Use Master Plan will be an important framework for how this great community evolves. At the same, the College's 2024 MLUP establishes the guidelines for how the College will change to serve future generations of undergraduate and graduate students. The College will undoubtedly adapt with new and updated facilities that adhere to the City's regulations and the vision of this MLUP.



## About North Central College

### Location: Naperville, Illinois

- 4th largest city in Illinois
- 1st “Best Cities to Live in America” (Niche, 2024)
- 1st “Best Cities to Raise a Family in America” (Niche, 2024)
- 1st “Cities with the Best Public Schools in America” (Niche, 2024)
- 1st “Safest City in America” (MoneyGeek, 2023)

North Central College is a 30-minute express train ride to downtown Chicago and steps from Naperville’s dynamic downtown, with its Riverwalk and array of dining and shopping options. Naperville and other surrounding communities in DuPage County are home to many corporate headquarters, providing North Central students with easy access to internships and jobs.



### College Accolades

- Named among U.S. News & World Report’s **“Best Colleges”** for 29 years in a row
  - » 2023 Regional Universities Midwest:
    - ◇ Best Regional Universities, No. 24
    - ◇ Most Innovative Schools, No. 11
    - ◇ Best Undergraduate Teaching, No. 6
    - ◇ Best Value Schools, No. 33
- Princeton Review’s 2024 **“Best Midwestern Colleges”**
- **“America’s Best Colleges”** by Money magazine, 2023
- **“Best Colleges in America”** by The Wall Street Journal/Times Higher Education, 2022
- Forbes’ **“America’s Top Colleges,”** 2022
- Phi Theta Kappa’s Transfer Honor Roll, 2023



### Class of 2023 Profile

#### 709 Degree Recipients

- 583 bachelor’s degree recipients
- 126 master’s degree recipients

### Engaged Alumni

- **35,000+** Alumni who are highly engaged in their communities, professions and as lifelong Cardinals
- **18,000+** of our alumni choose to make Naperville and the surrounding area their home

### Beyond The Classroom

- 100+ student organizations and activities
- Nationally ranked NCAA Division III athletics programs
  - » 26 intercollegiate sports teams
    - ◇ 13 men’s programs
    - ◇ 13 women’s programs\*
  - » 44 team national championships
  - » 152 individual and relay national champions
  - » 246 CCIW conference championships

\*Women’s wrestling and triathlon are not NCAA athletics programs.



## Student Population

**2,856**

total  
students

**2,397**

undergraduate

**459**

graduate



**83%**

from Illinois



**17%**

from outside  
Illinois

**36**

states  
represented

**51**

countries  
represented



**53%**

live on campus



**47%**

commute to campus



**49%**

identify as male



**51%**

identify as female



**36%**

first-generation  
college students



**36%**

student  
athletes



**33%**

identify as  
students of color



## Faculty and Staff

**288**

full-time staff

**177**

full-time  
faculty

**87**

tenured faculty

**30**

tenure-track faculty



**100%**

tenure-track  
faculty hold Ph.D. or  
terminal degree in  
their field



**68%**

of courses  
taught by  
full-time  
faculty

**12:1**

student-faculty  
ratio

**0**

teaching  
assistants

**19.2**

average  
class size

## Academics

- 3 academic schools / colleges:
  - » College of Arts & Sciences
  - » School of Business & Entrepreneurship
  - » School of Education & Health Sciences
- 90+ undergraduate majors
- 65 undergraduate minors
- 2 undergraduate concentrations
- 10 interdisciplinary programs
- 21 graduate degree programs
- 8 graduate certificates
- 35 education-abroad programs in 20+ different countries

## Noteworthy

### FIRST GENERATION PROGRAM

North Central's nationally renowned and award-winning Cardinal First program provides comprehensive support and resources—from student orientation through Commencement—for students who are the first in their families to attend college.

### BLOOMBERG FINANCE LAB

The Bloomberg Finance Lab is where students in the School of Business and Entrepreneurship gain hands-on experience using cutting-edge software to analyze data and market trends, and where they can become certified on Bloomberg's unique proprietary software.

### WENTZ CONCERT HALL

North Central's Dr. Myron Wentz Concert Hall is hailed as a premier destination to appreciate performances of classical, jazz and contemporary music. The west suburban home of the Chicago Sinfonietta and the DuPage Symphony Orchestra, the concert hall also enables student musicians to perform in a world-class facility for campus and community audiences alike.



### WENTZ SCIENCE CENTER

The Dr. Myron Wentz Science Center is one of the premier comprehensive science centers in the Midwest, with four levels of advanced laboratory spaces, modern classrooms and more.

### WENTZ CENTER FOR HEALTH SCIENCES AND ENGINEERING

The state-of-the-art Dr. Myron Wentz Center for Health Sciences and Engineering is home to North Central's growing suite of undergraduate and graduate offerings in the health sciences, as well as the College's ABET-accredited undergraduate engineering programs.

### UNITED METHODIST CHURCH

Since its founding, North Central has been affiliated with the United Methodist Church. Students from different faith traditions unite as a campus community, where mutual respect produces vibrant discussion and collective action.



## Majors, Minors, and Programs

### UNDERGRADUATE

#### (Bachelor's Degree)

Accounting	Environmental Studies
Actuarial Science	Environmental Studies Education
Animation*	Ethical Leadership
Anthropology	Ethics*
Applied Communication*	Exercise Science
Applied Health Sciences**	Film and Screen Studies*
Applied Mathematics	Finance
Art Education	French
Art History	French and Francophone Studies
Athletic Training†	Gender and Sexuality Studies*
Biochemistry	German
Biology	German Studies
Biology Education	Global Studies
Business Economics	Graphic Design
Business Management	Health Science
Chemistry	History
Chemistry Education	History of Ideas*
Chicago Area Studies*	Human Resource Management
Chinese	Industrial/Organizational Psychology*
Classical Studies*	Interactive Media Studies
Communication Studies	Interdisciplinary Science
Community Health Promotion*	International Business
Computer Science	Japanese
Conflict Resolution*	Jazz Studies
Criminology	Journalism and Media Communication
Dance*	Law (Pre)
Dentistry (Pre)	Marketing
Design	Mathematics
Diagnostic Medical Sonography	Medicine (Pre)
East Asian Studies	Middle Eastern and North African Studies (MENA)*
Economics	Music
Education Studies	Music Composition
Elementary Education	Music Education
Engineering (Computer)	Music Performance
Engineering Physics (dual-degree)	Musical Theatre
Engineering (Electrical)	Neuroscience
Engineering (Mechanical)	Nuclear Medicine Technology
English: Literature	Nursing (Pre)
English: Writing	Nutrition Science
English Education	
English Language Learner*	
Entrepreneurship	
Environmental Science	

\*Minor only

\*\*The North Central College Applied Health Sciences major offers students, who have previously completed an Associate in Science (A.S.) or an Associate in Applied Science (A.A.S.) degree and have a certification within their respective healthcare field, an opportunity for advancement by providing a pathway to earn a bachelor's degree.

† Undergraduate programs with pathways to graduate degrees. Space is limited, competitive and requires a separate application into graduate program.

†† The master's degree in nursing and post-graduate APRN certificate program at North Central College is pursuing initial accreditation by the Commission on Collegiate Nursing Education ([www.ccnaccreditation.org](http://www.ccnaccreditation.org)). Applying for accreditation does not guarantee that accreditation will be granted. Candidate for Accreditation is an accreditation status of affiliation with the Commission on Accreditation in Physical Therapy Education that indicates the program may matriculate students in technical/professional courses. Achievement of Candidate for Accreditation status does not assure that the program will be granted Initial Accreditation.

††† The ARC-PA has granted Accreditation-Provisional status to the North Central College Master of Physician Assistant Studies Program sponsored by North Central College. Accreditation-Provisional is an accreditation status granted when the plans and resource allocation, if fully implemented as planned, of a proposed program that has not yet enrolled students appear to demonstrate the program's ability to meet the ARC-PA Standards or when a program holding Accreditation-Provisional status appears to demonstrate continued progress in complying with the Standards as it prepares for the graduation of the first class (cohort) of students. Accreditation-Provisional does not ensure any subsequent accreditation status. It is limited to no more than five years from matriculation of the first class. The program's accreditation history can be viewed on the ARC-PA website at <http://www.arc-pa.org/accreditation-history-north-central-college/>.

### UNDERGRADUATE & GRADUATE PATHWAY PROGRAMS†

Athletic Training (BS/MAT)  
Occupational Therapy (BS/MOT)  
Physical Therapy (BS/DPT)  
Physician's Assistant (BS/MPAS)

### GRADUATE (Master's Degree)

Master of Arts in Higher Education Leadership  
Master of Arts in Liberal Studies  
Master of Arts in Organizational Leadership  
Master of Arts in Professional and Creative Writing  
Master of Arts in Sports Leadership  
Master of Arts in Trauma-Informed Practice  
Master of Athletic Training  
Master of Business Administration - three specializations  
Master of Education in Educational Leadership  
Master of Occupational Therapy  
Master of Science in Nursing†† - four tracks  
Master of Science in Physician Assistant Studies†††

### GRADUATE (Doctoral Degree)

Doctor of Physical Therapy††††  
Occupational Therapy Doctorate†††††  
Post-Professional Occupational Therapy Doctorate†††††

Occupational Therapy†  
Optometry (Pre)  
Organizational Communication  
Pharmacy (Pre)  
Philosophy  
Physical Therapy†  
Physician Assistant†  
Physics  
Physics Education  
Podiatry (Pre)  
Political Science  
Professional Spanish\*  
Psychology  
Public Relations\*  
Radiation Therapy  
Religious Studies  
Secondary Education  
Social Entrepreneurship  
Social Innovation\*  
Social Science and History  
Sociology  
Spanish  
Special Education  
Sport Management  
Studio Art  
Strength and Conditioning\*  
TESOL (Teaching of English to Speakers of Other Languages)\*  
Theatre  
Theatrical Design and Technology  
Veterinary Medicine (Pre)

### SHIMER GREAT BOOKS SCHOOL

Shimer Great Books School, Humanities  
Shimer Great Books School, Liberal Studies  
Shimer Great Books School, Natural Sciences  
Shimer Great Books School, Social Sciences

†††††Effective October 25, 2022, North Central College has been granted Candidate for Accreditation status by the Commission on Accreditation in Physical Therapy Education (3030 Potomac Ave., Suite 100, Alexandria, Virginia 22305-3085; phone: 703-706-3245; email: [accreditation@apta.org](mailto:accreditation@apta.org)). If needing to contact the program/institution directly, please call 630-637-5835 or email [sscholtes@noctrl.edu](mailto:sscholtes@noctrl.edu). Candidate for Accreditation is an accreditation status of affiliation with the Commission on Accreditation in Physical Therapy Education that indicates the program may matriculate students in technical/professional courses. Achievement of Candidate for Accreditation status does not assure that the program will be granted Initial Accreditation.

††††† The entry-level occupational therapy doctoral degree program has applied for accreditation and has been granted Candidacy Status by the Accreditation Council for Occupational Therapy Education (ACOTE) of the American Occupational Therapy Association (AOTA), located at 6116 Executive Boulevard, Suite 200, North Bethesda, MD 20852-4929. ACOTE's telephone number c/o AOTA is (301) 652-AOTA and its web address is [www.acoteonline.org](http://www.acoteonline.org). The program must have a preaccreditation review, complete an on-site evaluation, and be granted Accreditation Status before its graduates will be eligible to sit for the national certification examination for the occupational therapist administered by the National Board for Certification in Occupational Therapy (NBCOT). After successful completion of this exam, the individual will be an Occupational Therapist, Registered (OTR). In addition, all states require licensure in order to practice; however, state licenses are usually based on the results of the NBCOT Certification Examination. Note that a felony conviction may affect a graduate's ability to sit for the NBCOT certification examination or attain state licensure.

Students must complete 24 weeks of Level II fieldwork as well as an individual 14-week capstone experience within 24 months following the completion of the didactic portion of the program. The doctoral capstone experience must be started after completion of all coursework and Level II fieldwork as well as completion of preparatory activities defined in 2018 ACOTE OTD Standard D.1.3.



## Economic Impact

North Central College—with its 2,850 students, nearly 800 faculty and staff, and tens of thousands of annual visitors—has a significant economic impact on Naperville, the downtown district, and the region.

The following economic impact data was generated using the Federation of Independent Illinois Colleges and Universities (FIIUCU) calculator:

THE COLLEGE'S TOTAL ECONOMIC IMPACT	
Total Economic Impact Generated to State	\$162,472,304
Total Jobs Generated in State	1,514
Total Economic Impact in Illinois Economic Development Region	\$132,917,657
Total Jobs Generated in Illinois Economic Development Region	1,365

TAX REVENUE GENERATED	
Sales	\$1,903,688
Property	\$2,137,811
Income	\$1,365,580
FICA	\$2,330,015
Federal	\$8,967,281
Total	\$16,704,374

TOTAL IMPACT OF IN-STATE ALUMNI	
Total Economic Impact Generated to State	\$942,264,568
Total Jobs Generated in State	4,014

The College is a member of the Federation of Independent Illinois Colleges and Universities (FIIUCU), which offers an economic impact calculator tool on its website, where it explains:

*"The Federation of Independent Illinois Colleges and Universities (FIIUCU) provides this online tool to show estimated statewide and Illinois Economic Development Region impact. These estimates are of overall economic impact, jobs created, and tax revenue generated to the state of Illinois and the federal government. This calculator also provides capital expenditure and alumni impact data. These figures are available by the total FIIUCU sector and by individual institution. This calculator allows you to model the effects of updated input values (e.g., capital expenditure amount) on economic outcomes. In this way, the calculator allows for refinement to the numbers representing the different economic analysis levels (i.e., the state and the region)."*

The FIIUCU website also provides an explanation of its economic impact methodology:

*"Input-Output Analysis has served as a primary tool for tracing the economic linkages between various economic sectors and whole communities since the 1930's. This study utilized input-output analysis to show direct, indirect and induced industry output and employment as a result of institutional E&G (Education and General) expenditures, construction, independent operations, related student expenditures and visitor activity."*

The values entered in the calculator tool for each institution are preloaded from the FY 2020 IPEDS Finance Report. The Illinois Economic Development Regions are used to generate the local economic impact calculations generated by the calculator tool and are aligned with the Illinois Department of Employment Security. North Central College is in Region 4 (Northeast – Cook, DeKalb, DuPage, Grundy, Kane, Kankakee, Kendall, Lake, McHenry, Will counties).



Regarding Capital Expenditures, the calculator tool allows institutions to enter custom data based on direct costs of specific capital projects. For example, the combined direct construction costs of the Wentz Science Center (2017) and Wentz Center for Health Sciences and Engineering (2021) had a significant economic impact on the State and the Region.

FIVE-YEAR IMPACT OF CAPITAL EXPENDITURES—SCIENCE/HEALTH SCIENCES & ENGINEERING	
Total Economic Impact Generated to State over Five Years	\$154,624,315
Total Jobs Generated in State over Five Years	447
Total Local Impact	\$131,430,668
Total Local Jobs	380

According to the economic impact calculator, the College's Parking Pavilion, which opened in January 2024, generated additional jobs and had a significant economic impact:

FIVE-YEAR IMPACT OF CAPITAL EXPENDITURES—PARKING PAVILION	
Total Economic Impact Generated to State over Five Years	\$38,656,079
Total Jobs Generated in State over Five Years	112
Total Local Impact	\$32,857,667
Total Local Jobs	95

North Central College serves as an economic engine within the Naperville community and throughout the region. Not every community is fortunate to have a college campus in its midst. Students, faculty, staff, and visitors frequent local businesses and restaurants; students fill jobs; College alumni are a permanent part of the State's workforce, with nearly 3,000 living in Naperville; construction generates jobs and economic value; and the College's campus is a destination, with Downtown Naperville and the region as the additional beneficiaries. The College's presence contributes jobs, taxes, and overall economic stimulation, and its ongoing stability is important to the local economy.

## Strategic Plan

In summer 2024, the College established a strategic planning process that will likely be completed during the 2024-2025 academic year. While it is impossible to predict the tenets of a future Strategic Plan, the College's MLUP—paired with the College/University District (CUD) Zoning Ordinance and City regulations—establishes the principles and guidelines for how the College will proceed when it's time to further develop its property.

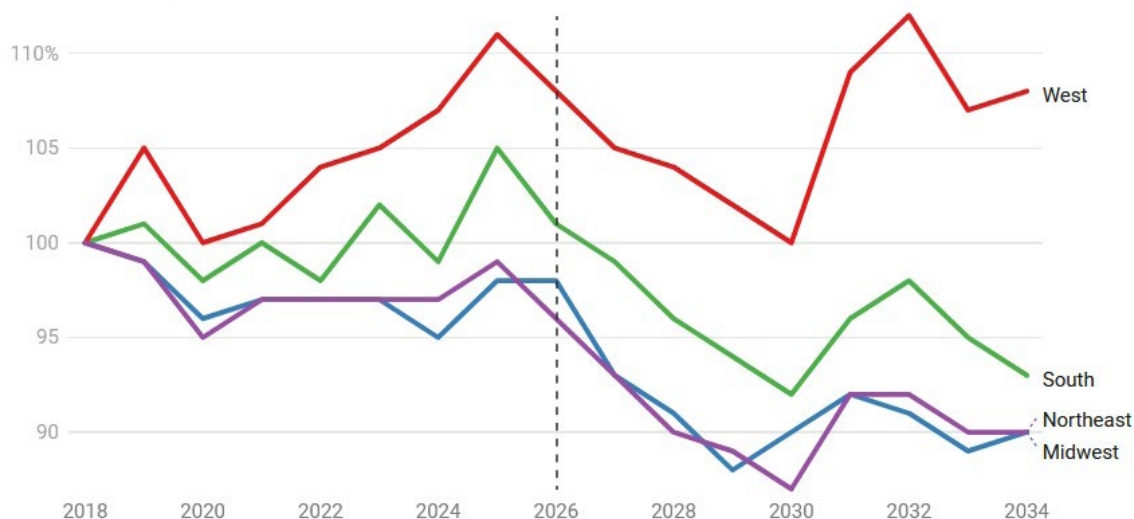


## The State of Higher Education and North Central College

### Higher Education Landscape

Higher education professionals throughout the country are acutely aware of an approaching “birth dearth” or “demographic cliff,” which is described in Nathan D. Grawe’s popular book “Demographics and the Demand for Higher Education.” Grawe cites data regarding the 2008 recession, which resulted in a dramatic decrease of child births nationwide. In 2026 (18 years later) the number of high school graduates will drop by 15%, a “demographic cliff” that will apply considerable enrollment pressure on colleges and universities nationwide, and particularly for institutions in the Northeast and Midwest. “The impact of a declining US birthrate will ripple throughout all aspects of higher education, affecting students and their families, faculty and staff, campus finances and infrastructure, and even local communities and industry.”

### 4-Year Regional Colleges



Source: Nathan D. Grawe, “The Agile College” • Get the data • Created with Datawrapper

### Academic Program Strategies for Success

Colleges such as North Central have been preparing for this looming demographic cliff with a variety of strategies, including expansion and diversification of their enrollment mix. Since 2015, North Central has launched several academic programs to position itself against the higher education headwinds.



### Health Sciences

North Central has taken great strides to expand its program offerings in the health sciences, at both the undergraduate and graduate levels, with a strategic focus on advanced clinical practice programs. This is a strategic response to the changing healthcare landscape, the challenges faced in higher education, and the needs of students who have an eye toward fulfilling careers and growing demand in the healthcare field. The College’s expansion in these areas has also been buoyed by the Naperville area being home to many highly rated healthcare facilities and organizations, celebrating the important “town and gown” relationship that exists in a variety of ways.

To support the growth of these programs, the College opened its new Dr. Myron Wentz Center for Health Sciences and Engineering in 2021. The \$17.9 million, 40,000-square-foot facility includes cutting-edge technology — such as virtual cadavers — as well as simulated hospital rooms and collaboration space designed to provide students with real, hands-on experience to prepare them for successful careers in the field.



## Science, Technology, Engineering, and Mathematics (STEM)

In 2018, North Central introduced its undergraduate engineering program with four-year bachelor of science degrees in computer, electrical, and mechanical engineering. The distinctive program pairs hands-on learning in the College's cutting-edge facilities with a comprehensive liberal arts education, resulting in the "ideal engineer" who has equal parts technical knowledge and experience, along with communication and teamwork skills.

North Central engineering students have access to high-tech resources and leading technology, including the Molex Advanced Electronics Lab, the Omron Design and Automation Lab, a computing applications lab, and a metrology lab. The state-of-the-art Dr. Myron Wentz Center for Health Sciences and Engineering is home to the College's new Manufacturing Processes Lab, which provides hands-on learning opportunities in a real manufacturing environment. The lab supports faculty and sponsored research, independent projects, and a wide range of extracurricular engineering activities.



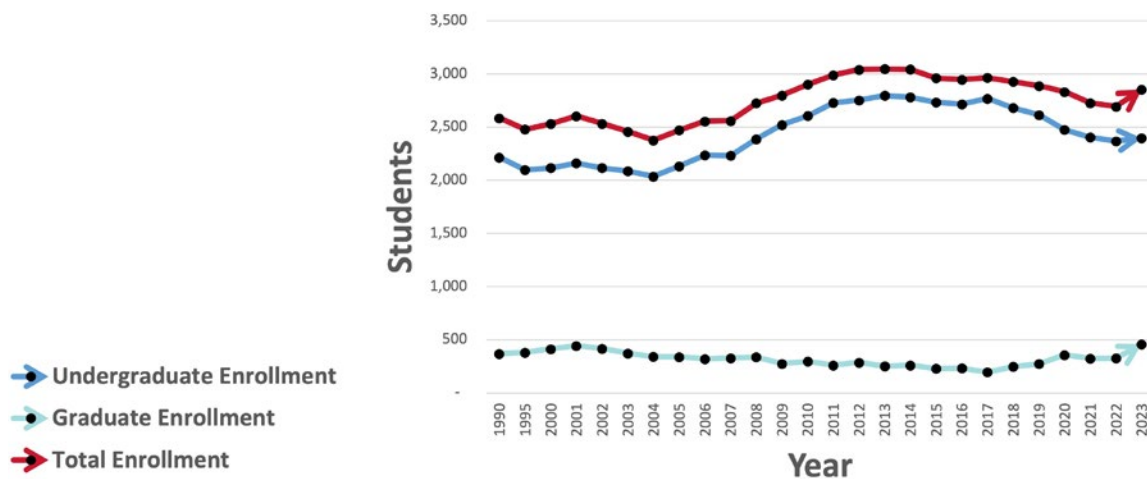
A complete list of new undergraduate and graduate programs is provided on page 43 that addresses curriculum needs.

## A Healthy and Vibrant Campus

Several key indicators highlight the myriad ways North Central College remains healthy and vibrant as one of Naperville's cornerstone organizations:

- **Financial:** The College celebrated 51 consecutive years with a balanced budget for the 2022-2023 fiscal year.
- **Enrollment:** A glance at the College's enrollment picture since 1990 reveals the shifting demographic trends and effects of the graduate health science programs as a diversification of the overall enrollment mix.
- **Fundraising:** The College has averaged \$11.7 million each year the past five years. On June 30, 2023, the College completed the highly ambitious \$150 million Brilliant Future fundraising campaign, which was anchored by construction of the \$60 million Wentz Science Center.

# North Central College Enrollment: 1990 - 2023





- Academic:** The College has experienced significant growth in its academic offerings, particularly with the addition of graduate and undergraduate health science programs. Importantly, the Naperville community's future occupational therapists, physical therapists, physician assistants, and other health care professionals will be educated on North Central's campus.
- Athletic:** North Central College celebrates a rich tradition of athletic success with 44 team national championships, including the latest titles captured by the women's wrestling team in spring 2023 and the women's triathlon team in fall 2023. North Central ranks among the top programs in NCAA Division III for the most team and individual national championships, and is a leader in emerging women's programs like wrestling and triathlon.
- Student life:** There are more than 1,200 students living in the College's residence halls. North Central students work, intern, shop, and dine throughout Naperville and beyond. Their citizenship and involvement are additional hallmarks of the "town and gown" relationship celebrated by the College and the Naperville community.
- Alumni:** Naperville is home to nearly 3,000 North Central College alumni. More broadly, nearly 18,000 alumni live in the greater Chicago area. Students choose North Central College for their undergraduate and/or graduate education, and many then choose to stay in the area contributing to the success of the local community.













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## College Facilities and a History of Development Success

The College's relationship with Naperville extends to our City's government and staff, who make this community a great place to develop, grow, and prosper. Extraordinary facilities aid in fostering the rich teaching and learning environment embraced by the College's students, faculty, and staff. Throughout its history, the College has skillfully worked with the campus community, its neighbors, and City staff on a variety of development projects. Campus structures have been designed and constructed over many decades, reflecting a diverse mix of architectural styles, building types, and sizes. This is a proud and ongoing legacy for the College as it envisions the next 10 years and beyond.

### New Projects Completed Since the 2010 MLUP

Since completion of the 2010 MLUP, the College has made a significant capital investment to construct meaningful new facilities and renovate several existing facilities. These transformative projects have required careful planning, a close partnership with City staff and elected officials, and the ability to collaborate effectively with architects, general contractors, consultants, and other trades. The College's development was guided by the 2010 MLUP and in compliance with the College/University District (CUD) Zoning Ordinance.

Significant facility accomplishments since the adoption of the 2010 Master Land Use Plan:

- **1. Bambule Riverwalk Gateway:** Completed in 2011, the Bambule Riverwalk Gateway was a signature project highlighted by a partnership among North Central College, the Naperville Park District, the Naperville Riverwalk Commission, and the Riverwalk Foundation to create a pleasing pedestrian gateway between the College and the Naperville Riverwalk and Downtown. Funding for the Riverwalk Gateway came from a grant from the State of Illinois' Independent Colleges Capital Program; the North Central College senior gifts from the classes of 1961, 2004, and 2012; and a generous naming gift from North Central College alumni James A. Bambule '63 and Patricia C. Brady '63 Bambule.
- **2. Campus Pedestrian Walkway:** In 2012, the Sesquicentennial Walkway was completed to promote a more user-friendly pedestrian corridor that runs through the interior of campus from Benton Avenue to Jefferson Plaza (near the Wentz Science Center). The project included a permeable paver walkway complete with improved wayfinding, lighting, and site furnishings to enhance the user experience when traversing the campus.
- **3. New Hall Residence Hall:** The College's newest residence hall, New Hall, is a \$21.8 million facility featuring apartment-style suites that paved the way for the College to construct the Wentz Science Center. Constructed in 2015, the facility added 229 beds to the College's residence hall inventory.
- **4. Wentz Science Center:** The \$60 million Dr. Myron Wentz Science Center, which opened and was dedicated in 2017, was the cornerstone of a five-year capital construction program to ensure future generations of students are prepared for an economy that increasingly places science, technology, engineering and mathematics (STEM) graduates in high demand. This 125,000-square-foot facility is Chicagoland's premier comprehensive science center and helped make North Central College and Naperville a destination for undergraduate STEM education.
- **5. Field and Stadium Lights:** New LED sports lighting for Shanower Family Field (softball), Zimmerman Stadium (baseball), and Benedetti-Wehrli Stadium (football, track and field, lacrosse, and soccer) was installed in the fall of 2021.
- **6. Wentz Center for Health Sciences and Engineering:** In the winter of 2021, the College opened the \$17.9 million Dr. Myron Wentz Center for Health Sciences and Engineering facility. Prominently located on Chicago Avenue, it is an architectural complement to the Wentz Concert Hall and Fine Arts Center immediately adjacent to Downtown Naperville. This facility was designed to accommodate the College's expanding graduate health science programs. The facility's lower level features a 6,000-square-foot manufacturing processes lab for the College's undergraduate engineering programs. Importantly, this facility served as the College's COVID-19 testing location throughout the 2021 spring semester.
- **7. Parking Pavilion:** In the summer of 2023, construction of a new \$18.3 million four-story parking pavilion began on what was previously the site of the Merner Fieldhouse surface parking lot. Opened in January 2024, the facility includes 542 parking spaces, adding a net total of 439 spaces to the College's overall parking inventory. A variety of parking enhancements over the past decade, including construction of the Parking Pavilion, have nearly doubled the College's on-campus parking capacity since the 2000 MLUP. Given its proximity to south campus residence halls, the Residence Hall/ Recreation Center, Benedetti-Wehrli Stadium, and the Wentz Concert Hall, the pavilion will also improve parking capacity and efficiency during large campus events and will reduce overnight street parking in the neighborhood.





## Renovations Completed Since the 2010 MLUP

Since 2010, the College has strategically identified opportunities to repurpose and renovate many of its existing facilities. For example, the College transformed the Kroehler Science Center into the new home for the School of Business and Entrepreneurship. Similarly, Goldspohn Hall (constructed in 1908) has undergone a multitude of renovations throughout the College's history, from its original use as a science facility. In 2017, the Goldspohn interior was renovated to serve as the home of the College of Arts and Sciences, in addition to functioning as a significant classroom building.

The current MLUP will serve as a framework to inform the College and its architects and planners as they identify and review facilities for potential rehabilitation in the future. The same process may also result in identification of aging facilities that have limited adaptive reuse or structural impacts requiring partial or complete replacement.

Below is an overview of renovation projects implemented since the adoption of the 2010 Master Land Use Plan amendment:

- School of Business and Entrepreneurship:** Upon completion of the Wentz Science Center in the spring of 2017, the College invested \$4.3 million to convert the former Kroehler Science Center (built in 1969) to the new home for the School of Business and Entrepreneurship, enabling business and entrepreneurship faculty to be housed in the same facility. Construction efforts resulted in the renovation of 18 existing offices and the addition of 23 new offices and 14 classrooms. The Bloomberg Finance Lab, including a 36-foot live ticker tape machine stand out as a visual centerpiece to the renovated building.

- **Goldspohn Hall:** In the summer of 2017, Goldspohn Hall received a significant overhaul including mechanical system modifications, new classroom and office furnishings, and fresh paint and carpeting throughout. The facility's large lecture room underwent a reconfiguration with fixed seating and tables to accommodate 50 students, embedded electrical power in desktop workspaces, improved WIFI/low voltage technology, and a new projection system.
- **Seager Hall:** Built in 1954, Seager Hall houses 140 first-year male resident students. In the summer of 2018, a building air-conditioning system was installed, and student rooms received an overhaul including new flooring, hallway carpeting, fresh paint, and replacement of room furnishings.
- **Larrance Academic Center (LAC):** In the fall of 2018, renovations were made on the first floor of the Larrance Academic Center to provide a home for the College's new Coffee Lab and create an updated Heininger Auditorium. The Enactus organization is an international initiative that connects students, academics, and business leaders through entrepreneurial-based projects. With the help and guidance of the academic advisors, several Enactus students led an effort to create the North Central College Coffee Lab, which is a state-of-the-art roastery and research laboratory dedicated to the interdisciplinary study of the coffee industry. North Central's lab is one of just a few collegiate facilities of its kind in the U.S., and the only one with a focus on the business of coffee. The lab features professional grade roasting equipment and supports the packaging and distribution of coffee products. The lab extends well beyond the walls of LAC as students travel internationally and work closely with coffee farmers in Guatemala to import high quality beans. The facility improvement project also included physical updates to Heininger Auditorium, which hosts classes and meetings and serves as a multi-functional event space.
- **Harold and Eva White Activities Center (WAC):** The upper level of the Harold and Eva White Activities Center received a renovation and significant improvements to the mechanical system during the summer of 2019. The upper-level was divided into two large gathering spaces, including the Multicultural Student Center. The remaining center section was divided into office and workspace for staff, student workers, and graduate assistants who support the Student Involvement and Multicultural Affairs functions within the College's Student Affairs division. The space also includes a reception area, break room and conference rooms. This renovation transformed the building with new carpet, doors, and new office and lounge furnishings. The project also included the replacement of existing single pane windows with new double-pane Low-E energy efficient windows. Replacement windows were also modified to provide an updated modern look for the exterior of the building. This opportunistic renovation provided expanded student lounge and departmental office space within the building to better support student groups.
- **Rall Hall:** In summer of 2022, Rall Residence Hall bathrooms, student rooms, and lounges received their first major upgrade since the facility was built 56 years ago. The building serves as home to 144 first-year female resident students. This renovation refreshed the building with new flooring, furniture, lounge layouts, and paint.
- **Oesterle Library and Learning Commons:** During the 2021-2022 academic year, Oesterle Library was renovated and transformed into a new and expanded learning commons to include space for the College's library staff and services; the Center for Academic Faculty Excellence (CAFÉ); the Center for Career and Professional Development; and the Center for Student Success, which includes Academic Advising, Student Disability Services, and the Writing and Speaking centers. The \$8.5 million project included a complete interior renovation, roof and mechanical system replacements, the addition of 25 new window openings on the south façade overlooking the campus, development of an expansive patio at the south entry, and campus walkway improvements surrounding the building.

### Landscape and Outdoor Space Commitment

The College has a long-standing commitment to maintaining beautiful campus landscaping, which creates a warm, attractive, and welcoming environment for students, faculty, staff, neighbors, and visitors. The landscape management plan includes mowing, pruning, planting, fertilization, integrated pest management, leaf collection, snow removal, and other strategies to meet the seasonal requirements. The plan is grounded in environmental sensitivity and sensibility. Since publication of the 2010 MLUP, the College has begun moving to a strategy that involves landscape design featuring native groundcovers, low-maintenance perennials, shrubs, and a focus on seasonal plantings. The College will continue to maintain an attractive campus in the years ahead.





Photo references and descriptions are found below.

### OUTDOOR GATHERING SPACE IMPROVEMENTS

Over the past decade, multiple projects have included enhancements to the campus and its use of outdoor open space. This includes well designed and strategically placed spaces that encourage outdoor gatherings.

- In 2014, improvements were made to Jefferson Plaza (the lawn space north of Seager Hall (1.)). The College added an outdoor paver patio and fire-pit (2.) with accompanying brick seat-wall. The patio's strategic connection to the Seager Hall interior lounge (3.) creates an important year-round student life space.
- Upon completion of New Hall in 2015, the College's Student Governing Association collaborated with the College to design and construct a paver patio and seating area (4.) at the Northeast corner of the building.
- As part of the 2022 Oesterle Library and Learning Commons renovation, the College significantly enhanced the facility's south entrance, which connects to the campus walkway, creating a seamless walk through campus to the Bambule Riverwalk Gateway. The new Oesterle Library and Learning Commons Plaza (5.) provides students, faculty, staff, and visitors with an outdoor space to meet, study, read, and gather in a previously under-utilized open space on campus.

Each of these plaza additions are part of a broader vision to beautify campus, create additional outdoor gathering spaces along the campus pedestrian walkway, and more clearly define the walking pathway that spans from the Riverwalk connection near Benedetti-Wehrli Stadium (Bambule Riverwalk Gateway) at the south end of campus to Oesterle Library and Learning Commons at the north end of campus.

### ADDITIONAL OUTDOOR ENHANCEMENTS

The College continues to seek opportunities for enhancing its outdoor space. Since publication of the 2010 MLUP, the College:

- Has positioned more benches and bicycle racks throughout campus.
- Has added more LED light poles (6.) and building lighting to ensure its pathways and seating areas are safe and well lit. During the 2022-2023 academic year, the College studied and measured its outdoor lighting throughout the interior of campus and determined that lighting along the campus walkway

meets or exceeds the lighting levels found by streetlights in the neighborhood. Enhanced lighting throughout the interior of campus creates a safe and comfortable environment for students, faculty, staff, and visitors.

- Has increased its inventory of concrete trash and recycling containers throughout campus to more than 150 units. The College routinely monitors and empties the receptacles to maintain a clean and aesthetically pleasing campus.

The College's students, faculty, staff, and visitors collectively value the importance of outdoor spaces that invite people to connect with nature and enjoy the outdoors. This MLUP continues to envision a campus with attractive outdoor gathering spaces and other features that foster a safe, clean, and welcoming environment.

### Major Physical Campus Upgrades 2010 – 2023

Since completion of the 2010 MLUP, the College has made considerable physical upgrades to its campus. Provided here is a comprehensive list of the projects, including property acquisitions; the year the project was completed; and the total cost of the purchase (where applicable) and renovation. In each case, the College was guided by the MLUP, completed the project in accordance with the CUD Zoning Ordinance and other applicable regulations, followed all public processes, and shared details of the project with neighbors either in a letter or at a neighbor meeting (most often using both forms of communication).

PROJECT	YEAR	COST (*INCLUDING PURCHASE WHERE APPLICABLE AND RENOVATION)
Riverview Property	2010, 2012, 2013	\$2,300,000
Hammersmith House	2011	\$600,000
Bambule Gateway	2011	\$890,000
430 S. Washington Street	2012	\$400,000
Campus Pedestrian Walkway (Carnegie Hall to Jefferson Plaza)	2012	\$980,000
409 E. Chicago Ave. (President Residence)	2013	\$1,300,000
New Hall Residence Hall	2015	\$21,800,000
40 E. Jefferson Ave.	2016	\$850,000
Wentz Science Center	2017	\$60,000,000
Goldspohn Hall – Renovation	2017	\$450,000
School of Business & Entrepreneurship – Renovation	2017	\$4,300,000
South Campus Walkway Extension (Jefferson Plaza to Res/Rec)	2017	\$380,000
Seager Hall – Renovation	2018	\$1,300,000
Larrance Academic Center (Coffee Lab and Heininger Auditorium) – Renovation	2018	\$100,000
Harold and Eva White Activities Center – Renovation	2019	\$1,460,000
Wentz Center for Health Sciences & Engineering	2021	\$17,900,000
Benedetti-Wehrli Stadium Artificial Turf Replacement	2022	\$700,000
Oesterle Library & Learning Commons – Renovation	2022	\$8,310,000
5 S. Loomis St.	2022	\$1,300,000
Rall Hall – Renovation	2022	\$670,000
Athletic Sports Lighting	2022	\$1,200,000
Parking Pavilion	2023	\$18,300,000
<b>TOTAL</b>		<b>\$141,490,000</b>









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## North Central College Master Land Use Plan: 2024 - 2034

### Overview

The routine process of updating the MLUP serves as a valuable tool for the College in identifying and documenting potential development within the campus boundaries in service to current and future students. However, it is impossible for College officials to anticipate every facility need, to contemplate every growth opportunity, to forecast every new academic or athletic program, or to expect every significant philanthropic contribution. Therefore, the MLUP is intended to be a flexible guide that will evolve as financial circumstances, marketplace dynamics, and College needs change over time, while the College/ University District (CUD) Zoning Ordinance remains the regulatory requirement that informs how College property can be developed. Importantly, the College is not currently seeking any changes in the CUD Zoning Ordinance. The existing regulations allow the College to maximize the “highest and best use” of its existing property while achieving harmony with the neighborhood.

This 2024 MLUP has been developed by the College’s administration, with strategic oversight from the College’s Board of Trustees. The College met with the campus community, City staff, members of the Naperville City Council, and its neighborhood to share:

- The focus of the College’s MLUP.
- The key topics addressed in the plan.
- Examples of City partnerships that simultaneously appear in this plan and the plans of other organizations (e.g., Naperville Riverwalk).
- The timeline for completing the MLUP.

This MLUP summarizes the College’s anticipated facility needs and potential land use changes over the next 10 years. It includes parking and traffic studies, infrastructure and circulation information, and a stormwater management and utility support summary, all used as references in the development of this plan.

The anticipated needs and recommendations outlined in this plan represent the College’s current thinking based on today’s information and circumstances. As in the past, the College will comply with all applicable Naperville Municipal Codes and, if the College desires to amend its MLUP to accommodate an unforeseen issue, changing needs, or new opportunities, it will do so through the customary public process.

College representatives have authored the plan with input from consultants including:

- Holabird & Root
- CEMCON, Ltd.
- KLOA, Inc.
- Dommermuth, Cobine, West, Gensler, Philipchuck & Corrigan, Ltd.

**HOLABIRD & ROOT**



**CEMCON, Ltd.**

CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS



Dommermuth, Cobine, West, Gensler,  
Philipchuck and Corrigan, Ltd.



## LESSONS LEARNED FROM PREVIOUS PLANS

In authoring the 2024 MLUP, the College has aligned with the City of Naperville's most recent Land Use Master Plan and has not earmarked specific locations on the campus map for specific projects.

For example, the 2010 MLUP identified three potential sites on its campus that could become the College's next science center. However, after conducting a more thorough study of the College's property once the facility needs were determined, the College chose a site that was different than the three that had been identified in the MLUP. College representatives learned from that experience. Since the purpose of an MLUP is to serve as a guide, it is more valuable for the College to broadly identify areas or zones on its campus that could be developed for future use, with the recognition that it is impossible to anticipate the future site of a facility before the facility details are known.

Similarly, the 2010 MLUP did not envision construction of the Wentz Center for Health Sciences and Engineering. However, the site where the 40,000-square-foot facility was built was identified in the MLUP for future development within the College's existing boundaries. Therefore, the MLUP provided the guidelines necessary to proceed with planning the facility within the regulations set forth by the CUD Zoning Ordinance.

## MASTER LAND USE PLAN GUIDING PRINCIPLES

In May 2022, the North Central College Board of Trustees completed a year-long campus envisioning exercise that culminated in establishing a set of Master Land Use Plan Guiding Principles. These principles will guide and inform future utilization and development of the College's property.

- **Inclusion:** Fostering a sense of belonging by encouraging positive interaction at all levels on campus and with the surrounding neighborhoods.
- **Excellence:** Pursuing excellence through new and renovated facilities that will attract and retain students, faculty, and staff who are committed to exceeding their personal best.
- **Organization:** Commitment to developing a prudent and thoughtful campus layout as the College grows, by emphasizing a central hub-and-spine organization to guide planning decisions and property acquisitions.
- **Balance:** Welcoming and supporting commuter and residential students (both undergraduate and graduate alike) equitably.
- **Appeal:** Creating a cohesive and beautiful campus aesthetic that emphasizes welcoming outdoor spaces and presents consistent messaging.
- **Practicality:** Applying pragmatic sustainability to campus growth by using resources wisely, encouraging conservation of existing assets and respecting the natural boundaries (e.g., floodways).
- **Connectivity:** Prioritizing maintaining existing and enhancing future connectivity to Downtown Naperville through physical links like transportation and walkability and relationships with downtown organizations.
- **Flexibility:** Supporting multi-modal transportation to and through campus.
- **Design:** New facilities should reflect an architectural style that is contemporary, state-of-the-art, and progressive in its support of the College's programs and aesthetics, while recognizing the historic value of the existing campus fabric.
- **Multifunctional:** Creating spaces that can be flexible and serve various constituents and uses.
- **Visibility:** Recognizing and utilizing Chicago Avenue as a gateway to our campus and a primary connector to the downtown.
- **Maximize:** Using our land resources to the highest and best use while respecting the existing CUD zoning requirements.

## FUTURE DEVELOPMENT AND NEIGHBOR COMMUNICATION

When it comes time to build a specific facility, the College will continue to follow the CUD Zoning Ordinance and applicable public processes. The College has a longstanding history and commitment to hosting regular neighbor meetings and distributing regular neighborhood communication, which will continue in the years ahead. The College also has a longstanding history of hosting special meetings and sharing additional communication with neighbors when it has decided to develop on its property. The College currently maintains a mailing list of approximately 1,000 addresses to which it delivers letters and invitations to neighbor meetings. Meeting attendance typically averages 15-25 people, depending upon the topic.

## HISTORICAL INFORMATION

This latest edition of the MLUP includes more historical information about the College, its evolution since the first MLUP was published in 1989, its many accolades in the higher education landscape, and its role in the Naperville community. Since the MLUP is published on the College's website and is adopted as part of the City's plan, this additional context will be helpful in informing the neighborhood, elected officials, and the broader community.

## WHY 2024-2034?

The College anticipated updating and adopting a new 10-year plan during the 2020-21 academic year. However, the onset of the global COVID-19 pandemic in March 2020 prompted College officials to delay the planning process to focus on the challenges of maintaining campus operations and sustaining continuity of learning amidst the ongoing healthcare crisis. At the same time, the College wished to engage in a process that would ensure in-person involvement and participation by the neighborhood, the broader community, City staff, and elected officials. The College then anticipated starting the planning process during the 2022-23 academic year. However, in June 2022, President Troy D. Hammond announced his retirement. In the fall of 2022, the College welcomed Interim President Donna M. Carroll. In summer 2023, the College reestablished its timeline for launching the next master land use planning process during the 2023-24 academic year.

## College Boundaries

In this section of the 2024 MLUP, the College addresses development within its existing boundaries and leaves open the possibility of acquiring property to expand its campus for future needs. The map on the following page illustrates the College's property boundaries at the time of the 2024 MLUP.

## DEVELOPMENT WITHIN EXISTING BOUNDARIES

The College's campus has expanded since it first took root in Naperville in 1870. With publication of the 2024 MLUP, the College remains primarily focused on developing within its existing boundaries. The most recent facility additions (New Hall, 2015; Wentz Science Center, 2017; Wentz Center for Health Sciences and Engineering, 2021; the Parking Pavilion, 2024) are examples of how the College utilized its MLUP and operated within the College/University District (CUD) Zoning Ordinance to develop existing property to meet the needs of its students, faculty, and staff.

There are several areas on campus that could be developed in the next 10 years to address existing and future facility needs. Later in this 2024 MLUP, the College identifies a [list of priority facility needs](#).

## PROPERTY ACQUISITION

From publication of its first MLUP in 1989, the College has anticipated the possibility of acquiring nearby property to meet strategic interests. On a few occasions since that time, the College has indeed expanded its property through acquisition. In the 2024 MLUP, the College continues to evaluate opportunities to expand its boundaries where the expansion is:

- In the direction of Downtown Naperville, and/or;
- Where expansion results in better access to—and visibility for—the campus, and/or;
- Where the expansion is necessary to preserve the character of the campus environment and its important open spaces.

Any expansion will consider the appropriateness of the College's use in the context of the surrounding properties, and the College will participate in the applicable public processes, including meeting with its neighbors.

Additionally, the College values its role as an anchor of the Naperville Historic District, a district that derives its character from historic residences and a college campus that has been in Naperville for 154 years.

The College will not actively seek to acquire properties within the Historic District. However, where there are properties in the district that are at-risk, incompatible with the district, or facing uncertainty, the College may be in a unique position to control and create a future for such properties that both strengthens the district and provides benefit to the College. Recent examples of College use of Historic District properties and historic buildings include the donation to the College and preservation of the A.A. Smith House, the adaptive reuse of Meiley-Swallow Hall, and renovations to the College's original Boilerhouse (now known as the Rolland Center Boilerhouse Café) and Kiekhofer Hall (home to historic Koten Chapel). There is more information about the College's [historic preservation](#) record later in this 2024 MLUP.



## Campus Boundaries

This map illustrates the College's property boundaries at the time of the 2024 MLUP.

The properties located at 15 South Loomis Street and 30 South Brainard Street are privately-owned and are within the Campus Boundaries as defined in the 1989 MLUP.

Since the publication of the 2010 – 2020 MLUP, the College has acquired six properties (as indicated by the red dots on the map):

- 524 Riverview Drive (2011)
- 530 Riverview Drive (2012)
- 409 East Chicago Avenue (2013)
- 505 Riverview Drive (2015)
- 40 East Jefferson Avenue (2016)
- 5 South Loomis Street (2021)

The Riverview Drive and the Jefferson Avenue properties are contiguous to the College and comply with the criteria for property acquisition as set forth herein.

The Loomis Street property is included within the boundaries of the College's campus established in 1989.

The Chicago Avenue property is the College President's residence.

The 2010 – 2020 MLUP indicated that the College owned the properties located at 140 and 142 North Washington Street. The College sold those properties in 2016.



## MLUP CASE STUDY—THE NORTH CENTRAL COLLEGE PARKING PAVILION

*The following is a case study demonstrating how the College utilizes the MLUP and the College/University District Zoning Ordinance, and how the College engages with its neighbors in the process.*



### The Challenge

For years leading up to the fall of 2022, at the College's regularly scheduled neighborhood meetings, neighbors have expressed their desire for the College to provide additional on-campus parking to lessen the demand for street parking within the neighborhood. More recently, neighbors have expressed concerns about overnight on-street parking in front of their homes. Additionally, visitors have also shared concerns about finding on-campus parking for some of the College's large-scale events.

### The Relief

To address these concerns, the College committed to building a four-level parking facility on its campus. In spring 2022, the College secured the necessary funding and began the planning process. The College evaluated the "highest and best use" of its existing property and determined that a new parking facility south of Chicago Avenue would best address the parking concerns expressed by students, faculty, staff, visitors, and neighbors. Several factors informed the College's decision to build the new facility south of Chicago Avenue:

- The majority of North Central College's residential student population lives at the south end of campus.
- The College's growing population of graduate health science students—many of whom commute to campus—attend classes and labs in the Wentz Center for Health Sciences and Engineering, which is located on Chicago Avenue.
- First-year students would be able to park on campus near their residence hall. The College had been requiring new first-year students to park at All Saints Catholic Academy, a remote lot west of campus.
- The south end of campus is the location for most of the College's large-scale events (e.g., Wes Spencer Crosstown Classic; fine and performing arts events at the Wentz Concert Hall; Commencement; IHSA soccer state championship).



### Listening

The College's original plan was to build a four-level facility to replace the existing Highland Avenue surface lot and adjacent parking deck. The College followed its longstanding process to advance the project:

- College representatives first met with staff from the City of Naperville's Transportation, Engineering, and Development (TED) team and confirmed its understanding of the College/University District (CUD) Zoning Ordinance as it applied to the site, and confirmed that the site was identified in the 2010 MLUP as a location for future development, including (but not limited to) net added parking.
- The College worked with the architectural firm Holabird & Root to produce initial drawings for the Highland Avenue site. The College designed a facility that fully met the CUD Zoning Ordinance and could have been built through the City's standard permitting process.
- In fall 2022, students, faculty, and staff were informed of the College's plans and invited to attend campus forums to discuss the project.
- Around this time, the College hosted neighbor meetings on consecutive nights. The first night was for a small group of neighbors who live in the closest proximity to the Highland Avenue site (14 addresses); the second night was for the entire neighborhood (1,000 addresses).
- On the first night, College representatives listened carefully to the neighbors who lived in closest proximity to the proposed new facility. They shared two preferences:
  - » First, for the College to build its parking structure at an alternative location, such as the surface parking lot immediately north of Merner Field House.
  - » Second, when the College develops on the Highland Avenue site, they prefer an academic, athletic, or student facility rather than a parking structure.
- On the second night, the College informed approximately 30 neighbors who attended the meeting that it was going to pause its plans and reconsider its options, including evaluating alternative locations for the parking facility. College representatives also shared that even if a new site was chosen, it is likely that the College will develop on the Highland Avenue site sometime in the future.

### The Solution

- After an extensive study, the College decided to shift its Parking Pavilion plans to the Merner Field House site and reserve the Highland Avenue site for future development. This decision allowed the College to achieve its goal of adding considerable on-campus parking and addressed the concerns and preferences expressed by neighbors.
- The College developed new drawings and met with City staff to confirm its understanding of the CUD Zoning Ordinance as it was applied to the new site. Once again, the College designed a facility that fully met the CUD Zoning Ordinance.
- The College then distributed a letter to the neighborhood (1,000 addresses) informing residents of the updated plans and inviting them to attend an upcoming neighbor meeting to learn more.
- At a meeting in winter 2023 with approximately 30 neighbors in attendance, the College's plans to construct the facility in a new location were well received; neighbors expressed appreciation for the College's willingness to listen to their concerns.
- During the meeting, the College reiterated its position that in the 2024 MLUP, the Highland Avenue site will continue to be designated for future development in support of its students, faculty, and staff.

**The College strives to be a good neighbor and values regular engagement with the neighborhood regarding its 69.4-acre campus. In the case of the Highland Avenue site, College representatives listened thoughtfully to the neighbors. While the College will not always be able to completely shift its development plans, there remains a commitment to engage with and listen to its neighbors.**

Through the years, the College has adjusted projects in response to neighbor feedback (e.g., Wentz Science Center mechanical screening and parapet wall height in 2015). Additionally, in response to neighbor feedback, the College shifted pedestrian traffic exclusively to the west side of Brainard Street at the Chicago Avenue intersection, which has brought significant relief to congestion and addressed safety concerns at that intersection. The College is dedicated to operating in the spirit of the MLUP as it continues to fulfill its mission and maintain harmony with the neighborhood.

North Central College recognizes that any properties acquired by the College will be utilized in accordance with the College/University District Zoning Ordinance, and that major modifications, visible from the street to properties within the Naperville Historic District, will be addressed consistent with applicable regulations.

Examples of property acquisitions by the College since the 2010 MLUP include:

- President's House (409 E. Chicago Ave.)
- Center for Social Impact (40 E. Jefferson Ave.)
- Shimer Great Books School and Office of Graduate Programs (5 S. Loomis St.)



## Curriculum Needs

Through the years, changing curriculum needs have required new facilities or modifications to existing facilities. The higher education landscape has experienced significant change since the College established its first MLUP in 1989. Higher education will continue to evolve in the next decade, necessitating flexibility and adaptation by the College.

During the 2018-2019 academic year, the College had already begun its strategic expansion of graduate health science programs but required a significant facility to support the new curricula. The College referenced the 2010 MLUP, which identified property owned by Little Friends, Inc., a property that had been previously owned by the College, as a potential future acquisition. While the College was unsuccessful in acquiring that particular property, it was highly successful in building a 40,000-square-foot facility on existing campus property along Chicago Avenue.

Since its founding in 1861, the College has continuously adapted to the changing needs of its students, often with the addition of new undergraduate and graduate programs. The College's tradition of providing a remarkable education with inspirational teaching and mentoring from a world-class faculty continues today and is evident in the programs that were not available the last time the College updated its MLUP in 2010. The College has added 27 undergraduate majors, 24 undergraduate minors, 11 graduate programs, and 10 new academic degree types since 2010.

## NEW UNDERGRADUATE MAJORS SINCE 2010

- Art History (B.A. 2010)
- Chinese (B.A. 2010)
- Music Performance (B.A. 2016)
- Environmental Studies (B.A. 2017)
- Health Science (B.A./B.S. 2017)
- Neuroscience: Behavioral or Molecular (B.A./B.S. 2017)
- Shimer Great Books School: Humanities, Liberal Studies, Natural Science, or Social Science (B.A. 2017)
- Computer Engineering (B.S. 2018)
- Electrical Engineering (B.S. 2018)
- Mechanical Engineering (B.S. 2018)
- Education Studies: Elementary or Secondary (B.A. 2019)
- Ethical Leadership (B.A. 2019)
- French and Francophone Studies (B.A. 2019)
- German Studies (B.A. 2019)
- Interdisciplinary Science (B.A./B.S. 2019)
- Philosophy: Law and Society (B.A. 2019)
- Social Entrepreneurship (B.A. 2019)
- Theatre: Directing and Dramaturgy (B.A. 2019)
- Theatrical Design and Technology (B.A. 2019)
- Design (B.A. 2021)
- Nutrition Science (B.S. 2021)
- Criminology (B.A. 2022)
- Environmental Science Education (B.S. 2022)
- Special Education (B.A. 2022)
- Applied Health Sciences (B.A.S. 2022)
- Diagnostic Medical Sonography (B.A. 2023)



**NEW UNDERGRADUATE MINORS SINCE 2010**

- English Language Learner Minor (2010)
- Neuroscience Minor (2011)
- Sport Management Minor (2014)
- Film and Screen Studies Minor (2015)
- Middle Eastern and North African Studies Minor (2015)
- Teaching of English to Speakers of Other Languages (TESOL) Minor (2017)
- Animation Minor (2019)
- Applied Communication Minor (2019)
- Community Health Promotion Minor (2019)
- Entrepreneurship Minor (2019)
- Ethical Leadership Minor (2019)
- Ethics Minor (2019)
- Graphic Design Minor (2019)
- Industrial/Organizational Psychology Minor (2019)
- Management Minor (2019)
- Professional Spanish Minor (2019)
- Social Innovation Minor (2019)
- Engineering Minor (2020)
- Public Relations Minor (2020)
- English, Language Arts and Linguistics Minor (2022)
- English, Professional and Technical Writing Minor (2022)
- Race and Ethnic Studies Minor (2022)
- Shimer Great Books Minor (2022)
- Strength and Conditioning Minor (2022)

**NEW GRADUATE PROGRAMS SINCE 2010**

- Master of Occupational Therapy (M.O.T. 2018)
- Master of Arts in Organizational Leadership (M.A. 2019)
- Master of Arts in Professional & Creative Writing (M.A. 2019)
- Master of Athletic Training (M.A.T. 2019)
- Master of Education in Educational Leadership (M.Ed. 2019)
- Master of Science in Physician Assistant Studies (M.S.P.A.S. 2021)
- Doctor of Physical Therapy (D.P.T. 2022)
- Post Professional Occupational Therapy Doctorate (O.T.D. 2022)
- Master of Arts in Trauma-Informed Practices (M.A. 2023)
- Master of Science in Nursing: Educator, Executive Leader, Family NP, Psychiatric Mental Health (M.S. 2023)
- Occupational Therapy Doctorate (O.T.D. 2023)

**NEW DEGREE TYPES SINCE 2010**

- Master of Occupational Therapy (M.O.T. 2018)
- Master of Athletic Training (M.A.T. 2019)
- Bachelor of Business Administration (B.B.A. 2019)
- Bachelor of Music Education (B.M.E. 2019)
- Master of Education (M.Ed. 2019)
- Bachelor of Fine Arts (B.F.A. 2021)
- Master of Science in Physician Assistant Studies (M.S.P.A.S. 2021)
- Doctor of Physical Therapy (D.P.T. 2022)
- Bachelor of Applied Health Science (B.A.S. 2022)
- Occupational Therapy Doctorate (O.T.D. 2023)

This impressive collection of new programs—combined with a wide array of existing programs—attract students from Naperville, the region, the entire country, and throughout the world. Many of the College's existing and new academic programs have specialized facility requirements and space needs or required significant modernization. The evolution of the College's academic offerings has served as a catalyst for the design and development of its latest facilities.

In the future, the 2024 MLUP will continue to guide the College in adding facilities that address and support new or existing curricula.



## Student Housing

One of the most endearing and attractive characteristics of North Central College is its active residential campus environment. Of the College's 44 buildings, nine are residence halls that are home to the College's resident students. In this section of the 2024 MLUP, the College provides background about its current residency policy; information regarding its existing residence hall facilities and capacity; additional campus housing statistics; information about themed housing and Living/Learning Communities; the potential for future residence hall development; and the College's utilization of off-campus housing.

### NORTH CENTRAL COLLEGE'S RESIDENCY POLICY: 2023-2024 ACADEMIC YEAR

Students who enroll and live in the College's residence halls sign a campus housing agreement that serves as their residence hall contract. The following is an excerpt from the contract that details the College's current policies, which are subject to change in the future:

*"Live-On Policy: North Central College requires any full-time student classified as a first-year, sophomore, or junior to live in on-campus housing. The College will assign campus housing to any student not exempted from the live-on policy. All charges and fees associated with on-campus living will be processed accordingly. Exemptions to the live-on requirement will be considered when a student demonstrates to the Office of Residence Life that:*

- *The student is living at the residence of their parent or legal guardian.*
- *The student is 16 years of age or younger or 24 years of age or older.*
- *Post high school graduation, the student has attended an institution of higher education for at least two academic years and will enter North Central with 60 or more transferable credit hours.*
- *The student has a legal dependent that is living with the student.*
- *The student is legally married.*
- *The student is a veteran or on active duty.*
- *The student is participating in a North Central College sponsored program that requires living off campus or out of the area (i.e., education abroad).*
- *The student has a documented medical or psychological disability with the Center for Student Success, which outlines that living in on-campus housing would have detrimental effects on the student's physical health and/or emotional well-being."*



### EXISTING RESIDENCE HALL FACILITIES AND CAPACITY

The College's newest residence hall, New Hall, opened in fall 2015 with 204 rooms and 230 total bed spaces. The facility replaced the outdated Student Village Residence Hall (58 beds). The removal of Student Village enabled the College to proceed with construction of the Wentz Science Center along Loomis Street.

At the time of the 2010 MLUP, the College had 1,361 total beds with the ability to add 104 beds on the fourth floor of the Residence Hall/Recreation Center, which remained unfinished until fall 2010. Accounting for the removal of Student Village, the addition of New Hall, the buildout on the fourth floor of the Residence Hall/Recreation Center, taking Seybert Hall offline as a residence hall facility, and minor interior adjustments in several other existing residence halls, the College currently has 1,417 total beds on campus. The College's campus housing has shifted, with 833 bed spaces south of Chicago Avenue and 534 north of Chicago Avenue.



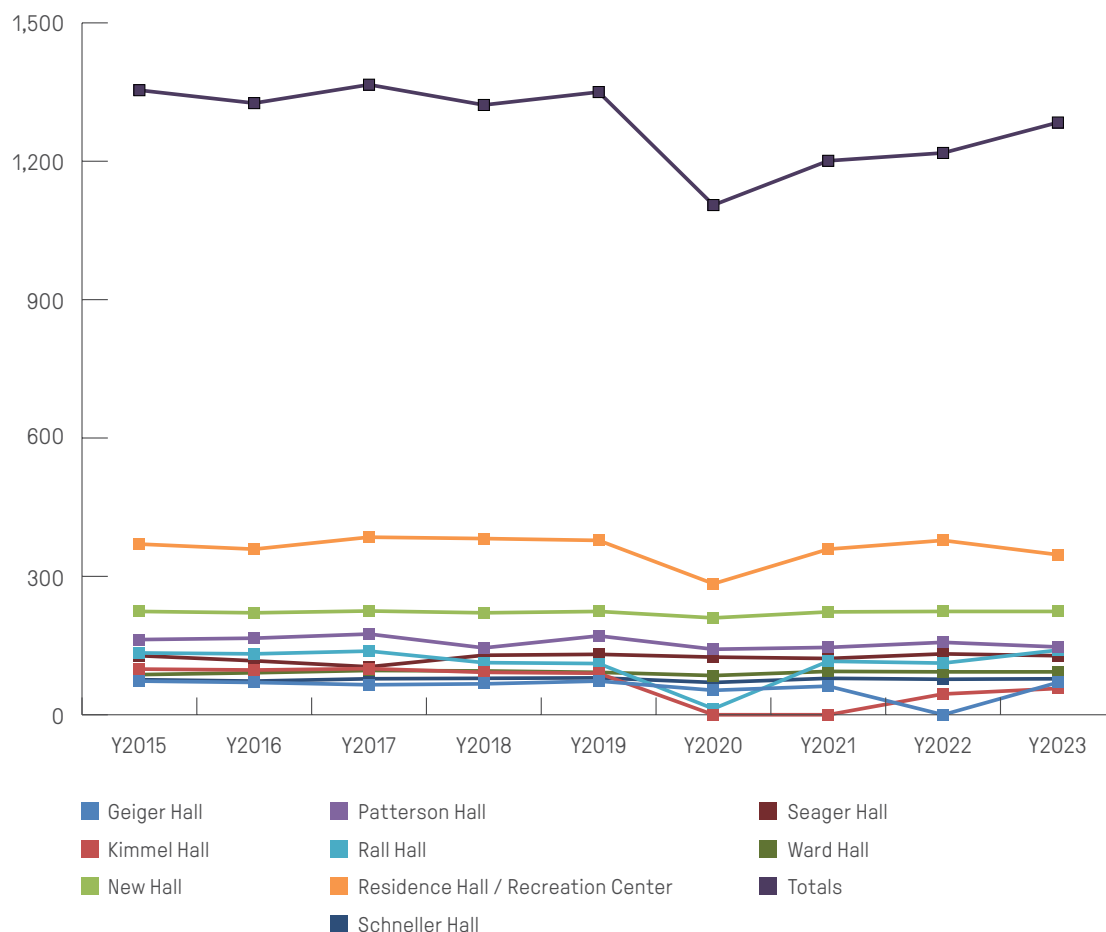
As of May 2024, the College's residence halls, total number of rooms, bed capacity, and location north or south of Chicago Avenue ("N" or "S" under "Location" in the table) is as follows:

BUILDING	CAMPUS MAP NUMBER	TOTAL BED SPACES	TOTAL ROOMS	FALL OCCUPANCY (10 DAY)	LOCATION
Geiger Hall (north of Chicago Avenue)	24	75	39	70	N
Kimmel Hall (north of Chicago Avenue)	2	81	42	57	N
New Hall	33	230	204	224	S
Patterson Hall	31	180	92	147	S
Rall Hall	26	146	76	140	N
Residence Hall/Recreation Center	40	390	225	347	S
Schneller Hall	28	97	63	93	N
Seager Hall	27	135	71	128	N
Ward Hall	32	83	59	78	S
	<b>TOTALS</b>	<b>1,417</b>	<b>871</b>	<b>1,284</b>	

Provided here is fall occupancy data for each academic year from 2015-2023, followed by a line graph of the dataset on page 47. Occupancy in the College's residence halls has remained relatively flat with a noticeable dip during the COVID-19 pandemic (2020-2022). Kimmel Hall was the College's COVID-19 isolation protocol facility during the 2020 and 2021 academic years. Geiger Hall was offline for the 2022 academic year.

BUILDING	2015	2016	2017	2018	2019	2020	2021	2022	2023
Geiger Hall	73	70	65	66	73	53	62	0	70
Kimmel Hall	99	97	100	92	90	0	0	45	57
New Hall	224	221	225	221	224	210	223	224	224
Patterson Hall	163	166	175	145	171	142	146	157	147
Rall Hall	134	132	138	113	111	136	116	112	140
Residence Hall/Recreation Center	370	359	385	382	378	284	359	378	347
Schneller Hall	87	91	96	95	92	85	94	93	93
Seager Hall	128	117	104	129	131	125	122	132	128
Ward Hall	76	73	78	79	80	70	79	77	78
<b>TOTALS</b>	<b>1,354</b>	<b>1,326</b>	<b>1,366</b>	<b>1,322</b>	<b>1,350</b>	<b>1,105</b>	<b>1,201</b>	<b>1,218</b>	<b>1,284</b>

Residence Hall Occupancy - Fall Semester 2015 - 2023



The line graph illustrates the College's student housing occupancy across its nine residence halls. Other than during the COVID-19 pandemic, residence hall occupancy has remained flat since publication of the previous MLUP in 2010, while the total bed capacity has increased by 56 beds.

#### ADDITIONAL CAMPUS HOUSING STATISTICS

Beyond the total number of rooms and beds, the College routinely monitors several key housing metrics.

Percentage of undergraduates living in campus housing:

- In fall 2023, 2,397 undergraduate students were enrolled, with 1,266 living on campus; 52.82% of undergraduates lived in student housing.
- In spring 2024, 2,316 undergraduate students were enrolled, with 1,210 living on campus; 52.25% of undergraduates lived in student housing.
- For the 2023-2024 academic year, 52.25% of undergraduates live in student housing.

Percentage of graduate students living in student housing:

- In fall 2023, 459 graduate students were enrolled, with 18 living on campus, which was 3.92% of graduate students.
- In spring 2024, 556 graduate students were enrolled, with 19 living on campus, which was 3.42% of graduate students.





### THEMED HOUSING AND LIVING/LEARNING COMMUNITIES

The College maintains some themed housing in its residence halls for the following programs:

- The College Honors Program
- Engineering and Physics Living/Learning Community
- International Living/Learning Community (*pictured above, 2018*)
- Gender-Inclusive Housing

These fluctuate in type and usage from year to year in response to student interests.

### COLLEGE-CONTROLLED OFF-CAMPUS HOUSING

In previous iterations of the MLUP, the College has described its utilization of College-controlled off-campus housing. However, with the addition of New Hall and other campus housing adjustments highlighted earlier in this section, the College does not currently utilize College-controlled off-campus housing to serve its students.

Providing College-controlled off-campus housing options may be necessary in the future. The College recognizes that the addition of any College-owned (or leased) off-campus student housing may require City approval. In such circumstances, the College will follow all public processes accordingly.

### FUTURE RESIDENCE HALL DEVELOPMENT

While a new or replacement residence hall is not currently identified as a top facility need in the next decade, the 2024 MLUP establishes the guidelines for the College's development of a residence hall on its property in the future. Any demand for new student housing facilities will likely be driven by potential needs including:

- The need to replace or renovate aging and antiquated facilities currently on campus.
- The need to add an academic or other facility on a site currently occupied by an outdated residence hall facility. Such a circumstance would be like the College's 2015 decision to remove Student Village, construct the Wentz Science Center in its place, and add New Hall with modern features and amenities commensurate with the current higher education marketplace.
- The need to provide additional housing in response to changing demographics, including one or more facilities to serve full-time graduate students.

Several existing student residence halls may need replacement or major upgrades over the next 10 years including:

- Geiger Hall (75 beds)
- Kimmel Hall (81 beds)
- Rall Hall (146 beds)
- Seager Hall (135 beds)
- Seybert Hall (no longer a residence hall facility)

These facilities are also discussed in the ["Building Renovation or Replacement Considerations"](#) section of the 2024 MLUP.

## Facility Priorities

During the 2021-2022 academic year, in preparation for the MLUP, the College's leadership team and Board of Trustees engaged in an exercise to identify a set of potential facility needs to be addressed in the next decade and beyond. The anticipated facility needs at the time of publishing the 2024 MLUP include:

- Academic facilities (e.g., liberal arts, business and entrepreneurship)
- Additional health science facility
- Athletic facility for strength and conditioning, locker rooms, and offices
- Athletic synthetic competition surface and venue, primarily for soccer and lacrosse
- Student dining and activity center

While this is a current list of potential facility needs, the MLUP is intended to be flexible and adaptive. As it has throughout its history, the College will likely encounter unimagined needs in the future that will require development of College property to best serve its students. The MLUP provides the guidelines for how the College might develop its property according to applicable CUD Zoning regulations and public processes.

## Historic Preservation

The College has long maintained a commitment to preserving the exterior of older facilities—to the best of its ability—that have some historic importance. Since the first MLUP was published in 1989, the College has preserved several existing campus facilities. The College has also acquired and renovated or preserved several nearby facilities that are now integral to the campus community and stand as further examples of the College's historic preservation commitment.

In each case, the College evaluated the facility to determine whether it met a minimum standard to be practically and cost effectively renovated to meet modern regulations, standards, and requirements while continuing to serve the needs of students, faculty, and staff. Such standards include sufficient ceiling height to accommodate modern heating, ventilation, and air conditioning systems; infrastructure to properly comply with the Americans with Disabilities Act (ADA); ability to add modern fire protection systems; and appropriate space to meet current teaching, learning, or living needs.

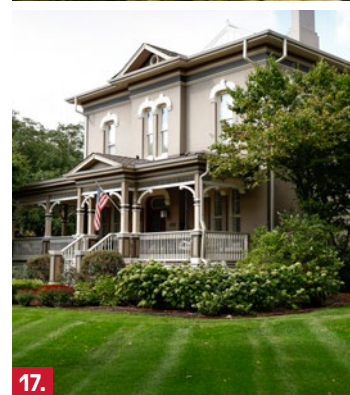
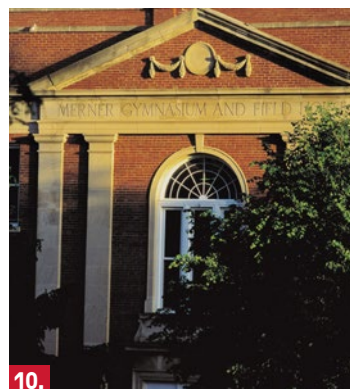
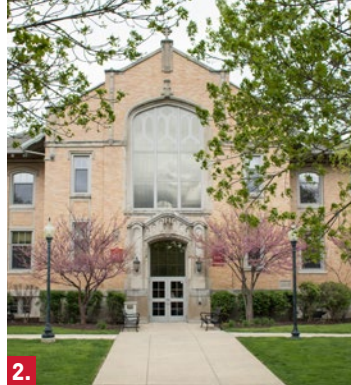
Earlier in this 2024 MLUP, a few examples were cited of the College's use of historic district properties and historic buildings. The comprehensive list of historically important facilities the College has preserved includes:

- |   |  |
|---|--|
| ▪ <b>1. Old Main, 1998</b>                                | ▪ <b>6. Rolland Center Boilerhouse Café, 2004</b>        |
| ▪ <b>2. Kiekhofer Hall and Koten Chapel, 2007</b>         | ▪ <b>7. Harold and Eva White Activities Center, 2019</b> |
| ▪ <b>3. Oesterle Library and Learning Commons, 2022</b>   | ▪ <b>8. Carnegie Hall, 1985</b>                          |
| ▪ <b>4. School of Business and Entrepreneurship, 2017</b> | ▪ <b>9. Pfeiffer Hall, 1989</b>                          |
| ▪ <b>5. Goldspohn Hall, 2017</b>                          | ▪ <b>10. Merner Field House, 2013</b>                    |

The list of historically important facilities the College has acquired and preserved includes:

- |   |  |
|---|--|
| ▪ <b>11. A.A. Smith House, 2008</b>   | ▪ <b>15. Shimer Great Books School, 5 South Loomis Street, 2021</b>  |
| ▪ <b>12. Abe House, 2006</b>  | ▪ <b>16. Center for Social Impact, 40 East Jefferson House, 2017</b> |
| ▪ <b>13. Meiley-Swallow Hall (formerly the Grace Evangelical Church and Central Baptist Church), 2004</b> | ▪ <b>17. President's House, 409 East Chicago, 2013</b>               |
| ▪ <b>14. Hammersmith House, 2011</b>  |  |







### NAPERVILLE HISTORIC DISTRICT

In 1986, the Naperville City Council established the [Naperville Historic District \(NHD\)](#). This creation occurred 116 years after the Old Main cornerstone was set and the College's "town and gown" relationship was officially born.

In addition to the College/University District (CUD) Zoning Ordinance discussed throughout the 2024 MLUP, the City of Naperville has historic preservation regulations that apply to the NHD. The City's historic preservation regulations establish requirements for structures that are designated landmarks and properties which are located within the City's designated NHD.

The NHD exists in a broken rectangular pattern, with the furthest borders extending from North Avenue southward to Chicago Avenue and from Center Street eastward to Columbia Street. Today, a portion of the College's property is appropriately nestled within the NHD boundaries, including the College's property from North Avenue southward to Jefferson Avenue between Ellsworth Street and Loomis Street.

The following College facilities are located within the NHD:

- Kiekhof Hall and Kotten Chapel
- Larrance Academic Center
- Oesterle Library and Learning Commons
- Kimmel Hall
- Seybert Hall
- Goldspohn Hall
- School of Business and Entrepreneurship
- Rolland Center Boilerhouse Café
- Old Main
- Carnegie Hall
- Harold and Eva White Activities Center
- Pfeiffer Hall
- Shimer Great Books School House  
(5 South Loomis Street)
- A.A. Smith House
- Wentz Science Center
- 116 South Brainard Street House
- Hammersmith House
- President's House

These facilities are subject to the City's NHD regulations. Provided on page 52 is a map of the City's NHD, including an illustration of the College's property that sits within the district.

For that portion of the College campus located in the NHD, the historic preservation regulations require additional review by the Historic Preservation Commission, the Planning and Zoning Commission, and/or the City Council if the College requests any zoning entitlement and/or proposes exterior modification of any building. The College has always and will continue to comply with the City's historic preservation regulations in any future development of its campus.

### LANDMARKING A STRUCTURE IN NAPERVILLE

As established in the City's historic preservation regulations, the procedure to landmark a structure without the owner's consent includes:

- Official notice to the property owner,
- City Council direction to submit and process a landmark application,
- Consideration and review by the Historic Preservation Commission and,
- Final determination by the City Council.

If an application to landmark a College-owned structure is submitted to the City, the College will carefully consider the request and will take appropriate actions, as allowed by the historic preservation regulations, to advance its best interests. There is currently one College-owned property with the City's landmark status: Abe House (48 East Jefferson Avenue), which was designated in 1990.

The College has consistently demonstrated its commitment to work through historic preservation regulations to further historic preservation on its campus and/or proceed with development to support student needs.



## Naperville Historic District

A portion of the College's property is appropriately nestled within the Naperville Historic District boundaries. This map illustrates the College's boundaries, and the light blue shading identifies the portion of College property that resides within the Naperville Historic District.



## Building Renovation or Replacement Considerations

The previous section of this 2024 MLUP addressed the College's commitment to historic preservation. While historic preservation is a source of great pride, it is not always possible for the College to preserve outdated and less functional facilities. An organization more than 160 years old with a mission to serve undergraduate and graduate students in today's competitive market must remain equally committed to providing attractive, safe, well-kept, and modern facilities that meet current heating, ventilation, air conditioning (HVAC), fire safety, and other building codes and standards.

In the 2024 MLUP, the College identifies several buildings that are—or by the conclusion of the MLUP will be—beyond their useful life and require either a significant investment to update or complete replacement. Each of the facilities identified in this section range from requiring a significant interior update, to no longer having the capacity to be renovated to meet modern HVAC, Americans with Disabilities Act (ADA), and other current building code requirements. The College has a specific methodology for evaluating its facilities in support of current and future needs.

Before any facility is renovated or replaced, the College conducts a thorough and careful evaluation of the building's external envelope, as well as its structural, mechanical, electrical, plumbing, and fire-protection (MEPFP) components to determine the useful life expectancy based on industry standards. Additionally, the College evaluates each facility's ability to serve students, faculty, and staff in fulfilling mission-driven living and learning activities. The assessment also considers whether the existing facility can be repurposed to support any College-specific physical space needs. Such considerations include existing floor-to-floor height or structural support constraints, which can have a major influence on the adaptability of a facility to meet current code requirements for ventilation.

Older facilities undergoing renovations must include ADA improvements to address current accessibility requirements, and such retrofit adjustments are not always possible or feasible. Therefore, an assessment intended to determine whether to renovate or replace an existing facility will include an evaluation of the potential "premium" costs associated with a renovation versus the cost and benefits of new construction. Similarly, the College will assess the opportunities for fundraising in support of either a renovation or a new facility.

The following facilities will likely be subject to a "renovate or replace" assessment in the next decade (Note: The properties denoted with an "\*" are located within the Naperville Historic District):

- **1. 224 East Chicago Avenue:** Affectionately known as the Blue House, this facility currently hosts staff offices. It could be removed in the future to accommodate development on the site.
- **2. 225 North Loomis Street\*:** Affectionately known as the White House, this facility currently hosts faculty offices. It could be removed in the future to accommodate development on the site.
- **3. 530 South Riverview:** This house is currently occupied by the College's Provost as part of the 6.5 acres of Riverview Property owned by the College. Once the College determines how it wishes to use the Riverview Property, this house could be removed.
- **4. Geiger Hall:** This residence hall is dated, lacks appropriate floor-to-floor height requirements to meet modern ventilation requirements, and—in comparison to nearby competitors—may not serve the needs of resident students in the future. It also will be difficult or impossible to retrofit the facility to meet current ADA requirements.
- **5. Kaufman Dining Hall:** Originally acquired in 1921, the College envisions a major renovation to the existing facility or construction of a new, modern dining facility.
- **6. Kimmel Hall\*:** This residence hall likely meets the criteria for a significant investment or replacement due to the age of its mechanical, electrical, and plumbing (MEP) systems, technology and cabling infrastructure, significant structural limitations, code compliance deficiencies, and limits in overall adaptability to meet the standards of residence hall facilities found in the higher education market. It also will be difficult or impossible to retrofit the facility to meet current ADA requirements.
- **7. Larrance Academic Center\*:** This multipurpose facility includes classrooms, the College's Coffee Lab, and a small auditorium. With a dated HVAC system, this facility will likely be evaluated for a renovation or replacement in the future.
- **8. Merner Field House:** The College's primary indoor athletic competition venue includes offices, locker rooms, a pool, and a weight room while serving as the hub for the athletics department. This facility will likely require a careful assessment in the future for renovation, replacement, and/or an adaptive reuse.
- **9. Oliver Hall:** This facility is currently home to the College's radio station, WONC. It could be removed in the future to accommodate development on the site.





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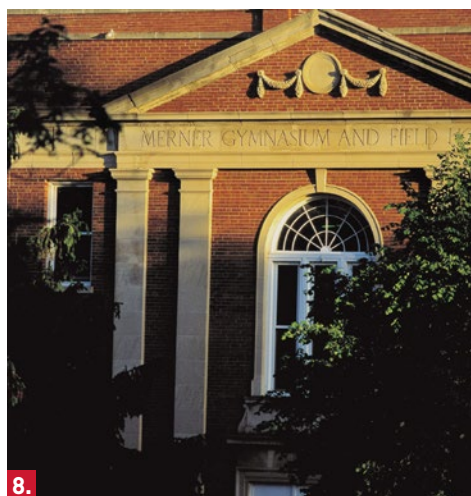
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*Continued from page 53, the numbering has re-started to align with the images on page 56.*

(Note: The properties denoted with an “\*” are located within the Naperville Historic District)

- **1. Patterson Hall:** This residence hall will likely require an update of interior residence hall room spaces, and an evaluation of the HVAC and piping systems, technology and cabling infrastructure, the roof, and the exterior façade.
- **2. Pfeiffer Hall\*:** One of the College’s fine and performing arts venues, this facility will need to be assessed for an update and remodel of the interior auditorium, lobbies, bathrooms, and MEP systems. This unique facility could be expanded in the future and will need to be assessed for stage, back-of-house, sound and lighting, accessibility, and other improvements.
- **3. Rall House:** Once the home for the College president, this facility now has academic offices. It could be removed in the future to accommodate development on the site.
- **4. Seybert Hall\*:** This former residence hall facility meets the criteria for an assessment to be renovated or more likely replaced. It can no longer function as a residence hall and has significant MEP and structural limitations that prevent the facility from being repurposed in meaningful ways to serve the College in the future. It also will be difficult or impossible to retrofit the facility in meet current ADA requirements.
- **5. Harold and Eva White Activities Center\*:** This facility meets the criteria for an assessment to be renovated or replaced, particularly if the College builds a new student activity center in the future.

The College owns several houses that currently serve as faculty or staff office space. Many of the houses have limitations for long-term college use. Therefore, the houses listed here are likely to be replaced in the future with purpose-built buildings, additional parking, or other campus amenities.

- **6. 116 South Brainard Street**
- **7. 224 East Chicago Avenue**
- **8. 225 North Loomis Street**
- **9. Hammersmith House:** 120/122 South Brainard Street (currently vacant)
- **10. Oliver Hall:** 232 East Chicago Avenue
- **11. Rall House:** 329 South Brainard Street

Importantly, several other houses fulfill one or more campus functions and are likely to remain well into the future. One house has a City of Naperville Landmark designation and will not be replaced.

- **12. Shimer Great Books School and Office of Graduate Programs:** 5 South Loomis Street
- **13. Center for Social Impact:** 40 East Jefferson Avenue
- **14. A.A. Smith House:** 28 South Loomis Street
- **15. Abe House:** 48 East Jefferson Avenue (landmark status)
- **16. President’s House:** 409 East Chicago Avenue

North Central College takes great pride in its buildings and grounds, which collectively create first and lasting impressions on visitors and have a favorable influence on the competitive student recruitment process. Buildings have been constructed on campus in nearly every decade since 1870 when the Old Main cornerstone was set. On visual display throughout campus is an evolution of architecture reflecting different styles and functions relevant to the era of construction. Balancing the preservation of certain facilities while modernizing campus with renovations, or in some cases replacement, necessitates thoughtful stewardship. The College has a long history of striking this balance while continuing to fulfill its student-centered mission. When it is necessary to renovate or replace an existing facility, the College will continue communicating with its neighbors and honoring the City of Naperville’s public processes.







## Campus Circulation: Vehicular Traffic, Pedestrian Movement, and Parking

The origins of the MLUP are grounded in the College's significant enrollment growth in the 1980s, which sparked a spirited debate among the College, its neighbors, and the City of Naperville around concerns of parking and campus expansion. Vehicular and pedestrian traffic, along with campus parking, remain a significant focus of the 2024 MLUP and the subject of regular attention from students, faculty, staff, neighbors, and the broader community. In the 2024 MLUP, the College has a strong story to tell, with the addition of significant parking, numerous pedestrian improvements, and a more robust campus circulation management approach.



Importantly, several principles remain intact from the origins of the MLUP:

- The College maintains considerable on-campus parking, further enhanced in 2024 by the new 542-space Parking Pavilion and the current inventory of 1,538 spaces distributed throughout campus.
- Naperville public street parking, with its four-hour restriction (established in 1988), remains a significant component of the College's comprehensive parking plan.
- The College continues to honor its longstanding commitment to refrain from acquiring homes in the neighborhood for the creation of parking lots.

This in-depth section of the 2024 MLUP is grounded in the research and expertise of the highly regarded parking and transportation firm Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), combined with the diligence and daily oversight of the College's Department of Campus Safety and Operations teams. For decades, vehicular circulation, pedestrian movement, and parking have evolved in concert with changing student needs and campus facilities.

### CAMPUS CIRCULATION SUMMARY

The North Central College campus can be accessed by a variety of transportation modes, including automobile, Metra commuter train via the Naperville station located steps from campus, and bicycle/foot traffic through the pedestrian-friendly neighborhood where the College is located. Among these, private automobiles remain the dominant mode of transportation to and from campus.

### COMPREHENSIVE STUDY: VEHICULAR TRAFFIC, PEDESTRIAN MOVEMENT, AND PARKING

In spring 2022, the College hired KLOA to conduct a comprehensive traffic, circulation, and parking study as part of the College's process for developing its Parking Pavilion south of Chicago Avenue and in anticipation of completing the 2024 MLUP.



KLOA conducted campus-wide data collection in the area bounded by North Avenue at the north end of campus, Sleigh Street two blocks east of campus, Prairie Avenue on the south end of campus, and Ellsworth Street to the west of campus. The study collected the following data:

- Intersection turning movement and pedestrian counts.
- On-street and off-street parking supply and demand.
- Counts were conducted during four time periods:
  - » During a typical spring weekday.
  - » During a typical fall weekday.
  - » During a large external event hosted on campus.
  - » During the College's 2022 Homecoming celebration.
- KLOA completed 24 total hours of traffic and pedestrian data collection per each studied location throughout campus (six total hours per day for two weekdays; six hours for the Crosstown Classic, and six hours for Homecoming).
- KLOA completed 73 total hours of parking data collection per each studied location (54 weekday hours during four weekdays, including two spring and two fall; eight hours for the Crosstown Classic; 11 hours for Homecoming).

#### KEY FINDINGS: VEHICULAR TRAFFIC

Regarding vehicular traffic, the KLOA study revealed:

- Vehicular traffic volumes around campus reached their peak when coinciding with the evening peak period for commuter traffic from 4 – 6 p.m.
- During the weekday morning and midday peak hours, the vehicular traffic traversing the intersection of Chicago Avenue and Brainard Street was approximately 15-25% less than the weekday evening peak hour.
- During special events held on campus (the Wes Spencer Crosstown Classic and the College's Homecoming celebration), traffic traversing the same intersection during each respective event's peak hour was within 5% of the typical weekday evening peak hour traffic volumes.







#### KEY FINDINGS: PARKING

Regarding parking, the KLOA study revealed:

- Parking occupancy for lots with commuter student, staff, and visitor designation exceeded 85% for six hours between 10 a.m. and 3 p.m.
  - » Lots designated as commuter/staff/visitor parking lots typically peak in the morning and maintain similar parking demand during the day until the evening, when the parking demand diminishes.
  - » Commuter/staff/visitor off-street parking locations and on-street parking exhibit similar parking demand trends throughout the day. Parking lots with this designation typically peak in the morning and maintain similar parking demand until the evening, when the parking demand diminishes. Campus parking lots and street parking within the boundaries evaluated by KLOA exhibit similar parking demand trends throughout the day.

The traffic, circulation, and parking study performed by KLOA is referenced throughout this section of the 2024 MLUP and will continue to inform the College's decision-making regarding vehicular traffic, pedestrian movement, and campus parking.

#### VEHICULAR CIRCULATION AND ROADWAY INTERSECTIONS

Most streets and intersections in the campus area primarily serve campus and the surrounding neighborhood. As previously mentioned, KLOA conducted an extensive and comprehensive traffic impact study in the spring and fall of 2022. Additionally, the College's Department of Campus Safety conducts parking studies each semester. Presented in this section of the 2024 MLUP is an overview of the findings from the KLOA study coupled with the Campus Safety Department's data and observations regarding intersection traffic operations, intersection capacity and operations, special considerations regarding the intersection of Chicago Avenue and Brainard Street, the influence of the campus pedestrian walkway on overall pedestrian circulation, and several vehicular traffic considerations as a result of the research.

Per the KLOA study, observations of traffic conditions throughout the day indicate that most of the traffic is generated by the College and the surrounding residential community, and most intersections maintain

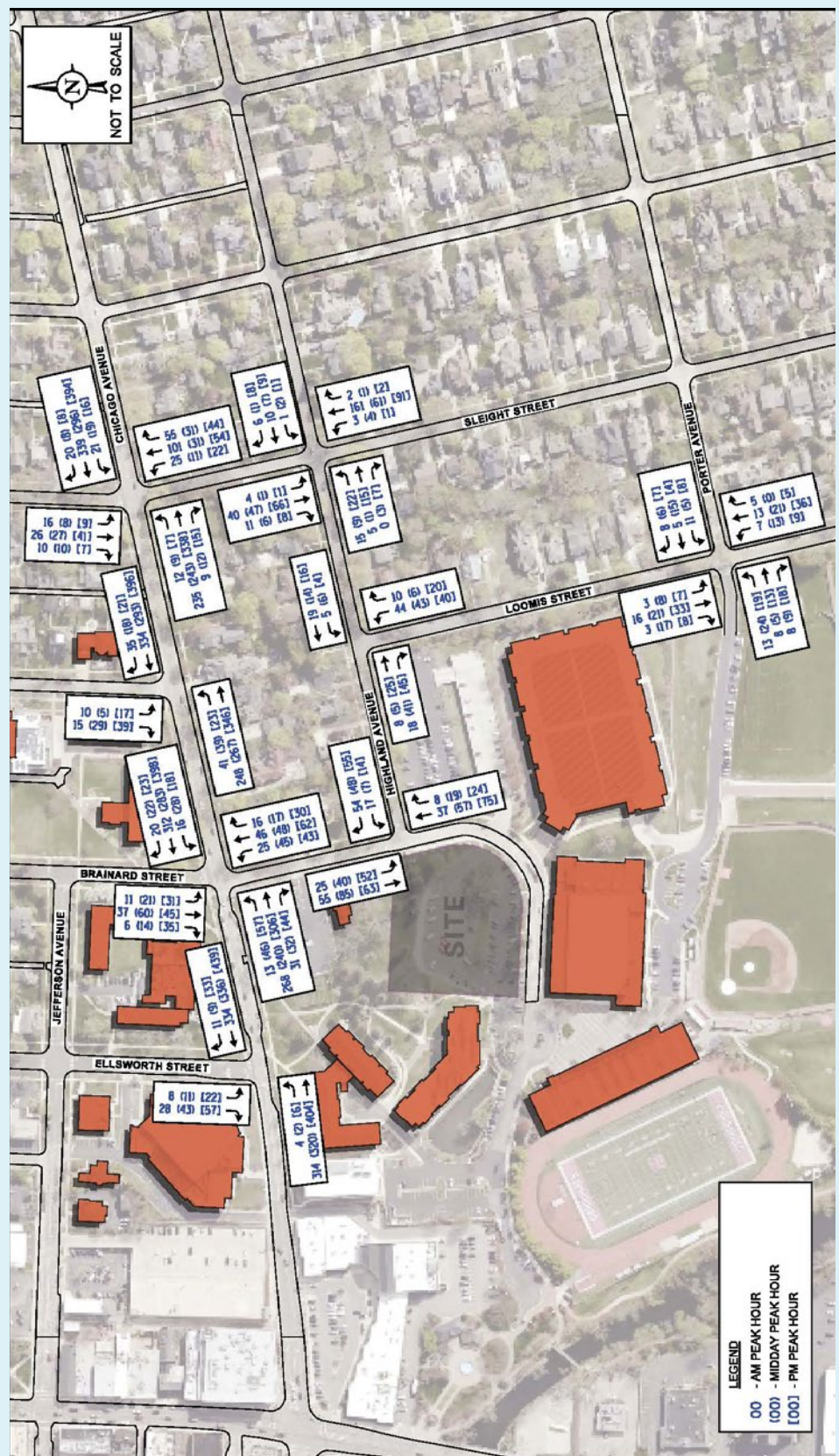


## Existing Vehicular Traffic Volumes

This chart is an excerpt from the 2023 KLOA Traffic Impact Study that illustrates the existing peak hour traffic volumes at intersections throughout campus. It also notes the location of the new Parking Pavilion ("Site").

The intersections included as part of the KLOA traffic impact study included the following:

- Chicago Avenue with Ellsworth Street
- Chicago Avenue with Brainard Street
- Chicago Avenue with Loomis Street
- Chicago Avenue with Sleigh Street
- Highland Avenue with Brainard Street
- Highland Avenue with Loomis Street
- Highland Avenue with Sleigh Street
- Porter Avenue with Loomis Street





excess capacity and accommodate traffic volumes at peak hours with little to no congestion (the intersection at Chicago Avenue and Brainard Street is the exception, which is addressed separately in this section). Furthermore, the grid network of streets in the campus area maintains a low-speed pedestrian-scale character that is easily walkable and offers flexibility in vehicular and pedestrian circulation throughout the neighborhood.

### INTERSECTION TRAFFIC OPERATIONS

As part of the KLOA study, manual intersection traffic counts were conducted as follows:

- During a typical spring weekday.
- During a typical fall weekday.
- During a large external event hosted on campus.
- During the College's 2022 Homecoming celebration.

Data was collected during times known and expected to be typically busy including:

- Weekday morning (7 – 9 a.m.)
- Weekday midday (11:30 a.m. – 1:30 p.m.)
- Weekday evening (4 – 6 p.m.)

The traffic counts revealed that the intersection of Chicago Avenue and Brainard Street had the highest volume of traffic. The peaks were generally observed as follows:

- 7:15 – 8:15 a.m.
- 11:30 a.m. – 12:30 p.m.
- 4:15 – 5:15 p.m.

The traffic counts conducted during a large external event (Wes Spencer Crosstown Classic) and the College's Homecoming celebration were observed to be within 5% of the typical weekday traffic volume.

### INTERSECTION CAPACITY AND OPERATIONS

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from "A" to "F" based on the average control delay experienced by vehicles passing through the intersection. As part of the KLOA study, three separate Chicago Avenue intersections (Ellsworth, Brainard, and Sleight streets), along with the intersection of Highland Avenue and Brainard Street, were studied to identify current and projected 2035 trends based on the level of service at each respective intersection. The intersections, their current grades, and their projected 2035 grades are included in the following table:

INTERSECTION	EXISTING LEVEL OF SERVICE 2023			PROJECTED LEVEL OF SERVICE 2035		
	Morning	Midday	Evening	Morning	Midday	Evening
Chicago Avenue with Ellsworth Street	A	A	A	A	A	A
Chicago Avenue with Brainard Street	B	B	C	B	B	C
Chicago Avenue with Sleight Street	B	B	C	B	B	C
Highland Avenue with Brainard Street	A	A	A	A	A	A

Importantly, the intersections overall are projected by KLOA to continue operating at the acceptable existing levels of service (C or better), factoring in the traffic generated by the Parking Pavilion and the anticipated increase in regional traffic growth. According to KLOA, there is a projected traffic delay increase of approximately three seconds or less over delay conditions at the time of the study.



### BRAINARD STREET AND CHICAGO AVENUE INTERSECTION

Due to its function as a primary route to and from Downtown Naperville, Chicago Avenue experiences congestion during peak hours and represents the location where conflicts between vehicular, pedestrian, and bicycle traffic are greatest. The College has taken several steps to reduce conflicts, improve flow, and enhance safety at Chicago Avenue, including:

- **1.** In 2017, as part of the Campus Pedestrian Walkway extension project, the College designed a mid-block crosswalk on Brainard Street, between Chicago Avenue and Jefferson Avenue.
- **2.** At the same time, the College concentrated north-south pedestrian flow to the west side of Brainard Street at Chicago Avenue. This change created greater efficiency in the pedestrian flow and reduced the conflicts at Chicago Avenue and Brainard Street.
- **3.** The College also added its traditional Sternberg lights near the new crosswalk and along the expanded walkway to improve pedestrian visibility.



The data collected during the KLOA study did not warrant a traffic signal at the intersection of Chicago Avenue and Brainard Street. Importantly, the College and the City of Naperville concurred with the findings. However, in spring 2023 the College and the City of Naperville signed a letter of understanding regarding the potential for a future traffic signal at the intersection. The letter states in part:

*“While the data does not currently warrant a traffic signal, the College and the City agree that the utilization of this intersection needs to be monitored. Therefore, the College and the City agree that over the next ten years there will be ongoing evaluation of the vehicular and pedestrian traffic patterns at that intersection. If (i) a traffic study concludes that a traffic signal at the Chicago Avenue/Brainard Street intersection is warranted, and (ii) the College and the City both agree that a traffic signal at that intersection would be beneficial to the College campus and to the City’s traffic flow, the College and the City agree that they will work together to install a traffic signal and to split equally the cost of the design and construction of the traffic signal.”*

A copy of the letter of understanding is provided on page 108, in the appendices of this MLUP.

### GENERAL TRAFFIC AND CIRCULATION CONSIDERATIONS

As part of the KLOA research, the College engaged in a vehicular speed study to assess vehicle circulation and the safety of pedestrians in key areas on campus. The following areas were studied:

- **Benton Avenue:** Between Brainard Street and Loomis Street
- **Brainard Street:** Between Chicago Avenue and Highland Avenue
- **Brainard Street:** South of Highland Avenue

The study was conducted over a period of nine days and revealed that all vehicular averages are below the posted speed limits. Appropriate wayfinding signage and regular communication to the campus community is critical to the ongoing success of vehicle circulation and pedestrian safety.

### PEDESTRIAN-FRIENDLY STREETS AND MID-BLOCK CROSSWALKS

Walking is typically the most prevalent form of transportation on a college campus, and North Central College is no exception. The design intent of pedestrian-friendly streets is to slow vehicular traffic; create specific areas for pedestrian crossings, parking, and drop-offs; shorten crosswalk distances; and enhance aesthetics. In 2017, the College implemented mid-block crosswalks to assist with reducing conflict between vehicles and pedestrians at primary intersections.

In addition to the Brainard Street mid-block crosswalk mentioned in the previous section, the following crosswalks were implemented mid-block:

- Van Buren Avenue, east of Brainard Street and west of Loomis Street.
- Benton Avenue, east of Brainard Street and west of Loomis Street.
- Brainard Street, south of Highland Avenue in front of the Residence Hall/Recreation Center.
- Brainard Street at the southwest entry drive of the new Parking Pavilion.

In the 2024 MLUP, the College envisions an ongoing assessment of additional areas for implementation such as:

- School Street between Brainard Street and Loomis Street (north of the Oesterle Library and Learning Commons), including formalizing the crossing with signs, markings, and contrasting pavement materials and/or colors to promote visibility of pedestrians. The College will coordinate with the City relative to this crossing and associated sidewalk improvements.
- Porter Avenue near the entrance of Parking Lot Q (south of the Residence Hall/Recreation Center). The location of this crossing is internal to the College campus and does not cross the public right-of-way of Porter Avenue.



### CAMPUS PEDESTRIAN WALKWAY

Construction and expansion of the campus pedestrian walkway stands as an important initiative born from the College's 2010 MLUP that has created a safe, walkable campus for students, faculty, and staff. The campus pedestrian walkway extends from School Street southward through campus to the Bambule Riverwalk Gateway. In addition to the on-campus benefits provided to pedestrians, this remarkable one-mile stretch serves as connective tissue binding the College with several Naperville features including the Riverwalk, Fredenhagen Park, the much-anticipated park at 430 South Washington near the Moser Bridge, and Naperville's downtown district.



In the 2024 MLUP, the College envisions any new campus facilities making similar connections to the campus pedestrian walkway, including main or secondary entrances, plazas, landscaping, lighting, and aesthetically pleasing façade treatments.

The College's 2024 MLUP also envisions potential further enhancements to the sidewalk system throughout campus, particularly along the heavily used Brainard Street walkway. Such enhancements could include widening the sidewalks, new landscaping, and utilization of hardscape materials to create a consistent look for the portions of the sidewalk within the CUD Zoning District. Focusing on existing sidewalks bordering the campus would continue the College's efforts to visually define its campus, enhance the attractiveness of the College's grounds for prospective students and visitors, and enrich the entire neighborhood with inviting walkways. A series of interconnected and beautified pedestrian walkways is quintessentially collegiate, adding charm, vibrance, and value to the entire neighborhood.

As expected, given the north-south orientation of campus, the KLOA study revealed that the College's general pedestrian patterns are north-south through the campus interior core, utilizing the campus pedestrian walkway. Pedestrian counts along Loomis Street are comparatively lower than Brainard Street.

Data collected from the study is provided here, quantifying the pedestrian crossing patterns and the use of the College's mid-block crosswalks.

LOCATION	AM PEAK SP22	AM PEAK FA22	MIDDAY PEAK FA22	MIDDAY PEAK SP22	PM PEAK SP22	PM PEAK FA22
Chicago Avenue and Brainard Street (pedestrian crossing NB-SB)	164	307	344	364	249	322
Midblock Chicago Avenue (pedestrian crossing EB-WB)	219	424	275	456	229	275
Midblock Van Buren Avenue (pedestrian crossing NB-SB)	81	135	318	270	150	204
Midblock Benton Avenue (pedestrian crossing NB-SB)	102	171	406	478	283	208

Other concentrations of pedestrian crossing include Brainard Street in front of the Residence Hall/ Recreation Center and the intersection of Highland Avenue and Brainard Street.

## CONSIDERATIONS

Based on the data collected, along with observations and anecdotal feedback from the campus community and the neighborhood, and effective current practices, the following summarizes key vehicular traffic considerations.

- **Lack of marked mid-block crosswalk on School Street:** At this time, no mid-block crosswalk is currently marked on School Street between Brainard Street and Loomis Street. While pedestrian volumes are relatively low in the morning and evening hours, data suggests a mid-block crosswalk may be warranted in the future due to the midday peak pedestrian traffic of approximately 153 crossings at midday peak volumes.
- **Lack of marked mid-block crosswalk on Porter Avenue:** With the addition of Parking Lot Q on the south end of campus, there is no identified crosswalk for pedestrians to access the Residence Hall/ Recreation Center and Merner Field House.
- **Promoting Pedestrian Safety:** The College will continue to promote a pedestrian safety campaign at the start of each academic year to provide education, safety tips, and rules of the road for pedestrians and cyclists to enhance the safety of all populations traversing through campus.
- **Intra-Campus Driving:** The College will continue discouraging intra-campus use of automobiles through a variety of efforts, including the following:
  - » Providing safe and friendly pedestrian routes to enhance the walkability of campus.
  - » Strategic parking lot designations, which allow the College's daily population of faculty, staff, and commuters more opportunities to park near their building of business. This is even more relevant with the addition of the 542-space Parking Pavilion.

### CURRENT PARKING CONDITIONS

With a campus of 2,856 residential, commuter, and graduate students, more than 800 staff and full-time, part-time, half-time, and adjunct faculty, and thousands of campus visitors on an annual basis, successfully managing the parking needs of all users is complex. As with most college campuses, allocating parking is a continuous process. Adding to the complexity is the fact that the campus is transient throughout the day; students, faculty, staff, and visitors are not all gathered at the same time on any given day. North Central College's parking strategy focuses on the needs of our commuter and resident students and combines the following elements in managing overall campus parking supply and demand:

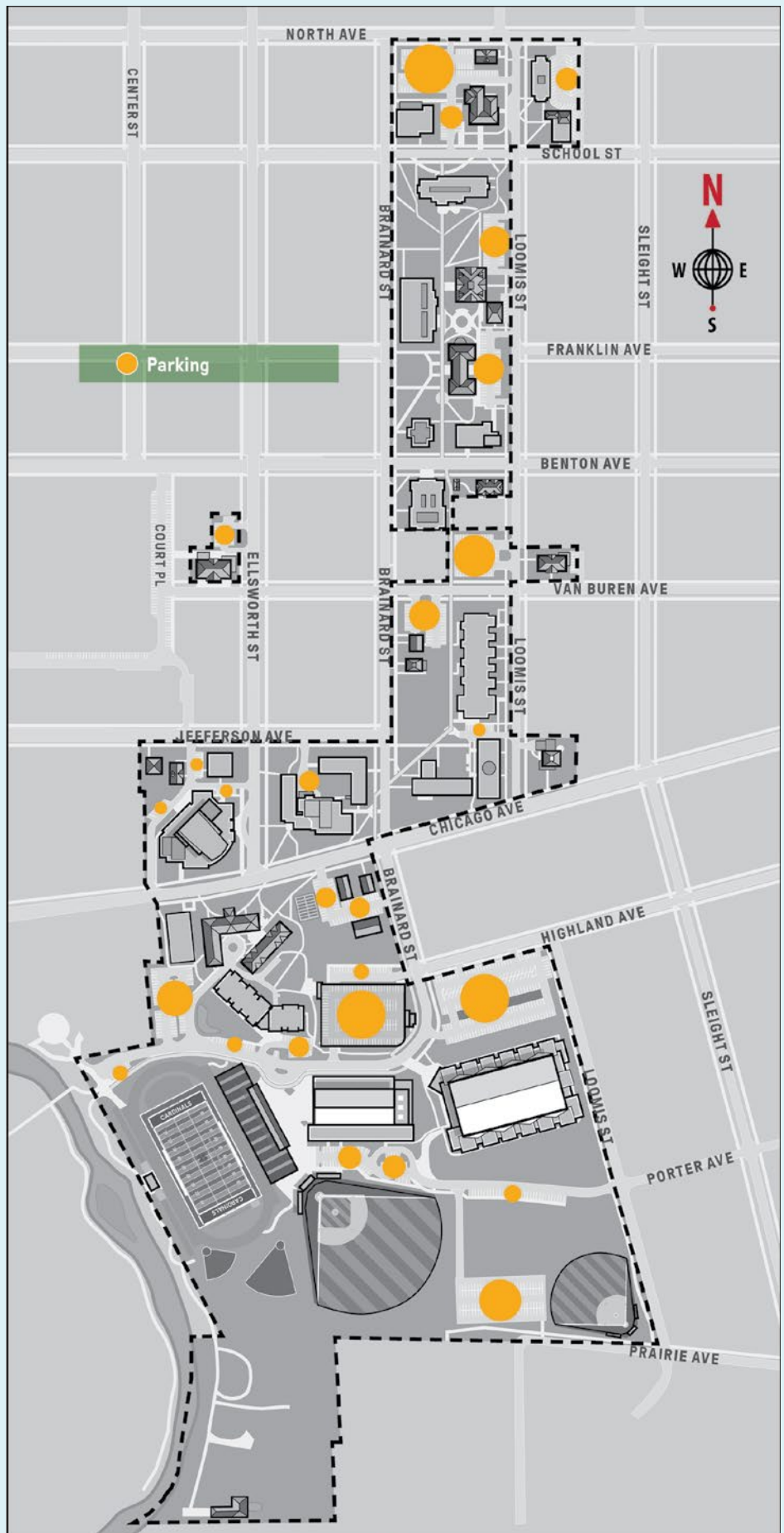
**1. Designated Campus Parking Lots (Off-Street Parking):** The College currently maintains 1,538 off-street parking spaces. The map on page 66 illustrates off-street parking facilities and their respective capacities.

Off-Street Campus Parking		
PARKING LOT LETTER	LOCATION	TOTAL SPACES
Lot A	Larrance Academic Center	103
Lot B	Kimmel Lot	53
Lot C	Goldspohn Lot	34
Lot D	Old Main	36
Lot E	Meiley Swallow	15
Lot F	Pfeiffer	48
Lot G	Van Buren	42
Lot H - Abe	Abe House	11
Lot I	Brainard	52
Lot J	Highland Avenue	175
Lot K	Highland Avenue	65
Pavilion First Floor	Front Merner	120
Pavilion Second Floor	Front Merner	141
Pavilion Third Floor	Front Merner	138
Pavilion External	Front Merner	19
Pavilion 4th Floor	Front Merner	124
Lot L	Pond	14
Lot M	Ward/Patterson	51
Lot N	Rear Res/Rec	34
Lot O	Rear Merner	51
Lot Q	Tennis Courts	100
Lot H - Bookstore	Bookstore	20
Z-Schneller/WSC		8
Z-New Hall		15
Z-Bambule		8
Z-999 East Chicago Ave		43



## Campus Parking Lots

Designated campus parking lots are distributed throughout the College's 69.4 acres for the convenience of students, faculty, staff, and visitors. The addition of the 542-space Parking Pavilion resulted in a net increase of 439 designated campus parking spaces for a total of 1,538 on-campus spaces. The addition of the Parking Pavilion allowed the College to reassign parking lots (resident students; commuter students; faculty and staff; and visitors) throughout campus based on the highest and best use of each respective parking facility and to maximize its inventory. Additionally, the increased campus parking provides the College with parking scalability to add new academic, athletic, residential, or student life facilities.



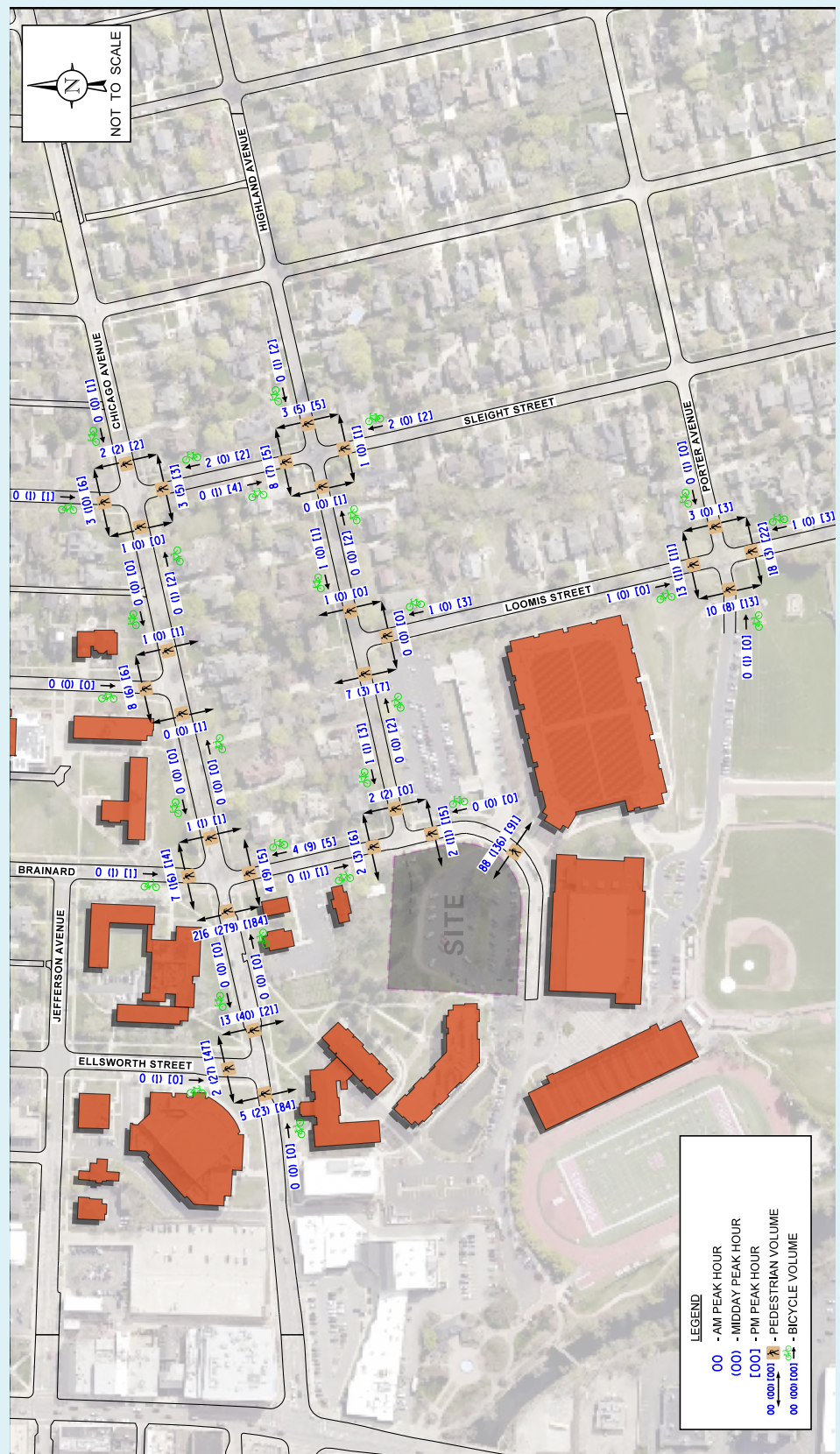
On-Street Parking					
APPROXIMATE 1-BLOCK RADIUS			APPROXIMATE 2-BLOCK RADIUS		
Chicago	Ellsworth to Brainard	21	Chicago	Sleight to Wright	0
Chicago	Brainard to Loomis	22	Chicago	Wright to Columbia	0
Chicago	Loomis to Sleight	17	Chicago	Columbia to Julian	0
Highland	Brainard to Loomis	8	Highland	Sleight to Wright	19
Highland	Loomis to Sleight	19	Porter	Sleight to Wright	19
Franklin	Loomis to Sleight	8	Loomis	Fourth to North	9
Porter	Loomis to Sleight	18	Sleight	Van Buren to Chicago	17
Loomis	Franklin to School	15	Sleight	Franklin to Benton	8
Loomis	Van Buren to Chicago	13	Sleight	School to North	8
Loomis	Benton to Van Buren	7	Sleight	Franklin to School	17
Loomis	Franklin to Benton	8	Sleight	North to Fourth	9
Loomis	North to School	9	Sleight	Benton to Van Buren	10
Brainard	Chicago to Highland	0	Ellsworth	Van Buren to Jefferson	21
Brainard	Jefferson to Chicago	3	Ellsworth	Franklin to Benton	27
Brainard	Van Buren to Jefferson	7	Ellsworth	School to Franklin	33
Brainard	Benton to Van Buren	9	Ellsworth	North to School	14
Brainard	School to Benton	23	North	Ellsworth to Brainard	6
Brainard	North to School	9	Prairie	Sleight to Wright	20
Ellsworth	Jefferson to Chicago	9	Sleight	Chicago to Highland	20
Ellsworth	Benton to Van Buren	12	Sleight	Highland to Porter	29
North	Brainard to Loomis	7	Sleight	Porter to Prairie	24
North	Loomis to Sleight	6	Wright	Chicago to Highland	18
Jefferson	Ellsworth to Brainard	18	Wright	Highland to Porter	29
Van Buren	Court to Ellsworth	6	Wright	Porter to Prairie	24
Van Buren	Brainard to Loomis	6		<b>TOTAL</b>	<b>381</b>
Van Buren	Ellsworth to Brainard	9			
Van Buren	Loomis to Sleight	8			
Benton	Ellsworth to Brainard	17			
Benton	Brainard to Loomis	3			
Benton	Loomis to Sleight	0			
Prairie	Loomis to Sleight	20			
School	Ellsworth to Brainard	3			
School	Brainard to Loomis	5			
School	Loomis to Sleight	4			
S. Loomis	Prairie to Highland	25			
	<b>TOTAL</b>	<b>374</b>			

**2. Naperville Public Street Parking (On-Street Parking):** The availability of Naperville public street parking throughout the neighborhood surrounding campus is a critical and longstanding part of the College's overall parking management strategy. This strategy first arose formally in 1988 when the College, the City of Naperville, and the neighborhood agreed to establish policies and procedures for future development, which included the College/University District and associated zoning ordinance and the College's first MLUP. Furthermore, in 1989 the College agreed to develop additional parking within its boundaries in exchange for the creation of a four-hour public street parking limit in the neighborhood.



## Existing Pedestrian and Bicycle Traffic Volumes

This chart is an excerpt from the 2023 KLOA Traffic Impact Study that illustrates the existing pedestrian and bicycle volumes and shows the direction of travel.



Combined with the 800 street parking spaces, there are now 2,338 parking spaces on campus or within two blocks of campus.

Today, there are approximately 400 on-street parking spaces within a block of the campus boundaries and approximately 800 spaces within two blocks. Long-term Naperville public street parking is discouraged by the City's ordinance that limits parking to four hours, which has proven to be successful in balancing College commuter parking demand and the after-hour needs of neighborhood residents, while eliminating all-day parking by those riding commuter trains departing from the nearby Metra station. Utilizing public street parking as part of the College's parking plan originated to discourage the College from acquiring homes throughout the neighborhood for the purpose of building parking lots. In the 2024 MLUP, the College remains committed

to maintaining a comprehensive parking plan inclusive of public street parking and the use of College property for parking lots and facilities, such as the newly-added Parking Pavilion.

**3. Parking Demand Management:** The College manages the overall demand for campus parking in a variety of ways. Tiered parking permit pricing remains an important tactic to allocate permits to those with vehicles on campus. Additionally, the creation of Visitor Parking and Temporary Permits for those with specific one-time parking needs has reduced the demand for annual parking permits. The College's Campus Safety Department does an exceptional job establishing, assessing, and enforcing campus parking regulations. Campus Safety conducts an annual parking review and adjusts parking lot designations accordingly.

**4. Event Management:** The College will continue to assess wayfinding needs to guide vehicular and pedestrian traffic from an event management perspective. Additionally, the College will continue to partner with the City of Naperville in posting community "No Parking" signs to ensure roadways remain accessible for emergency vehicles during large events.

#### PARKING CAPACITY

In January 2024, the College opened its 542-space Parking Pavilion (415 South Brainard Street). The transformative parking structure was developed on an existing 103-stall surface lot identified in previous MLUPs as a site for future College development. The addition of the facility results in a net increase of 439 designated campus parking spaces for a total of 1,538 campus parking spaces. Combined with the 800 street parking spaces, there are now 2,338 parking spaces on campus—or within two blocks of campus. The Parking Pavilion is conveniently located where it can serve a wide array of students, faculty, staff, and visitors near the facilities they use (e.g., residence halls, athletic facilities, the graduate health science facility, and campus dining).

#### CAMPUS PARKING MANAGEMENT AND POLICIES

North Central College exists as part of a competitive higher education environment in which prospective college students have many choices. A significant consideration for students is the availability of safe and convenient parking. Set in this context is the College's desire to maximize the "highest and best use" of its property to support students and their academic, artistic, athletic, recreational, and residential interests with world-class facilities and recreational spaces.

The following key principles will inform and guide the College's ongoing parking management efforts:

- There is no additional net on-street parking within two blocks of campus.
- The ongoing preservation of the City's four-hour public street parking regulation to balance the College's daytime demand with the neighborhood's needs, while limiting Metra commuter use, remains a central tenet of the College's comprehensive parking plan.
- The addition of 439 new campus parking spaces addresses current and future parking needs, affording the College the opportunity to develop new facilities to support future growth.
- Although additional parking will not be required for new facilities in the years to come, by virtue of the Parking Pavilion, the College will continue evaluating opportunities to add campus parking for its students, faculty, and staff. Through the years, the College understands that the addition of even a limited number of on-campus parking spaces can make a difference for its students, faculty, and staff.
- The College will remain open-minded to considering future opportunities for multi-use or shared parking facilities and will evaluate such opportunities while focused on the best interests of serving its students.



## DISPLACED CAMPUS PARKING

The 2024 MLUP envisions the need for new facilities to be developed in the next decade and beyond. Any potential new building, as addressed earlier in this MLUP, will be a response to changing student demographics; the demands of new and emerging academic, athletic, or artistic programs; changing curricular needs; or the need to modernize or replace facilities that have reached their end of life. Higher education will continue to evolve in the next decade, necessitating flexibility and adaption by the College. New buildings may not create material additional parking demand. However, new building construction could permanently displace existing surface parking. In such instances, the College would seek to replace parking with alternate locations on campus and/or by reducing parking demand through additional parking management strategies.

The College has identified a few locations on its campus that could be utilized for future parking replacement and/or expansion. The accompanying map on page 71 illustrates the locations for each site.

- 1. Site of existing Kimmel and Seybert halls:** These two residence halls will likely need to be replaced in the future. One can read more about these facilities in the section of this MLUP that addresses [facility renovation or replacement](#).
- 2. Expansion of the current Highland Parking Deck:** The existing parking deck was developed with the potential for aboveground expansion. Any such expansion would likely occur as part of a building addition on the existing Highland Avenue surface lot. Expanded parking on this site could be below-grade or as part of a new facility with offices and hallways along the north, west, and east façades, wrapped around an interior covered parking facility.
- 3. Expansion of Parking Lot Q (formerly the College's tennis courts):** The existing surface lot at Parking Lot Q can be expanded with additional levels above ground, within the CUD Zoning Ordinance.
- 4. Geiger Hall:** The green space north of Geiger Hall has potential for a surface parking lot. Additionally, Geiger Hall could be replaced in the future and the remaining site could be developed with a new facility and/or parking expansion.
- 5. Kaufman Dining Hall/Rall Hall/Geiger Hall:** The block currently bordered by Chicago Avenue, Brainard Street, Jefferson Avenue, and Ellsworth Avenue will likely be developed by the College in the future, [as addressed separately in this MLUP](#). However, this site could also provide refuge for temporarily displaced parking in conjunction with a development elsewhere on campus.
- 6. Expansion of Parking Lot G:** The existing surface lot and adjacent College-owned property on the west side of Wentz Science Center has potential for expansion. Such expansion could include the removal of the house at 116 South Brainard Street and/or the removal or relocation of the Hammersmith House located at 120 South Brainard Street.

## REMOTE PARKING

For years, a portion of the College's parking management plan has involved requiring first-year students to utilize remote facilities. With the addition of the 542-space Parking Pavilion, the College has ended current remote parking arrangements. However, the College could revisit remote parking options in the future as its campus evolves and needs change.

Since 2008, when the Wentz Concert Hall and Fine Arts Center opened, the College and the City of Naperville have maintained an agreement regarding use of the City's Central Parking Facility (located at 75 East Chicago Avenue). In the agreement, the College pays a per-ticket-sold fee to account for the use of the parking facility by the College's fine and performing arts patrons. In the future, the College could consider a shared parking arrangement with the City of Naperville for expanded use of the existing (or potentially a new) Central Parking Facility. The College would consider such an arrangement if it would benefit students and the broader campus community.

## BICYCLE CIRCULATION AND SAFETY

The College maintains a bicycle registry system and has bicycle racks positioned in key locations around campus. The Naperville Riverwalk 2031 Master Plan and the College's 2024 MLUP identify an opportunity to further expand the Riverwalk along the East Bank of the river, south of the Bambule Riverwalk Gateway. When developed, the result will be a bicycle path on the east side of the DuPage River northward from Hillside Road along the College's Riverview Drive property, past Benedetti-Wehrli Stadium to the Bambule Riverwalk Gateway, and on to the College's bike-friendly campus pedestrian walkway to North Avenue and the Naperville Metra station.

## Future Parking Development

The College has identified a few locations on its campus that could be utilized for future parking replacement and/or expansion. This collection of potential future parking lots represents the College's current thinking. The College will continue to explore opportunities to enhance its on campus parking inventory.





The College's Red Bike program was discontinued in 2023 due to limited resources to safely run an effective program. However, campus community members can continue to navigate the campus conveniently and safely by bicycle, travel to nearby restaurants and shops in Downtown Naperville, and find available locations to park a bicycle. While these options remain present, the bicycle volumes on campus do not impact current traffic conditions in the area.

## City of Naperville Partnerships

The City of Naperville's [Land Use Master Plan](#) addresses several complimentary plans that exist in the community. Importantly, the [Naperville Riverwalk 2031 Master Plan](#) identifies two significant partnerships involving College property. These partnerships exemplify the "town and gown" relationship that has existed since the College moved to Naperville in 1870.

### 430 SOUTH WASHINGTON STREET

In 2012, the College acquired the property at 430 South Washington Street (adjacent to Burger King) and demolished an existing building on the site that previously housed a dry-cleaning business. Through a 2016 easement agreement between the College and the City, the parties agreed that the City would develop the park. The property remained dormant as the City of Naperville awaited funding from the State of Illinois to develop a park on the site, and in anticipation of completing the Washington Street bridge reconstruction project. Through an additional written agreement with the City of Naperville, the site is being used as a staging zone for the reconstruction work. Upon completion of the bridge, the City will develop a park on the site that will become a new Riverwalk attraction, serving as a gateway to downtown and the College's campus. The park will feature Riverwalk lighting and bricks and will be maintained by the City and Park District. The park will also feature an arched "North Central College" sign visible along Washington Street. In 2022, the College received approval from the Naperville City Council to erect a gateway sign on the property once the park is complete (City ordinance number 22-075; see appendices for the entire ordinance).



### EAST BANK RIVERWALK DEVELOPMENT

The College owns 6.5 acres of property at the south end of its campus along Riverview Road, contiguous to Benedetti-Wehrli Stadium and near the DuPage River. The College will likely develop on this property sometime in the future ([addressed later in the MLUP](#)). However, the Riverwalk—through a partnership with the College—anticipates developing along a 1,400-foot segment of the river’s east bank from the Bambule Riverwalk Gateway south to Riverview Drive.

The Riverwalk envisions the traditional Riverwalk infrastructure and signature amenities featuring a separate, parallel, 10-foot-wide asphalt path for bicyclists. Essentially, the College’s ownership of the Riverview property enables the Riverwalk to extend the DuPage River Trail bike path from Hillside Road to North Central College, the Bambule Riverwalk Gateway, and Fredenhagen Park, which could be a first-of-its-kind experience for bicyclists along the Naperville Riverwalk. The extension could also feature an additional pedestrian bridge (similar to the Moser Bridge) near the Riverview cul-de-sac. Completion of the East Bank Riverwalk Development is dependent upon successful funding by the Naperville Riverwalk Commission and Foundation.

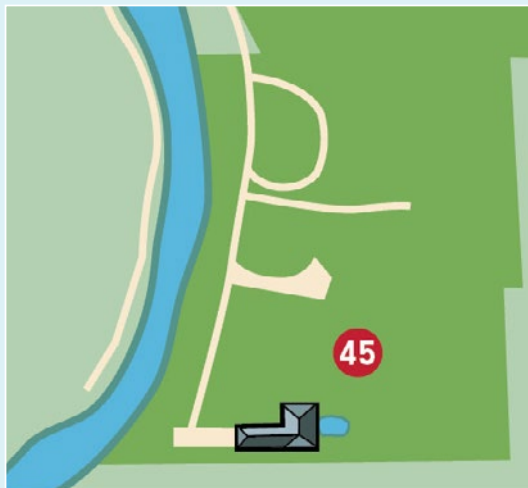
These exciting partnerships help to further entwine the connective tissue that binds together the College and the Naperville community. For generations to come, students, faculty, staff, neighbors, and the broader community will enjoy the beauty of the Naperville Riverwalk, the DuPage River, Downtown Naperville, and North Central College’s campus via the popular pedestrian and bicycle paths that meander through the City.

### RIVERVIEW PROPERTY

As previously mentioned, the College owns 6.5 acres of property at the south end of its campus along Riverview Road, contiguous to Benedetti-Wehrli Stadium and near the DuPage River. While the College does not have current plans to develop the property, it was acquired to provide options for future College use in support of students, faculty, and staff. The purpose of this MLUP is to identify property within the College’s boundaries—such as the Riverview Property—for potential future use. The College will fulfill its longstanding commitment for sharing its plans and following all public processes if, and when, it decides to further utilize the property.

### Developing Campus: 2024 - 2034

Throughout its history, the College has evolved to meet the changing needs of its students. The earliest photos of the College from 1870 reveal construction of Old Main on raw, undeveloped land. From that time to now—153 years in the making—the campus serves its students with academic buildings, nine residence halls, athletic facilities, and other student life and administrative facilities. North Central College will continue to evolve within the construct of the 2024 MLUP and beyond. The College’s founders could not have imagined what North Central would become by the year 2024. So, too, is it impossible for today’s administration to imagine all that the College could be decades from now.



#### Riverview Property

This map provides a magnified view of the College’s Riverview Property. The 6.5 acres exists at the south end of its campus along Riverview Road, contiguous to Benedetti-Wehrli Stadium and near the DuPage River. The property was acquired to provide the College with future opportunities to develop facilities and/or additional parking in support of students, faculty, and staff.



It bears repeating that the purpose of the MLUP is to serve as a guideline for how the College will develop its property in the future. It does not provide a specific timeline for future projects, nor does it commit to specific locations for particular facilities. Rather, the MLUP identifies broad areas where the College may add facilities in the future that serve the needs of its students and allow the institution to remain a top regional destination. The College/University District (CUD) Zoning Ordinance is the regulatory document that sets the rules for campus development, such as maximum building height and required property setbacks, lighting and noise restrictions, and the waiver of landscape islands in parking lots to maximize vehicle occupancy.

In this section of the 2024 MLUP, the College provides an overview of how its property is utilized for academic, residential, athletic, student life, and parking use. This section also highlights the areas of its property that could be developed in the years ahead. Importantly, most of the campus' nearly 70 acres can be developed for future College use within the applicable City regulations.

### CAMPUS ZONES

Understanding the location of the campus zones, their overlap, and the vehicular and pedestrian circulation through campus is imperative to informing the College's future development. This does not mean that the College will develop its property exclusively based on zones. However, it will help the College evaluate the highest and best use for its property.

The map on page 75 is helpful in identifying campus zones where "like" or "similar" uses are or should exist on campus. As depicted on the map and referenced throughout this section, the major areas of campus activities and facilities include:

- Academics (purple)
- Residential (light blue)
- Athletics (red)
- Student Life (dark blue)
- Campus Parking (gold)

An overlay on the map on page 76 introduces the center of campus, which exists near the Chicago Avenue and Brainard Street intersection. It is in this vicinity that the major areas of campus overlap. This map broadly illustrates the location of the campus zones and their overlap near the center of campus.

#### Academics

The College's academic facilities are predominantly north of Chicago Avenue, except for the Wentz Center for Health Sciences and Engineering and Benedetti-Wehrli Stadium, which currently houses seven classrooms, both of which are south of Chicago Avenue. One or more new and/or renovated academic facilities are among the College's priorities in the next decade and beyond to support academic programs.

#### Residential

The College's residential population is concentrated in the middle of campus except for Kimmel Hall, located on the north end of campus, which is an older facility likely to be replaced in the future. In the next decade and beyond, the institution will continue evaluating its residential needs.

#### Athletics

The College's national-caliber NCAA Division III athletic programs are supported with facilities south of Chicago Avenue. Athletic facilities are typically larger in scale, and thus far the College has concentrated its facilities at the southern end of its campus. Athletic facility needs are among the College's priorities for consideration in the next decade.

#### Student Life

The College's student life facilities, such as the Oesterle Library and Learning Commons, the Harold and Eva White Activities Center, and Kaufman Dining Hall are spread throughout campus, from either side of Chicago Avenue to the College's northern boundary near North Avenue.

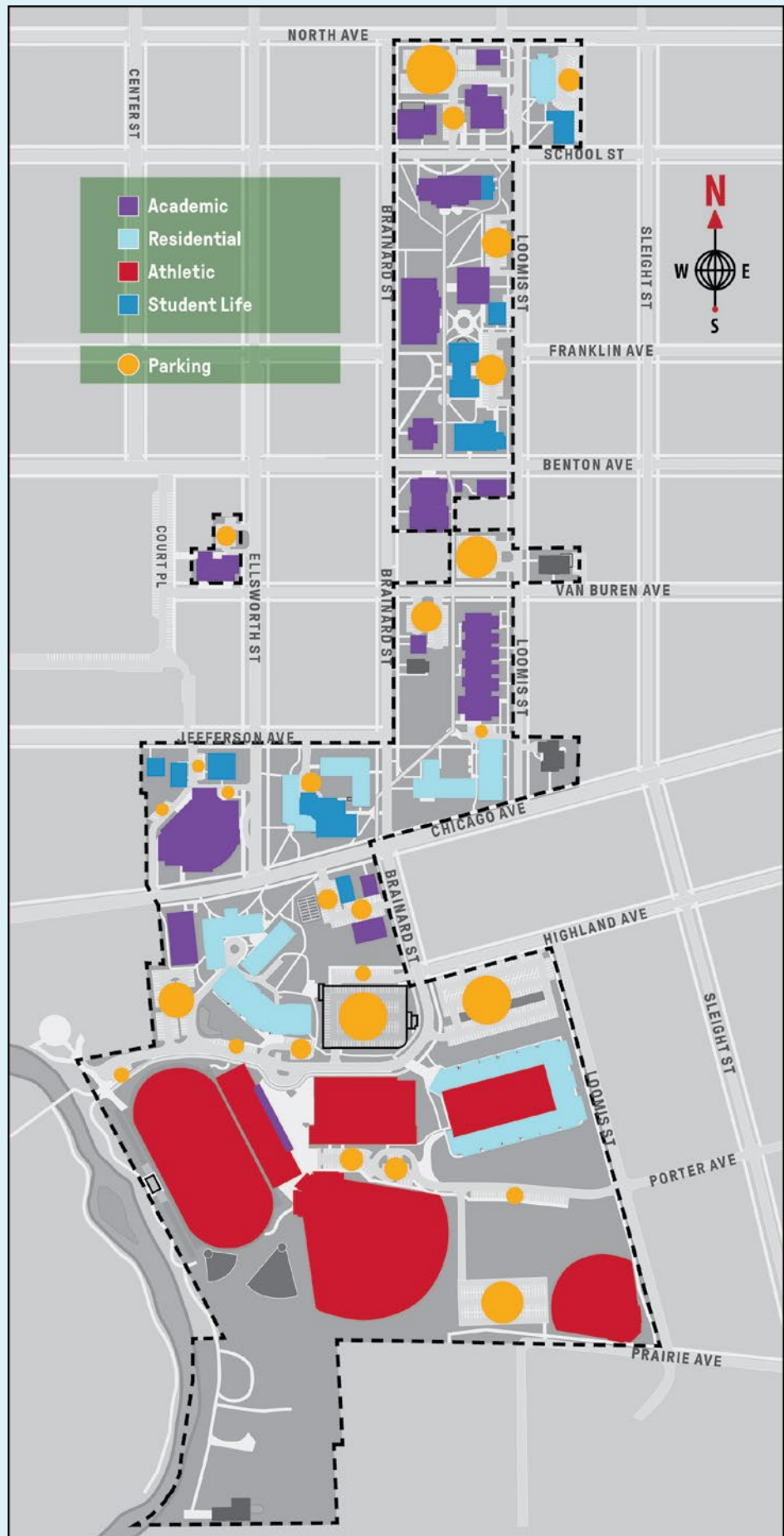
The map on page 78 highlights the College's current pedestrian (blue arrows) and vehicular (green and red arrows) circulation, which were discussed in detail in the ["Campus Circulation: Vehicular Traffic, Pedestrian Movement, and Parking"](#) section. The majority of pedestrian traffic flows primarily north-south along the Campus Pedestrian Walkway, while the majority of vehicular traffic flows primarily east-west along Chicago Avenue, Benton Avenue, North Avenue, and Van Buren Street.

## Campus Zones

This map is helpful in identifying campus zones where “like” or “similar” uses are or should exist on campus. Understanding the location of the campus zones, their overlap, and the vehicular and pedestrian circulation through campus helps inform the College’s future development. This does not mean that the College will develop its property exclusively based on zones. However, understanding the zones and the circulation through campus will help the College evaluate the highest and best use for its property.

As depicted on the map and referenced throughout this section of the 2024 MLUP, the major areas of campus activities and facilities include:

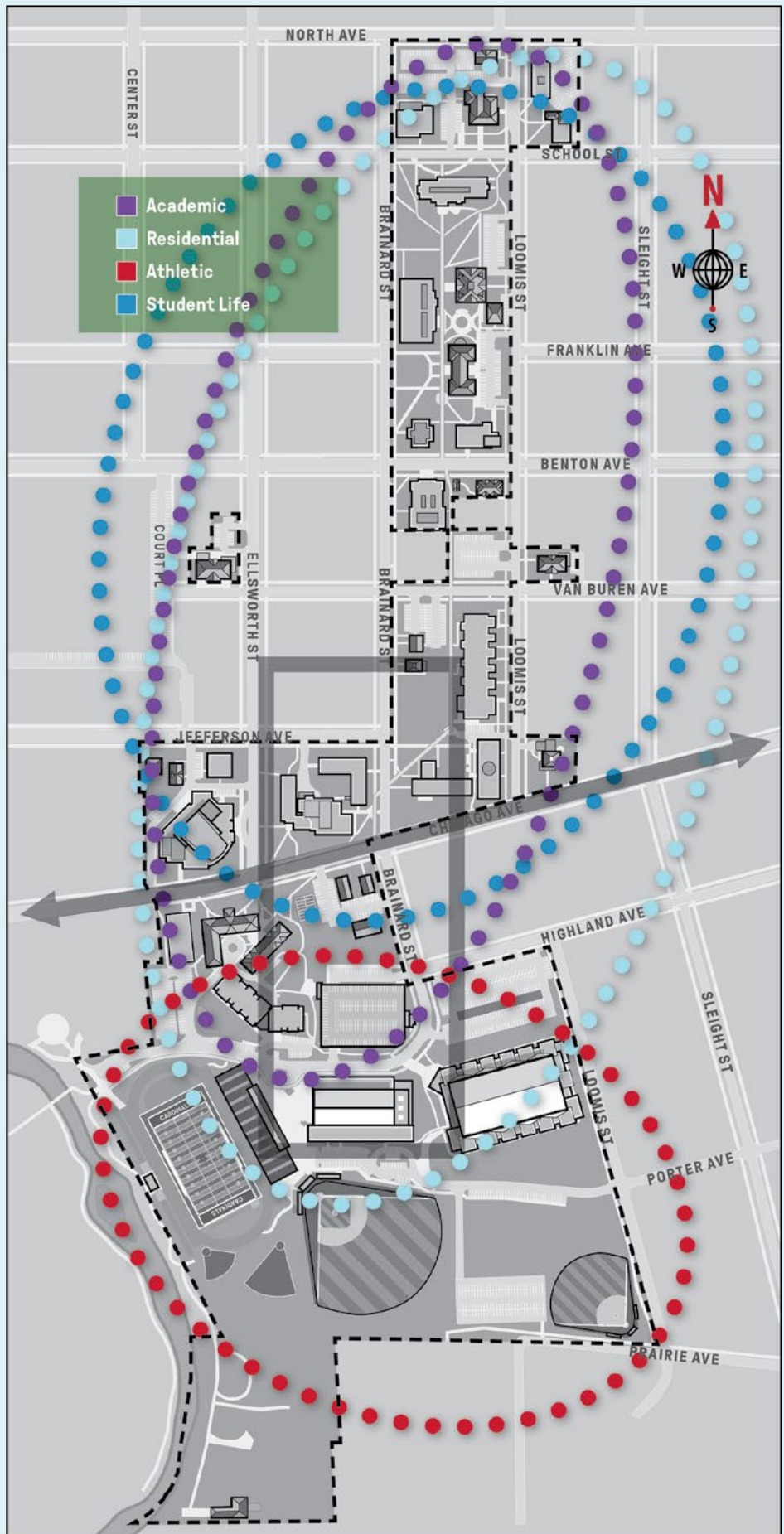
- Academics (purple)
- Residential (light blue)
- Athletics (red)
- Student Life (dark blue)
- Campus Parking (orange)





## Center of Campus

This map builds upon the previous map that illustrates the Campus Zones. The overlay introduces the center of campus, which exists near the Chicago Avenue and Brainard Street intersection. As the map depicts, it is in this vicinity that the major areas—or zones—of campus overlap and where a hub of activity exists including parking, dining, living, and learning.



## Areas for Potential Future Development

There are several areas throughout campus that could be developed for future College use considering the existing open space and space that could become available from facilities that have been identified as candidates for [future renovation or replacement](#). The pages that follow detail future development areas on campus to meet existing or yet unimagined facility needs. The map on page 80 illustrates these areas.

### CHICAGO AVENUE

For generations, the College has had a presence on both sides of Chicago Avenue. The 2024 MLUP envisions ongoing development along Chicago Avenue, which provides an opportunity for the College to continue enhancing its visibility and defining its campus. The College's recent history of development along Chicago Avenue is significant. Since 2008, North Central has added:

- The elegant Wentz Concert Hall and Fine Arts Center, which features a glass façade overlooking Chicago Avenue and is home to the College's acoustically spectacular Wentz Concert Hall, the Madden Theatre, and the Schoenherr Art Gallery.
- The innovative and functional Wentz Center for Health Sciences and Engineering, which is visible from Downtown Naperville and is home to the College's growing suite of health science programs and the engineering program's manufacturing processes lab.

These facilities have raised the College's profile in the community, created an attractive transition between Downtown Naperville and the College campus along Chicago Avenue, and stand as visible sources of pride for the Naperville community.

The 2024 MLUP envisions the College building upon its history of success with additional development along Chicago Avenue. This area of the College's property sits predominantly in the space overlapped by the academic, student life, and residential zones. While the College has yet to determine how or when it might add one or more facilities on either side of Chicago Avenue, many of the needs identified earlier in this document are likely considerations.

Further development along Chicago Avenue may include an additional gateway and other signage to raise awareness of the campus, provide directional information for pedestrians and drivers, and further define the College's boundaries. The College may also add pillars along Chicago Avenue like those found at the Chicago Avenue and Loomis Street intersection; the Loomis Street and North Avenue intersection; and along the Bambule Riverwalk Gateway near Benedetti-Wehrli Stadium. The College may seek ways to improve east-west pedestrian access between Downtown Naperville, the campus, and the neighborhood.

### RIVERVIEW PROPERTY

In 2008, 2011, and 2015, the College acquired three properties on Riverview Road. Known as the Riverview Property, the 6.5-acre site rests contiguous to Benedetti-Wehrli Stadium and along the DuPage River.

In addition to the possibility of this property becoming an extension of Naperville's beloved Riverwalk for bicyclists (as discussed in the [City of Naperville Partnerships section](#) and referenced in the Riverwalk 2031 Master Plan), the Riverview Property will likely be developed in the future for one or more College uses. The property is currently used in a limited residential fashion, with the College's Provost living in the house at 530 Riverview Drive.

The property sits outside any of the College's zones and there are no current plans for further development of the property. The College will meet with neighbors and initiate all public processes when it determines any future use of the property.



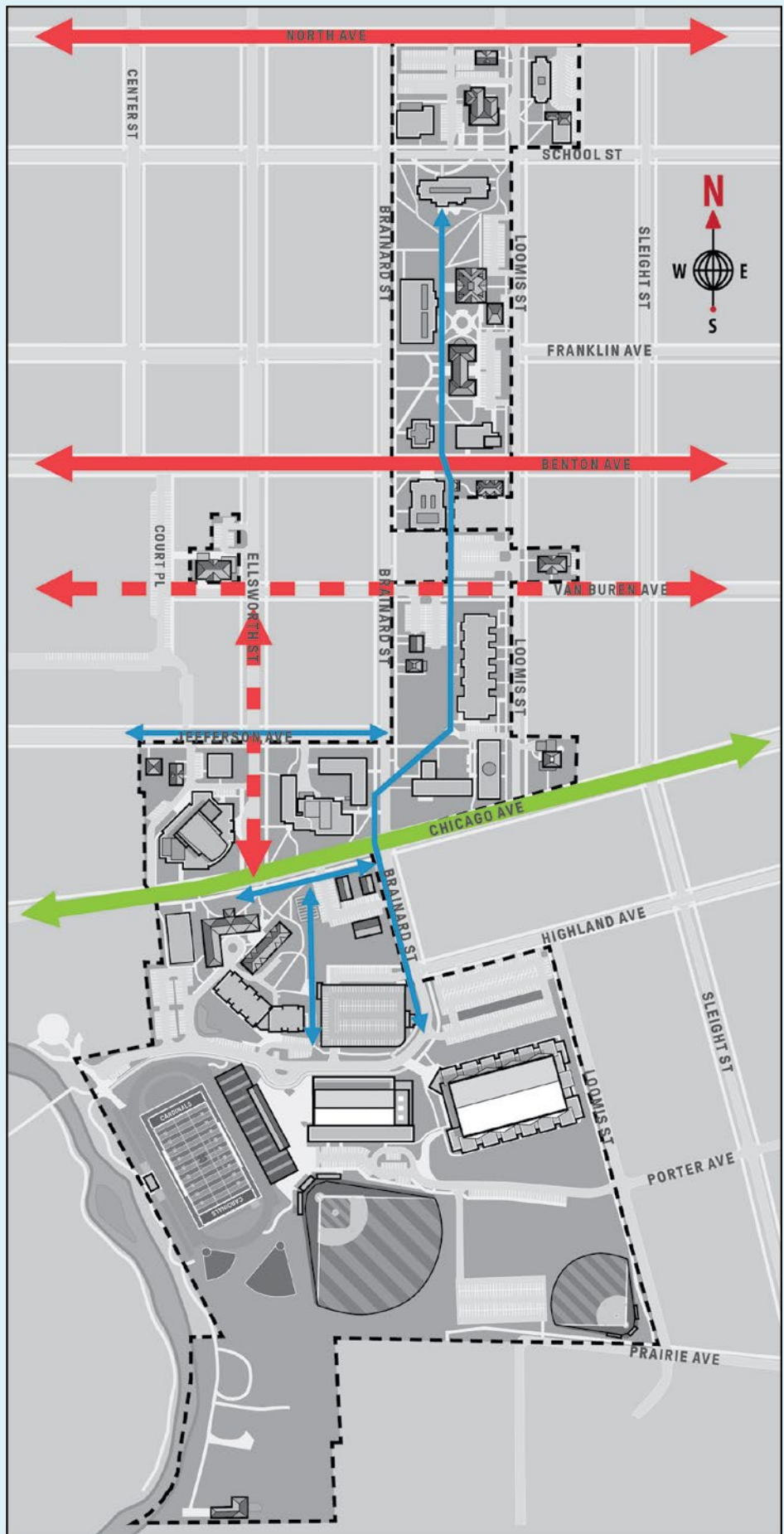
## Vehicular & Pedestrian Circulation

This map illustrates the vehicular and pedestrian circulation through campus.

The major pedestrian “through” traffic occurs north and south (blue line) with a few instances of east and west circulation (blue line).

The most significant vehicular “through” traffic exists east and west along Chicago Avenue (green line). There is additional vehicular “through” traffic east and west (solid and dashed red lines) with some minor north and south vehicular traffic near the Wentz Concert Hall and Fine Arts Center (dashed red line).

This map is another useful tool used by the College to manage circulation and parking, and to contemplate future campus development.



### ATHLETICS ZONE

Within the athletics zone, there are a few areas that could be developed for College use as follows:

- The open field north of Shanower Family Field, which is commonly referred to as the College's practice field.
- The retention area south of Benedetti-Wehrli Stadium.
- The property between Merner Field House and the Residence Hall/Recreation Center.
- The Riverview Property. Importantly, while this property doesn't sit within any of the College's current zones, it is south of the athletics zone. Its future use could be for academic, athletic, residential, or student life purposes.

### RESIDENTIAL ZONE

Within the residential zone, there are a few areas that could be developed for College use, as follows:

- The College's property bounded by the Parking Pavilion, Ward and Patterson Halls, Chicago Avenue, and Brainard Street. This site, in part, is occupied by the Rall House, Oliver Hall, and the Blue House. Each of these could be removed and replaced to accommodate future development.
- The College's property bounded by Chicago Avenue, Brainard Street, Jefferson Avenue, and Ellsworth Avenue—currently occupied by Kaufman Dining Hall, Rall Hall, and Geiger Hall—could be developed or redeveloped.
- The site currently occupied by Seager Hall.

### ACADEMICS AND STUDENT LIFE

Within the academics and student life zones, there are a few areas that could be developed for College use, as follows:

- The site along Brainard Street from Jefferson Avenue north to Van Buren Avenue. Importantly, a popular portion of green space on this site—Jefferson Plaza—would likely be preserved for student use.
- The site along Brainard Street between Carnegie Hall and the School of Business and Entrepreneurship. This area serves as the front yard for Old Main. While it is unlikely that the College would build a facility on this site in the next decade, it could be developed and enhanced with new landscaping, walkway expansion, or even additional vehicular access.
- The site along Brainard Street between the School of Business and Entrepreneurship and the Oesterle Library and Learning Commons.
- The site currently occupied by the Larrance Academic Center.
- The site at 225 North Loomis Street is currently occupied by a house with faculty offices. This facility is also discussed in the Building Renovation or Replacement section.
- The site currently occupied by Kimmel Hall and Seybert Hall. These facilities are also discussed in the Building Renovation or Replacement section.

### EXISTING PARKING LOTS

In addition to the sites identified in the sections above, many of the College's existing surface parking lots could be redeveloped. Although any of the College's property could be developed within the parameters of the College/University District Zoning Ordinance and other City regulations, some of the parking lot possibilities include:

- The lot at the corner of Brainard Street and North Avenue near the Larrance Academic Center.
- The lot along Loomis Street near the Oesterle Library and Learning Commons and Goldspohn Hall.
- The lot at the intersection of Brainard Street and Van Buren Avenue near the Wentz Science Center.
- The lot at the corner of Loomis Street and Van Buren Avenue near Pfeiffer Hall.
- The Highland Avenue surface parking lot and adjacent parking deck near the Residence Hall/Recreation Center.
- The lot south of the Wentz Center for Health Sciences and Engineering.
- The lot near Shanower Family Field, which could become an expanded parking facility.

If the College chooses to redevelop a parking lot for another facility, it will work with City Staff to evaluate its overall parking inventory and—depending on the circumstances—potentially seek to replace some or all the vacated parking spaces.



## Future Development

This map highlights general areas throughout campus that could be developed for future College use, considering the existing open space and space that could become available from facilities that have been identified as candidates for future renovation or replacement.

The 2024 MLUP serves as a guideline for how the College will develop its property in the future. It does not provide a specific timeline for future projects, nor does it commit to specific locations for particular facilities. The 2024 MLUP identifies broad areas—as illustrated on this map—where the College may add facilities in the future that serve the needs of its students and allow North Central to remain a top regional destination.

The College/University District Zoning Ordinance is the regulatory document that sets the rules for campus development such as maximum building height and required property setbacks, lighting and noise restrictions, and the waiver of landscape islands in parking lots to maximize vehicle occupancy.





### Architectural Design

Throughout its history, North Central has valued architectural design in its facilities. Through the years, the College has designed new facilities with careful consideration for existing campus architecture while maximizing the latest design and construction innovations and considering the residential neighborhood. For example, the Wentz Science Center (1.) was designed with an “active” west façade that interacts with the vibrant campus pedestrian walkway; while the east side facing the neighborhood was designed to be more “quiet.” Yet, the entire structure incorporates design elements, features, and colors from buildings throughout the central part of campus and boasts of modern design features such as glass (including smart or electrochromic glass) and metal.

Similarly, the College’s New Hall and Parking Pavilion facilities were designed to complement buildings throughout the athletic complex and include modern lighting and glass that add aesthetic value. The Wentz Center for Health Sciences and Engineering (2.) was architecturally designed to complement the Wentz Concert Hall and Fine Arts Center (3.), which is located across the street, by including comparable glass façades, precast structures, and color palettes. The College remains committed to honoring the architectural legacy on its campus while leveraging modern efficiencies and design elements.

### Infrastructure

Since development of its initial Master Land Use Plan, the College has made considerable infrastructure improvements that have benefitted students, faculty, staff, and in many instances the neighborhood and the broader community. Infrastructure improvements exist in the areas of stormwater management and utility support, the College’s communication system, the pedestrian access corridor, and the electric and water utility systems.



#### STORMWATER MANAGEMENT AND UTILITY SUPPORT

In July 1996, the Naperville area received nearly 17 inches of rain in a 24-hour period. This event caused widespread flooding throughout the region, including significant damage to several College facilities and hundreds of homes along the Steeple Run Tributary. The Steeple Run Tributary covers areas contiguous to the College immediately east and north of the Porter Street and Loomis Street intersection. After the flood, the College worked with civil engineering consulting firm CEMCON, Ltd. (CEMCON) to complete the Steeple Run Flood Control Project. CEMCON has been the College’s consultant since the development of the College’s original MLUP in 1989 and continues today, consulting on planning, civil design, surveying, and permitting for a variety of construction and infrastructure needs.

The Steeple Run Flood Control Project, completed at the College’s expense (more than \$1.46 million) in 1998-1999, improved the low flow and overland flood route conveyance capacity from the local Steeple Run Tributary. The College is proud of its leadership and efforts to help resolve a stormwater



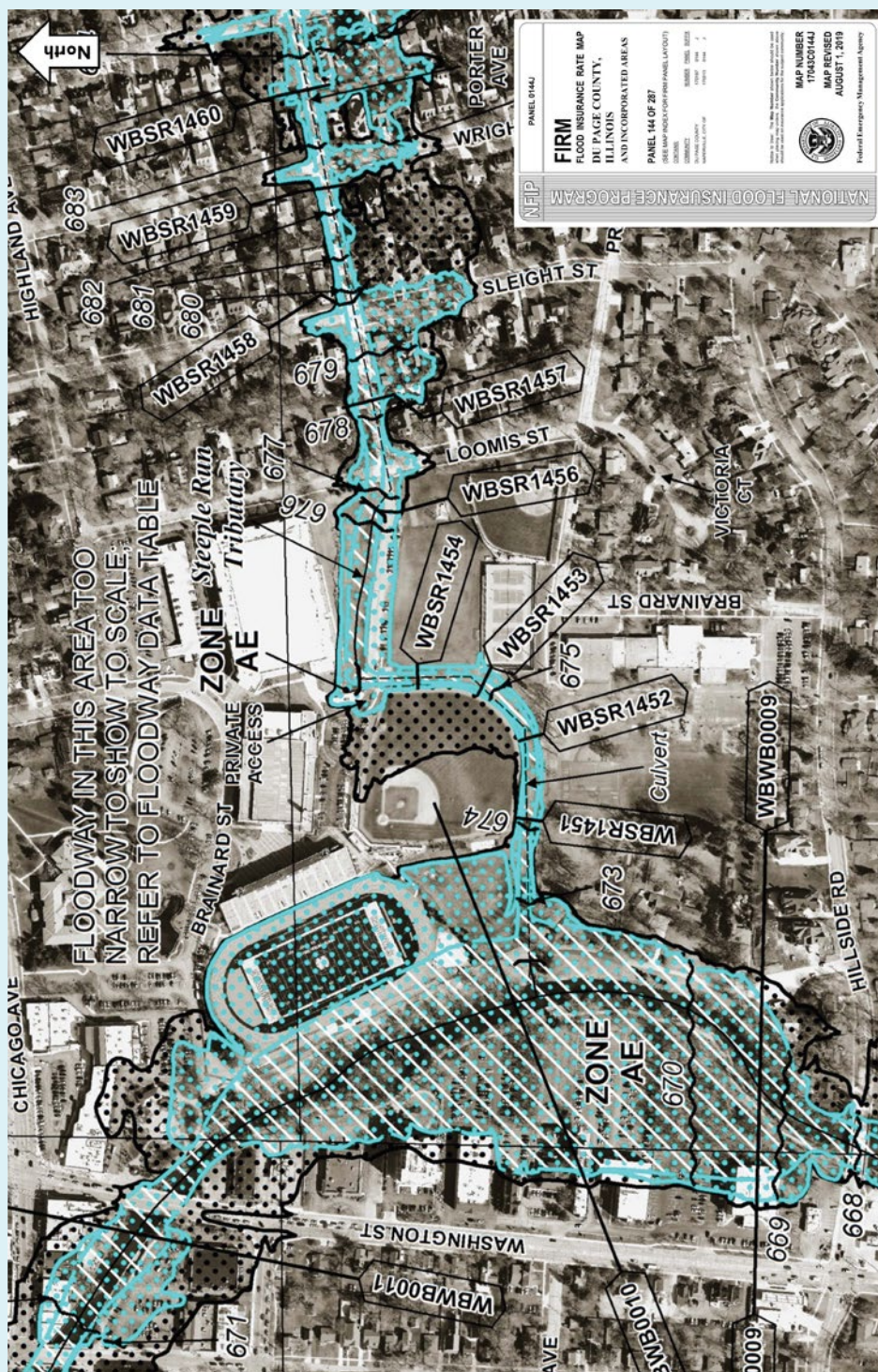
## Stormwater Management

In July 1996, the Naperville area received nearly 17 inches of rain in a 24-hour period, which caused widespread flooding throughout the region and significant damage to several College facilities and hundreds of homes along the Steeple Run Tributary. The Steeple Run Tributary covers areas contiguous to the College immediately east and north of the Porter Street and Loomis Street intersection.

After the flood, the College worked with civil engineering consulting firm CEMCON, Ltd. (CEMCON) to complete the Steeple Run Flood Control Project. The Steeple Run Flood Control Project was completed at the College's expense (more than \$1.46 million) in 1998-1999. The project improved the low flow and overland flood route conveyance capacity from the local Steeple Run Tributary, which includes the intersection of Porter Street and Loomis Street.

The College's efforts to help resolve a stormwater management issue at the south end of its campus, which has yielded dramatic improvements along the tributary feeding into the DuPage River and benefitting hundreds of Naperville residents.

This DuPage County map shows the stormwater path along the Steeple Run Tributary, through the College's campus, and to the DuPage River.



The College's investment of more than \$1.46 million of its own financial resources helped the City of Naperville solve significant stormwater management issues along the Steeple Run Tributary. Today, the City's residential area east of the College has the flood route conveyance capacity to better endure a "100-year" flood similar to the one that caused millions of dollars of damage in 1996.

management issue at the south end of its campus, and the solution has yielded dramatic improvements along the tributary feeding into the DuPage River, benefitting hundreds of Naperville residents. In April 2013, the Naperville area received another significant rain event with more than seven inches of rain. While parts of the City were flooded, the Steeple Run Flood Control Project did its job effectively—managing the high volume of stormwater for those adversely effected by the 1996 and 2013 rain events.

Since the completion of the 2010 MLUP, CEMCON has assisted with the survey, design, and permitting of the College's stormwater management and utility infrastructure system and record information. All completed College development projects have been designed in accordance with the [DuPage County Stormwater and Floodplain Ordinance](#) provisions (last updated September 2022) and under permit by the City of Naperville. The College continues to adhere to and comply with the countywide stormwater ordinance controls as well as the use of Best Management Practices (BMPs) for stormwater control. The BMPs installed are permanent in nature and include naturalized/vegetate detention basins, infiltration swales, permeable pavements, catch basins, and other stormwater management practices. The College also implements temporary Sediment and Erosion Control BMPs such as silt fencing (1.) and sediment traps, which are employed during construction/development projects on campus.

Stormwater management improvements completed at the College's expense (more than \$1.46 million) since 2010 include:

- New Hall (native plants (2.), rain garden, permeable pavers (3.)), naturalized stormwater facility
- Campus walkway system (native plants, rain garden, permeable pavers)
- Wentz Science Center (native plants (4.), rain garden, permeable pavers)
- Parking Lot G: Van Buren Avenue (native plants (5.), rain garden, permeable pavers)
- Wentz Center for Health Science and Engineering (native plants, underground stormwater storage)
- Oesterle Library and Learning Commons (native plants, permeable pavers)
- Parking Lot Q: Driveway access (permeable pavers (6.) and underground stormwater storage)
- Parking Pavilion: (permeable paver walks, drives, and surface parking)

#### COMMUNICATION SYSTEM

In 1995, the College completed a campus-wide communication system upgrade. The communication system enhancement allowed the College to effectively organize all internal voice and data services and route those services through a main distribution hub at Carnegie Hall. Through the years, additional underground service connections have been made to support new campus facilities.

The Information Technology Services (ITS) department currently maintains 1 Gb internet service, which is shared by the campus community. All buildings are equipped with wired and wireless connections. The College's wireless infrastructure supports most operating systems (OS) including Windows, MacOS, Linux, Android, iOS, and Chrome OS. It is anticipated that this network will require replacement or upgrades in support of the College's teaching, learning, and living environment. The College also maintains a growing collection of security cameras and code blue emergency phones.

#### PEDESTRIAN ACCESS CORRIDORS

The 2010 MLUP identified the need for an improved pedestrian spine and integrated access corridor (sidewalk system) through the campus from Chicago Avenue to North Avenue. In a phased approach, the focus of the walkway improvements was centered on reducing overall impervious areas by utilizing permeable pavement. The benefits of permeable pavement include enhanced stormwater management. The College has also introduced aesthetic improvements along its walkways, including more open space and natural and native plant areas. When coupled with the pavement removal, the ability to reduce impervious unmanaged stormwater runoff areas is greatly enhanced and can provide watershed benefits with a reduced runoff rate and overall stormwater volume reduction. Additionally, walkway enhancements have incorporated the widening of walk surfaces to accommodate pedestrian flow, greater distribution of the College's beautiful Sternberg light poles, LED lighting to ensure a safe and well-lit pedestrian route, and more bench seating throughout campus.





1.



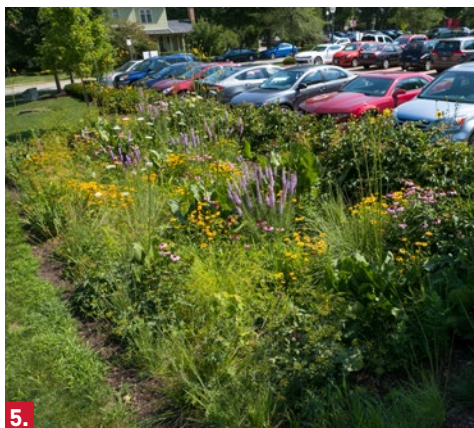
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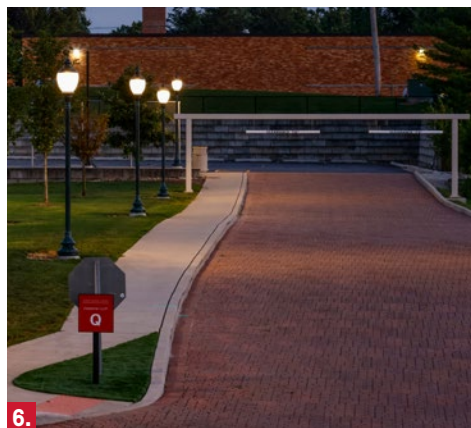
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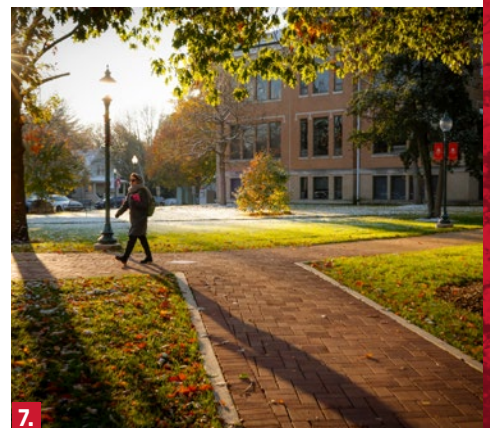
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5.



6.



7.

The campus walkway improvements have been completed in the following phases:

- **Phase I:** Campus Pedestrian Walkway (completed in 2012) - The Pedestrian Walkway extends from Jefferson Avenue northward to Benton Avenue and is centrally located within the campus between Brainard Street and Loomis Street.
- **Phase II:** Bambule Riverwalk Gateway (completed in 2012) - The Bambule Riverwalk Gateway links the College's campus to the Naperville Riverwalk and Fredenhagen Park, located along the DuPage River near Washington Street.
- **Phase III:** South Campus Walkway Extension (completed in 2017) - The South Campus Walkway Extension extends the Campus Pedestrian Walkway from Jefferson Plaza southward to the College's athletic facilities near the Parking Pavilion and the Residence Hall/Recreation Center.
- **Phase IV:** North Campus Walkway Extension (completed in 2022) (7.) - The North Campus Walkway Extension was completed as part of the Oesterle Library and Learning Commons project and extends the Campus Pedestrian Walkway northward from Goldspohn Hall to School Street along either side of the library.
- **Phase V:** Parking Pavilion Walkway Extension (Completed in 2024) - The Parking Pavilion Walkway Extension extends the Campus Pedestrian Walkway southward from Highland Avenue to Championship Plaza near Benedetti-Wehrli Stadium.





In the 2024 MLUP, the College anticipates making additional Campus Pedestrian Walkway improvements, employing the same enhancement model and campus standards (permeable brick pavers, wider walkway, additional lighting). Improvements will likely include expansion of the College's east-west arterial walkways, the walkways from School Street to North Avenue, and the walkway from Benton Avenue northward to Goldspohn Hall, passing along the west façade of Old Main. East-west expansions could include the walkways along Chicago Avenue, Jefferson Avenue, Van Buren Avenue, Benton Avenue, School Street, and North Avenue.

#### UTILITIES

The College's planimetric base map was updated to illustrate the current campus facilities, walkways, parking lots and structures. During the past 13 years, the College has constructed two new academic facilities, one new residence hall, a parking pavilion, expanded its campus pedestrian walkway system, acquired three properties, and completed major renovations to four existing buildings. In each case, CEMCON has maintained and updated the campus planimetric base map with utilities. The map illustrates the general location of the City's electrical, sanitary, and water service facilities throughout the campus.

The map on page 87 provides an updated view of the College's strategic and coordinated physical growth and the supporting infrastructure. Additionally, it chronicles the significant investment, including public and private infrastructure, data/technology, utility service connections, sidewalk, and parking improvements.

Utility improvements completed since the 2010 MLUP include:

- **1. Campus Pedestrian Walkway System:** Expanded sidewalk, Americans with Disabilities Act (ADA) improvements, buried City of Naperville overhead electrical service, along with telephone and cable utilities.
- **2. Harold and Eva White Activities Center:** Replaced the existing three-inch watermain service connected along Loomis Street.
- **3. New Hall:** Rerouted the City's 12-inch watermain and a portion of the Department of Public Utilities (DPU-E) electric service loop, along with new water, sanitary, and electrical service connections.
- **4. Oesterle Library and Learning Commons:** Discontinued the abandoned underground hydronic heating system connection to the School of Business and Entrepreneurship and installed a new NICOR gas service connection.





- **5. Parking Pavilion:** Completed the sanitary service connection, connected to the City's watermain, and connected the facility to the New Hall electrical service.
- **6. School of Business and Entrepreneurship:** Replaced the existing domestic water service to accommodate a new fire protection system.
- **7. Shanower Family Field:** Upgraded the electrical service to this facility as part of the outdoor lighting installation.
- **8. South Campus Gateway:** Expanded sidewalk, connection to the Riverwalk, ADA improvements.
- **9. Wentz Center for Health Sciences and Engineering:** Relocated portions of its private communication system duct bank, and portions of the City's DPU-E electric service loop, along with new water, sanitary, and electrical service connections.
- **10. Wentz Science Center:** Upgraded the City of Naperville's watermain service along Loomis Street, including an expanded 12-inch watermain and new water, sanitary, and electrical service connections.

As decisions are reached about future campus development projects, the College will work closely with its design partners and City of Naperville staff to ensure implementation of effective and compliant stormwater management, utility, pedestrian, and communication infrastructure.



### ADA Accessibility

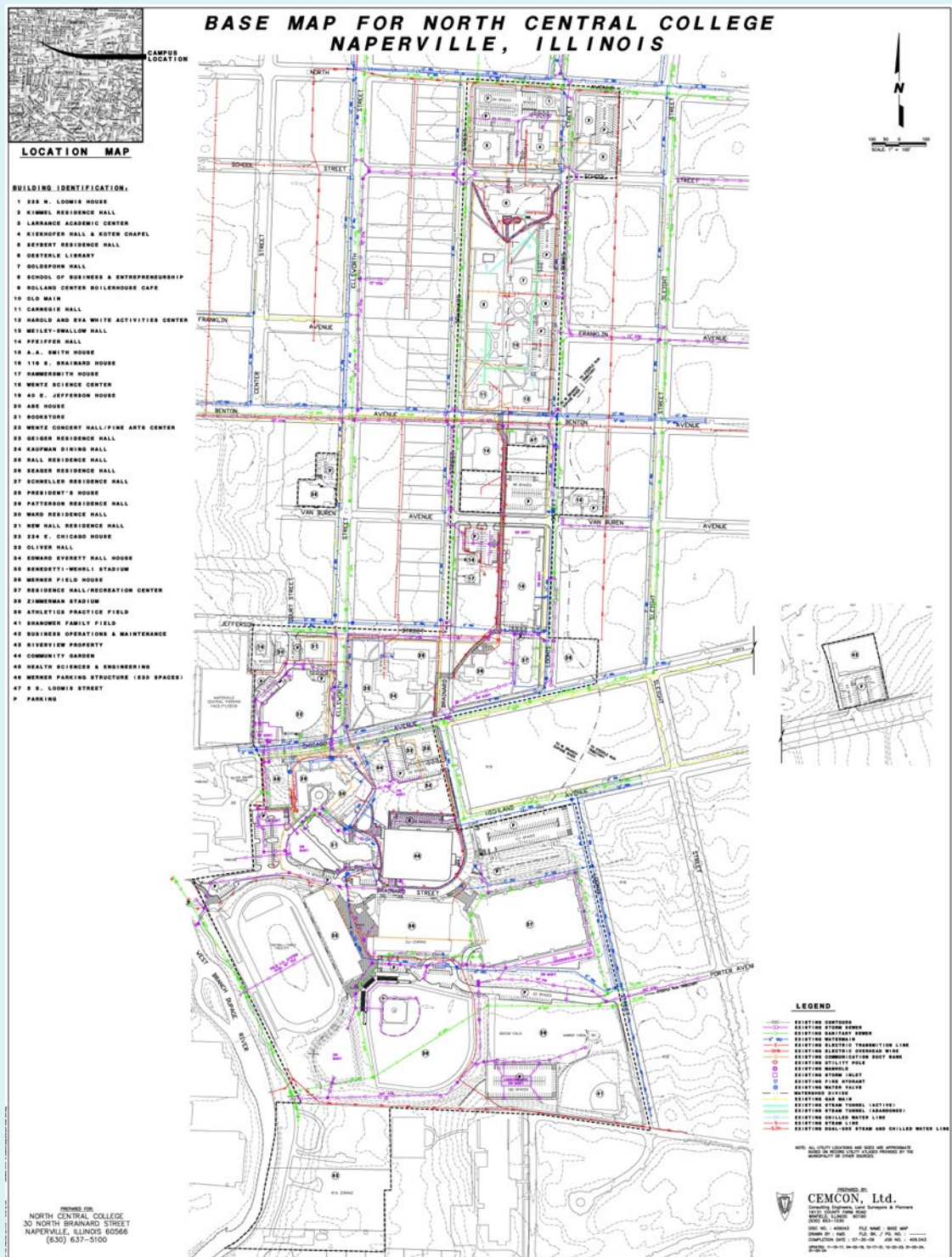
All new construction on the North Central College campus will be designed in compliance with the ADA and other applicable accessibility codes. Similarly, campus walkways and roadway crossings adhere to current ADA standards. Many longstanding facilities, such as the recently renovated Oesterle Library and Learning Commons, were retrofitted to meet the ADA standards that were current at the time of the renovation.



## Civil Engineer Planimetric Base Map with Utilities

The College's planimetric base map was updated to illustrate the current campus facilities, walkways, parking lots and structures. This map illustrates the general location of the City's electrical, sanitary, and water service facilities throughout the campus.

This map provides an updated view of the College's strategic and coordinated physical growth and the supporting infrastructure. Additionally, it chronicles the significant investment, including public and private infrastructure, data/technology, utility service connections, sidewalk, and parking improvements.







### Arboretum Designation

In the summer of 2015, the College collaborated with a group of students to begin the process of documenting the campus tree inventory in the pursuit of achieving arboretum certification. The process included the creation of a physical and digital tree inventory, development of a campus wide tree care plan, and Geographic Information System (GIS) data collection. Numerous biology department faculty, students, and other campus staff have played a role in supporting the College's effort, the accreditation process and ongoing tree care. In 2018, the College successfully achieved Level I arboretum status through [ArbNet](#), an interactive, collaborative, and international community of arboreta sponsored and coordinated by the [Morton Register of Arboreta](#). In 2020, the College applied for and received an enhanced Level II arboretum accreditation from ArbNet.

ArbNet is the only global initiative to officially recognize arboreta based on a set of professional standards. North Central met those standards, which require having several unique species of trees on campus; a comprehensive arboretum plan; and a staff to support it. The ArbNet accreditation serves as an external marker of excellence that demonstrates North Central's commitment to maintaining a beautiful campus physical environment. The College has also received [Tree Campus USA](#) recognition by the Arbor Day Foundation every year since 2016.

Today, the College boasts an impressive arboretum, with more than 1,100 trees—including campus favorites like oaks, magnolias, redbuds, and maples. The arboretum is also home to numerous varieties of shrubs and perennials, including several exotic specimens. Importantly, the campus tree collection has more than 100 different species of trees, which is one of several necessary requirements to achieve the Level II distinction.

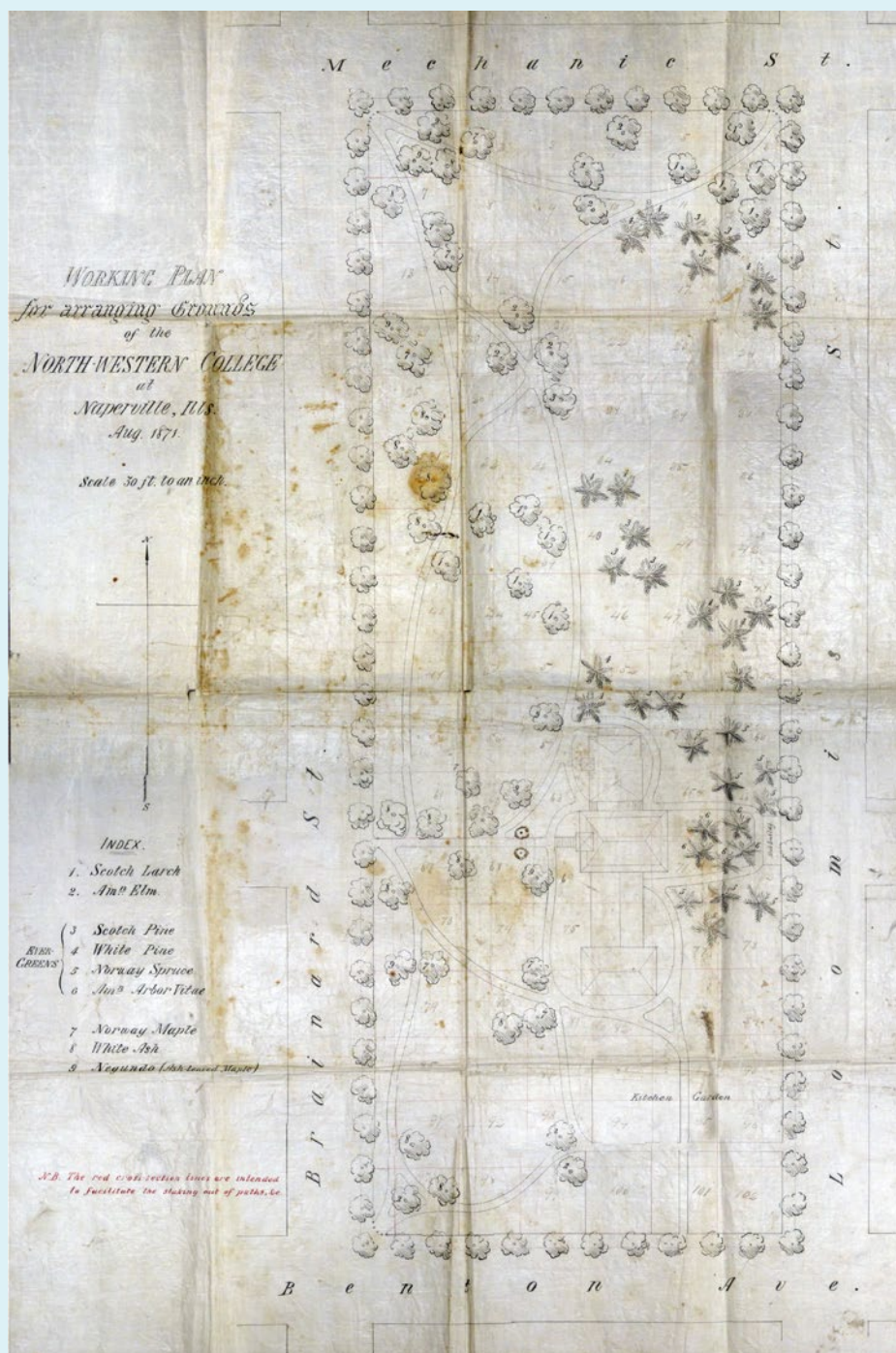
The College's collection includes several native trees including Ironwood, Blue Beech, Sour Gum, Pagoda Dogwood, Bald Cypress, Kentucky Coffeetree, Serviceberry, American Elm, White Oak, Swamp White Oak, Hill's Oak, Shingle Oak, Bur Oak, Chinquapin Oak, and Red Oak. In the area around Old Main and the Oesterle Library and Learning Commons, there are several 100-year-old (or greater) larch, maple, and pine trees that were part of the College's original landscape plan. Other notable specimens in the collection include Cobblestone Oak, Frontier Elm, Beijing Gold Tree Lilac, Triumph Elm, Autumn Gold Ginkgo, and a beautiful Sycamore that stands majestically on the south side of Old Main (pictured above) and marked its 100-year planting anniversary on June 8, 2021.

The College's status as a Level II arboretum provides the campus community a vibrant and healthy learning environment offering rich educational opportunities to students and the local community. Students can explore, research, and expand their knowledge in an exciting and natural outdoor campus setting. The College offers self-guided spring and fall tree tours. The College's head groundskeeper, who is a certified arborist, will continue to update the inventory and check and maintain the tree identification tags. This physical inventory takes place annually during the summer months when the trees can be fully and properly evaluated for their health.



## Original Landscape Map: 1871

Providing a sense of history and nostalgia, this is the original landscape map from 1871 when North Central College was North-Western College. One can recognize Old Main on the drawing, along with recommended tree species for the vast grounds that surrounded the College's first Naperville building.





The College is currently in the process of creating a campus nursery to cultivate trees for future use on campus, as an ongoing commitment to the campus' arboretum status. The existence of an on campus nursery also ensures a sustainability plan for replacing trees that need to be removed for a variety of reasons (e.g., storm damage, end-of-life, disease, safety, property development). The College looks forward to continuing its 160-year tradition of principled tree management.

### Sustainability Initiatives

North Central College prioritizes an environmentally sustainable campus for its students, faculty, staff, and the broader community with a keen eye on the future. Embracing sustainability is a sound practice from physical, environmental, and financial perspectives, and it creates a campus culture conducive to many teaching and learning opportunities. North Central embraces its responsibility to introduce, support, and encourage core sustainability values and actions in the life of the College.



### SUSTAINABILITY GOALS AND CAMPUS REPORT

Members of the campus community are actively encouraged to make smart choices to limit detrimental effects on local environmental systems. These actions enhance the North Central experience for current students and prepare them for a world that increasingly relies on sustainable decision-making. In the fall of 2017, the College introduced an environmental studies program with three bachelor of arts degree tracks and an additional opportunity to obtain a minor in environmental studies. Since the inception of these programs, 57 North Central College graduates have earned degrees in environmental studies.

In 2016, the College established several sustainability goals to reach by 2020:

- **Energy:** Reduce Energy Use Intensity (EUI) by 10%. This metric evaluates the College's use of electric and natural gas energy. An additional goal was to save 1,000,000 kilowatt hours (KWH) annually through lighting efficiency measures and to generate 1% of campus energy use through renewables.
  - » **The results:** The College reduced its EUI by 22%, saved 681,000 KWH annually, and generated more than 760,000 KWH, which equated to more than 2% of campus energy.

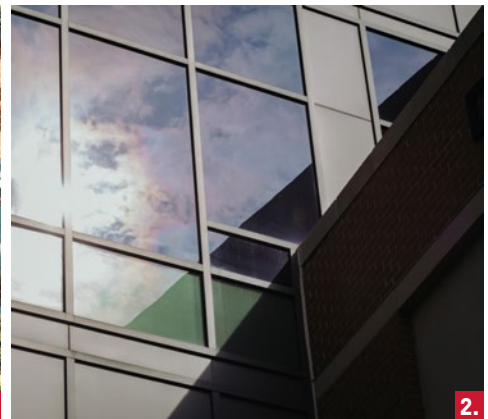


- **Water:** Conduct a campus water audit by September 2020 (with subsequent goals being established based on audit outcomes) and enhance sustainable stormwater infrastructure on campus by 45,000 square feet.
  - » **The results:** Upon completion of the audit, the College installed numerous automatic low-flow faucets throughout campus, which aided in reducing the volume of water used from 696 cubic feet (CF) per capita to 602 CF. The College added more than 67,000 square feet of sustainable stormwater infrastructure.
- **Waste:** Increase the annual waste diversion rate to 40% and implement a campus-wide policy to eliminate the use of polystyrene foam. Diversion rate represents the percentage of waste that is not sent to a landfill.
  - » **The results:** The College's peak diversion rate of 38% was achieved in 2018. The drop in the diversion rate was due to service interruptions and the State's stay-at-home orders issued during the global pandemic. In January 2017, the College implemented a policy prohibiting the sale, use, and ordering of polystyrene foam products in all College facilities.
- **Paper:** Reduce paper use on campus by 30% from the 2011 fiscal year baseline.
  - » **The results:** In the 2020 fiscal year, the College spent 22% less on printing.

These efforts are ongoing with a continuing goal to be environmentally responsible while reducing expenses. The College's comprehensive [2020 Sustainability Report](#) can be viewed online.

### SUSTAINABILITY IN CAMPUS DEVELOPMENT PROJECTS

In every campus project, the College seeks opportunities to incorporate green technologies and sustainable management practices, including sustainable landscaping. The College will continue to work with the City of Naperville to ensure that future development includes robust sustainability practices and green technology. The College's historical record in this regard is strong, as evident in new facilities and renovation projects alike such as the LEED Silver certified Residence Hall/Recreation Center, as well as the Wentz Science Center, New Hall, the School of Business and Entrepreneurship, the Wentz Center for Health Sciences and Engineering, Oesterle Library and Learning Commons, and the new Parking Pavilion. Each project incorporated sustainable design practices.





**Dr. Myron Wentz Science Center:** Opened in spring 2017, the building was constructed according to LEED Silver standards. Notable sustainability features include:

- A greenhouse (1.) on the third floor and incorporation of energy-efficient lighting, with occupancy sensors implemented throughout the building.
- Labs and mechanical equipment designed for energy efficiency, including a building automation system.
- Smart electrochromic glass windows (a product known as SageGlass) (2.) that automatically tints to reduce sunlight exposure, reducing the load on the building's mechanical system.
- Water filling stations throughout the building, which encourage the use of reusable water bottles, while remaining water use in the building is reduced by water-efficient fixtures.
- Exterior features such as permeable pavers, rain gardens, and native plants help manage stormwater and enhance biodiversity. An outdoor classroom is positioned on the north end of the building.

**Campus Circulation:** Campus circulation initiatives are aimed at reducing the need for students to move automobiles throughout the day while enhancing pedestrian and bicycle circulation through campus. The College maintains pedestrian and bicycle circulation throughout campus, with a primary focus on establishing secure walkways, safe street crossings, and the development and expansion of the Campus Pedestrian Walkway. This walkway extends southward through the center of campus from the Oesterle Library and Learning Commons on School Street to the Bambule Riverwalk Gateway adjacent to Benedetti-Wehrli Stadium and Naperville's prized Moser Bridge.

Noteworthy sustainability enhancements along the Campus Pedestrian Walkway include:

- Widening the walkway for increased pedestrian access and flow.
- Incorporating permeable pavers, which serve a crucial role in the College's stormwater management plan. Comprised of layers of stone, these pavers filter pollutants from water, facilitating replenishment of the water table and mitigating stormwater runoff.
- The addition of bioretention facilities or swales, more commonly referred to as native rain gardens.
- The addition of bicycle racks (3.), which encourages the use of bicycles throughout campus.
- The installation of extensive LED lighting to ensure a well-lit and secure pedestrian route.

**Sustainable Landscaping Design:** In certain parts of campus, the College has significantly increased its investment in the preservation of open spaces as integral components of the campus identity. The incorporation of rain gardens and native plantings throughout campus—as seen in the landscaping surrounding the Wentz Science Center—are important sustainable and aesthetic campus features.

The Wentz Science Center's outdoor teaching space (4.) is outfitted with tiered seating fashioned from ledgerstone and complemented by native plantings. The College will continue its strategic approach of adding perennial plants to curtail the need for excessive mulching across the campus and to maintain its commitment to sustainable and aesthetically pleasing grounds.

**Electric Vehicle Charging:** In 2013, the College introduced its first electric vehicle charging station in the Old Main parking lot. Since then, the College has added 13 EV charging stations, which can be found in the following parking lots:

- |             |             |
|-------------|-------------|
| ▪ Lot C (2) | ▪ Lot K (1) |
| ▪ Lot D (2) | ▪ Lot P (9) |

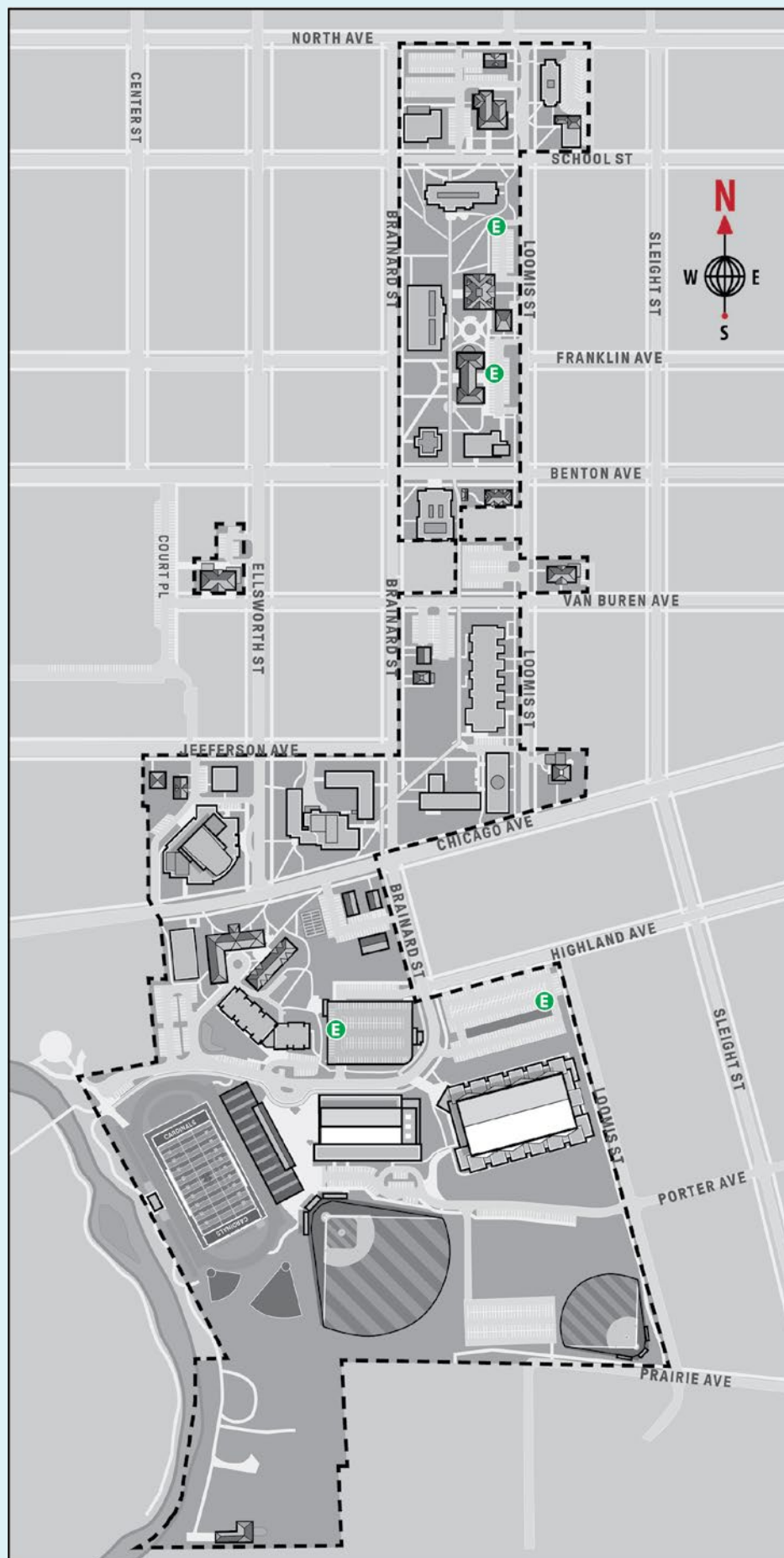
As part of its 2024 MLUP, the College anticipates adding more charging stations on campus to coincide with the expansion of electric vehicles nationwide.

**Renewables:** The College has actively incorporated solar photovoltaic, solar thermal, and geothermal systems into the campus infrastructure as a commitment to energy conservation and as educational tools for our students. The solar photovoltaic systems generate clean electricity, while solar thermal systems harness the sun's energy for heating purposes, and the geothermal systems efficiently regulate building temperatures by tapping into the Earth's natural heating and cooling.

The College is a leader in sustainable practices and will continue to evaluate future renewable energy installation opportunities as a ongoing commitment to fostering a sustainable environment on campus.

## Electric Vehicle Charging Stations on Campus

The College maintains 15 electric vehicle (EV) charging stations, distributed in four locations throughout its campus as one of many sustainability commitments. The four locations are indicated with a green dot and the letter E on the map.





# Campus Sustainability Features

## Electric Vehicle Charging Stations

- » Supply energy for recharging electric vehicles.
- » Encourage the use of electric vehicles to potentially reduce dependence on foreign oil and improve air quality around campus.
- » Available for charging by any North Central College students, faculty, staff and approved guests.

## Rain Gardens

- » Are shallow depressions that are planted with deep-rooted native plants and grasses.
- » Allow rainwater runoff from impervious areas like downspouts, driveways, walkways or compacted lawns to be absorbed back into the water table.
- » Capture the runoff, filter pollutants and allow water to infiltrate deep into the ground to be used by nearby plants.
- » Reduce rainwater runoff from flowing into storm drains, which cause erosion, water pollution, flooding and diminished groundwater.
- » Are beautiful and create habitats for birds and beneficial insects.

## Native Plants

- » Occur naturally in a particular region, ecosystem and habitat without direct or indirect human intervention.
- » Require little maintenance once established, resisting damage from freezing, drought and common diseases.
- » Do not need fertilizers, herbicides, pesticides or watering because they are adapted to the local region.
- » Improve water quality by controlling soil erosion and moderating floods and droughts.
- » Increase biodiversity.
- » Remove CO<sub>2</sub> from the atmosphere by absorbing it and using it in photosynthesis.

## LED Lighting

- » Stands for Light-Emitting Diode.
- » Is more efficient and long-lasting compared to other lighting options.
- » Does not produce heat, which makes incandescent bulbs hot to touch.
- » Does not contain any mercury and does not need "warm-up" time like fluorescent lights.

## Permeable Pavers

- » Are comprised of layers of stone that allow water to infiltrate otherwise impermeable ground, controlling storm water at the source, filtering pollutants and reducing runoff.
- » Filter pollutants picked up by water running over paved surfaces. Such pollutants include oil, salt, fertilizer, pesticides, pet waste, sediment, and other contaminants that should not be in our freshwater.
- » Reduce water runoff, replenishing the water table and local aquifers, improving storm water management.

## Composting

- » Food scraps are collected and turned into compost to be used in the Campus Community Garden
- » Kaufman composts nearly 37 tons of food scraps annually
- » The Cage offers compostable flatware, napkins, and plates.

## DuPage County Adopt-A-Stream

- » Partnered with the College to adopt a section of the DuPage River, which borders campus, student and staff volunteers do two cleanups per year.
- » Keeps rivers healthy, clean and attractive.
- » Reduces debris polluting and clogging of waterways.

## Res/Rec: LEED Silver Certification

- » Geothermal heating and cooling system.
- » Precast building envelope.
- » Energy-efficient windows and lighting.
- » White membrane roof.
- » Water-efficient fixtures.
- » Solar PV panels and energy storage system.

## Geothermal

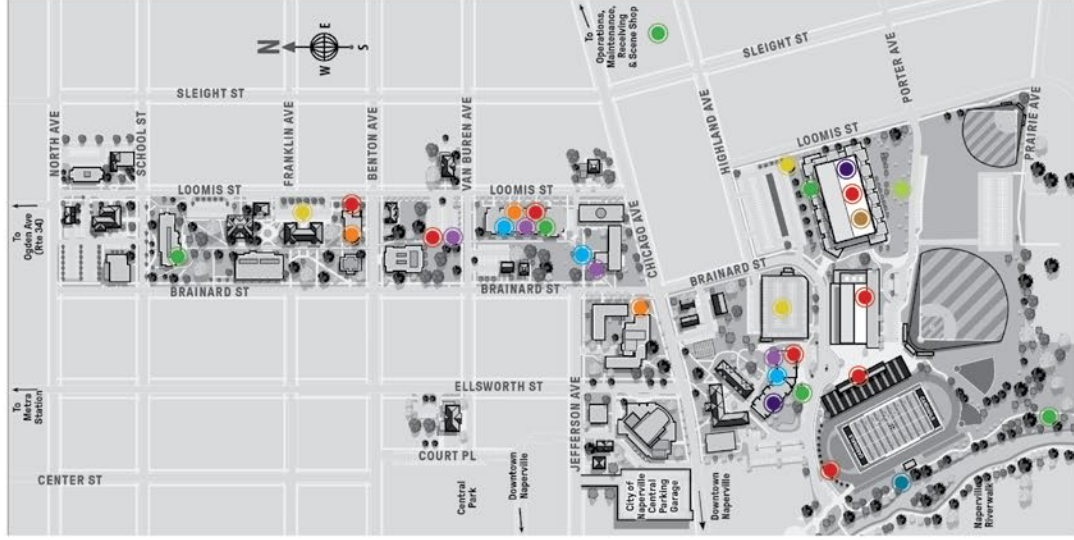
- » Uses steady underground temperatures to heat and cool Res/Rec.
- » Contains 60 vertical underground loops, protruding 650 feet into the ground.
- » Eliminates need for natural gas lines.

## Solar Installations

- » 30 solar thermal panels atop New Hall consist of evacuated tubes, which use the sun's energy to heat 30% of the domestic water needs for the building.
- » 1,632 solar photovoltaic (PV) panels and an energy storage system (ESS) atop the Res/Rec center. This system provides 22% of the building's electricity.

## Other sustainability features throughout campus

- » Water bottle refilling stations
- » Red bike program
- » Office composting
- » Recycling collection
  - » North Central College offers recycling of items beyond the commingled recycling program. Such items include electronics, plastic bags, granola bar wrappers, batteries, carpet, etc.









## SECTION V

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## Campus Identity and Appearance

North Central College's campus is abundant with charm, architectural allure, and the beauty that comes with seasonal change. A series of iconic pillars welcome visitors to campus, and a system of signs honor benefactors and guide drivers and pedestrians alike. Since the first MLUP was published, the College has made dramatic improvements to campus signage, which has enhanced its identity and bolstered its appearance. The array of signage—mounted on buildings and in the ground throughout campus—complements the College's arboretum and enriches the entire neighborhood.

In this section of the 2024 MLUP, the College provides historical context regarding its signage, describes the variety of sign types that exist on campus, and envisions how the signage system could evolve in the next decade.

### Signage and Wayfinding

#### HISTORY

In 1992, the Hitchcock Design Group, a well-respected national landscape architecture design firm located in Naperville, was hired by North Central College to further develop standards outlined in the College's first MLUP. The purpose of that initiative was to develop a set of standards for site furnishings, lighting, and sign graphic guidelines, including campus monuments—to help orient campus visitors while complementing the surrounding neighborhood. The outcome was an approved ordinance adopted by the City of Naperville in 1994, establishing North Central College as an area of special control for sign graphics [Ordinance No. 94-149].

In 2009, the City of Naperville reviewed and revised Chapter 4 (Street Graphics Control) of Title 5 (Building Regulations) of the City's Municipal Code, which deleted all previous signage ordinances including the College's previously established ordinance.

In 2017, the City further reviewed Title 6 Zoning Regulations, Chapter 16—Signs section. On January 17, 2017, Section 4 of Ordinance No. 17-006 was revised and adopted to establish balanced regulations of signage by promoting compatibility with surroundings and the optimum conditions for communication between people and their environment.

Since 2010, the College has focused on updating and enhancing its campus signage and wayfinding. Its campus location provides the perfect transition between the Historic District and Downtown Naperville, and the system of signs aptly guide students, faculty, staff, and visitors.





Since the City adopted its most recent signage ordinance in 2017, new signage on North Central's campus has complied or variance requests have been approved by the Naperville City Council.

In 2011, as part of the College's sesquicentennial celebration, the College began rebranding, replacing, and expanding its exterior campus signs. This signage project was envisioned in the 2010 MLUP. The replacement signage strategically incorporated the College's colors (cardinal red and white) and the official College seal to reinforce North Central's *Lux Veritas* (Latin for truth and light) religious and academic heritage.

The cardinal red sign motif remains today and exists in several applications including:

- **1.** Building monument signs, which adorn the front lawn of the College's buildings.
- **2.** Building door signs, which are placed near doorway entries of College facilities to communicate the building's occupants.
- **3.** Wayfinding signs, which are strategically positioned throughout campus to guide visitors to the College's 44 facilities.
- **4.** Campus map signs, which provide visitors with a visual reference to the campus footprint and provide an additional wayfinding function.

The College often uses light pole banners (**5.**, **6.**) as an additional method to communicate arrival on campus, define campus boundaries, and promote the College brand.

#### HONORING BENEFACTORS AND BRANDING COLLEGE BUILDINGS

Throughout its history, the College has honored those whose generosity made it possible to construct buildings on campus. Names such as Merner, Goldspohn, Carnegie, Pfeiffer, Oesterle, Meiley-Swallow, and Wentz are prominent on building exteriors. In recent years, the College has added its wordmark or logo to new construction for additional brand exposure. This approach is visible on the College's Wentz Center for Health Sciences and Engineering (**7.**) and the Parking Pavilion (**8.**). The 2024 MLUP envisions the College continuing to brand new buildings and potentially adding the logo to existing buildings such as the Wentz Concert Hall and Fine Arts Center.





## Campus Monument Pillars

A timeless limestone entryway with pillars and a seating wall welcomes visitors to the College's original building: Old Main. For decades, this feature has been a prominent photo backdrop for events such as Commencement, Honors Day, campus visits by prospective students and their families, alumni weddings, and more. This special campus gateway is part of an evolving system of monument pillars distributed throughout campus.

The 1994 sign graphic ordinance established guidelines for adding monuments to define campus boundaries and creating a campus-wide collegiate aesthetic. The guidelines stated the following regarding monuments:

- Monuments can be in a triangle zone no less than 30 feet from street intersections.
- Monuments should be constructed using cut limestone veneer with precast accent panels, finials, and a bronze or precast plaque that includes the "North Central College" wordmark.
- Some columns may include natural color concrete walls with precast concrete copings.
- Columns can be accompanied with low black wrought iron fencing, as seen extending from the Bambule Riverwalk Gateway along the northern perimeter of Benedetti-Wehrli Stadium; alternatively, the monument pillars can be accompanied by seat walls.
- Any lighting associated with monument pillars must be indirect and concealed in landscape areas.

### CURRENT MONUMENT PILLAR LOCATIONS

Below is a list of current monument pillar locations:

- **1.** In the middle of the block along Brainard Street on the west side of Old Main.
- **2.** The intersection of Loomis Street and North Avenue.
- **3.** The intersection of Chicago Avenue and Loomis Street.
- **4.** At the Bambule Riverwalk Gateway.
- **5.** Extending from the Bambule Riverwalk Gateway along the northern perimeter of Benedetti Wehrli Stadium.



1.



2.



3.



4.



5.

### FUTURE MONUMENT PILLAR LOCATIONS

In the 2024 MLUP, the College envisions adding monument pillars to several locations throughout campus. Possibilities include:

- 430 South Washington Street (a monument pillar gateway will be installed at this location upon the City of Naperville's completion of the park)
- Intersections of:
  - » Chicago Avenue and Brainard Street (likely on three corners)
  - » Brainard Street and Jefferson Avenue
  - » Brainard Street and North Avenue
  - » Brainard Street and School Street
  - » Loomis Street and Prairie Avenue
  - » Chicago Avenue and the Downtown Naperville boundary (likely on both sides of the roadway)
  - » Chicago Avenue and Ellsworth Street
  - » Jefferson Avenue and Ellsworth Street
  - » Benton Avenue and Loomis Street
  - » Benton Avenue and Brainard Street
  - » Highland Avenue and Loomis Street



## Future Monument Pillar Locations

The College envisions adding monument pillars to several locations throughout campus. Monument pillars create a layer of aesthetic value to the campus and pay tribute to the College's first building in Naperville: Old Main. This map identifies locations for future monument pillars.



## Site Furnishings

Intricate details, in the form of powder coated benches (1.), concrete patio tables and seating (2.), stone or paver seat walls (3.), and concrete recycle and waste containers (4.), are distributed throughout campus for the convenience of students, faculty, staff, and visitors. Each of these appurtenances was carefully selected for its durability, consistency, comfort, aesthetic appeal, and ability to support some basic human needs. At the same time, they have created a pleasing and identifiable level of continuity throughout campus. In the years ahead, the College will continue to enhance its site furnishings.

## Campus Lighting

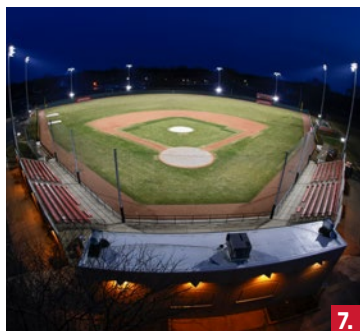
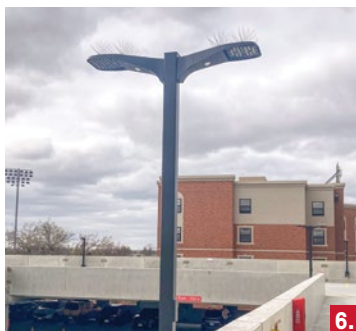
Lighting technology—in particular LED lighting—has made a dramatic effect on the campus grounds. Today, the College's Sternberg light poles (5.)—with their classic features and aesthetic appeal—are consistently distributed throughout campus. Sternberg lights along the Campus Pedestrian Walkway from the Oesterle Library and Learning Commons, through the plaza near Old Main, onward to the Bambule Riverwalk Gateway, and along the path to the 100-space parking lot south of the Residence Hall/Recreation Center have created a beautiful and well-lit walking path for the campus community and visitors.

The College has invested in numerous upgrades to its exterior lighting throughout campus and continues to replace or upgrade lighting fixtures to the latest LED technology. Additionally, the College has leveraged energy conservation opportunities and reinvested savings in new lighting projects.

The College periodically conducts outdoor lighting studies to assess outages, seek opportunities for improvement, and evaluate light glare and spillage near its property lines. These audits, the most recent of which occurred in fall 2023, also focus on safety and security. The 2010 MLUP envisioned a Campus Pedestrian Walkway system to address pedestrian circulation, safety, and access to facilities. In the past 10 years, the College's Campus Pedestrian Walkway was developed, including significant lighting enhancements and the College's standard ground mounted Sternberg light poles. The latest lighting audit revealed that the College's lighting is brighter within campus than the City's street light poles, which provides a greater level of safety and security for students, faculty, staff, and visitors.

The Parking Pavilion, completed in January 2024, includes LED lighting within the facility, surrounding the facility, and on the top level of the facility (6.). The use of LED lighting allows the College to control light spillage beyond the facility while providing a safe lighting footprint within the facility. In the 2024 MLUP, the College envisions continuing lighting upgrades throughout campus.

The College also upgraded Benedetti-Wehrli Stadium to the latest LED lighting technology and added the same LED lighting to Shanower Family Field (softball) and Zimmerman Stadium (baseball) in 2022 (7.). The new LED technology is more energy efficient and allows for more control, which minimizes the light that extends beyond the competition space.













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## Conclusion

North Central College is primed to continue serving students in the next decade and beyond. For generations, students have viewed this institution as a destination to achieve their educational goals and help them launch their careers. The facilities that define the campus and its boundaries are the result of careful planning from the construction of Old Main in 1870 to the completion of the Parking Pavilion in 2024. The 2024 MLUP sets forth the guidelines for how the College will continue to utilize its property in service to students and with gratitude for the 35,000 alumni who paved the way. This document also establishes a snapshot of the College at this point in its history, its storied evolution over the years, and how it envisions it will continue to support its students into the future.

In approximately 10 years, the College will publish a new MLUP. There will be new stories to tell about campus development, academic programs, changes in vehicular and pedestrian traffic, an evolution of parking, and much more. It is our hope that the 2024 edition has established a foundation from which an even stronger update can be authored in the decade to come.

With pride in North Central College and respect for the City of Naperville—including its staff and elected officials—the College's administration and the Board of Trustees respectfully submit the North Central College 2024 Master Land Use Plan.





## Credits

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Holabird & Root

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Mary Bass M '21, director of creative services



Appendices





**NORTH CENTRAL  
COLLEGE 1861**

Office of the President

May 30, 2023

Douglas A. Krieger, City Manager  
City of Naperville  
400 South Eagle Street  
Naperville, Illinois 60540

***Re: Letter of Understanding Between North Central College and City of Naperville Relating to the Future Potential for a Traffic Signal at the Intersection of Chicago Avenue and Brainard Street***

Dear Mr. Krieger:

During the past several months, representatives of North Central College ("College") and the City of Naperville ("City") have engaged in ongoing discussions regarding the College's construction of a parking pavilion on the College's campus south of Chicago Avenue and west of Brainard Street. One of the topics of discussion has been whether the amount of vehicular and pedestrian traffic at the intersection of Chicago Avenue and Brainard Street warrants a traffic signal at that intersection. Based on the recent traffic study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.), the College's traffic consultants, the College and the City concur that a traffic signal at the Chicago Avenue/Brainard Street intersection is not warranted at this time.

While the data does not currently warrant a traffic signal, the College and the City also agree that the utilization of this intersection needs to be monitored. Therefore, the College and the City agree that over the next ten years there will be ongoing evaluation of the vehicular and pedestrian traffic patterns at that intersection. If (i) a traffic study concludes that a traffic signal at the Chicago Avenue/Brainard Street intersection is warranted, and (ii) the College and the City both agree that a traffic signal at that intersection would be beneficial to the College campus and to the City's traffic flow, the College and the City agree that they will work together to install a traffic signal and to split equally the cost of the design and construction of the traffic signal.

The College and the City concur that this matter is important not just in the context of the parking pavilion, but also as the College undertakes next year the update of its Master Land Use Plan.

Sincerely,

Donna M. Carroll  
Interim President

The City concurs with the conclusions of the College as set forth in this Letter of Understanding.

Douglas A. Krieger, City Manager

30 N. Brainard St. Naperville Illinois 60540  
630-637-5454 northcentralcollege.edu

PIN:  
07-13-444-006

ADDRESS:  
430 S. WASHINGTON STREET  
NAPERVILLE, ILLINOIS 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 #22-1-047

### ORDINANCE NO. 22-075

**AN ORDINANCE APPROVING VARIANCES TO SECTION 6-16-6:3 AND SECTION 6-3-6:4.1 OF THE NAPERVILLE MUNICIPAL CODE TO PERMIT A SIGN TO BE INSTALLED ON AN ACCESSORY STRUCTURE AND TO EXTEND THE EFFECTIVE PERIOD OF THE VAIRANCE FOR THE PROPERTY LOCATED AT 430 S. WASHINGTON STREET**

### RECITALS

1. **WHEREAS**, North Central College ("Owner" and "Petitioner"), has petitioned the City of Naperville for approval of a variance to Section 6-16-6:3 of the Municipal Code to permit a wall sign to be located on an accessory structure and a variance to Section 6-3-6:4.1 to extend the effective period of the variance for the property at 430 S. Washington Street, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B ("Subject Property"); and
2. **WHEREAS**, the Subject Property is zoned B5 (Secondary Downtown District) and is currently vacant; and



the Property. Therefore, the College needs the following variance to allow the 430 Sign to be placed on the 430 Property:

- Section 6-16-6:3: To allow signage on an accessory structure in the Downtown Central Business District.

Since the 430 Property will be used for staging of the Washington Street bridge reconstruction and the improvement of the 430 Property will not begin until after the completion of the Washington Street bridge reconstruction, the College needs this additional variance for the 430 Sign/Property:

- Section 6-3-6:4.1: To extend the effective period of a variance from two years to two years after the City completes the Riverwalk improvements on the 430 Property.

### **Standards**

**The variance is in harmony with the general purpose and intent of the Zoning Regulations and the adopted comprehensive master plan.**

The purpose of the Sign Regulations is to promote “the optimum conditions for communication between people and their environment”. The 430 Sign will identify North Central College as part of the Naperville community and create an entrance to the College campus.

By entering into the 430 Easement Agreement, the City acknowledged that a sign would be appropriate on the 430 Property. The 430 Sign is designed and sited to be compatible with the anticipated Riverwalk amenities and to fulfill the College’s intent in establishing visibility along Washington Street. Therefore, the 430 Sign will not negatively impact the public health, safety, convenience and general welfare of the community.

The North Central College Master Land Use Plan provides that the “College will be open to collaboration with other owners in the use of property near campus where such collaboration presents opportunities for creative or shared use of facilities”. The acquisition of the 430 Property and the 430 Easement Agreement created a College/City partnership which eliminated an undesirable building and will create an extension of the Naperville Riverwalk for the community to enjoy. This proposal is in harmony with the North Central College Master Plan which is an element of the City’s Comprehensive Master Plan.

The Zoning Regulations provide that within two years of the approval of a variance, a building permit must be obtained, and construction of the improvement must commence. The earliest that the 430 Sign could be installed is 2025. Because the requested extension of time is based on known construction activities and the use of the 430 Property in the intervening time for a community purpose, this requested variance is in harmony with the general purposes and intent of the Zoning Regulations.

*Strict enforcement of the Zoning Regulations would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.*

The special and unusual conditions of the College's Campus are (i) its location in a primarily residential neighborhood, (ii) its location adjacent to Downtown Naperville, and (iii) its lack of frontage on a main road. The College acquired the 430 Property, in part, to establish additional visibility along Washington Street, a main road in Downtown Naperville. The 430 Sign will provide the necessary visibility. If the variance is not granted, the College will not be able to fulfill all of its intentions as expressed in the 430 Easement Agreement.

Because installation of the 430 Sign cannot begin until after the Washington Street bridge reconstruction, an extended effective period is necessary. If the variance is not granted, the College will be required to process the entire variance request again.

*The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The 430 Sign will be sited on Washington Street. It will be located adjacent to Downtown Naperville and will not impact any residential areas. The design of the 430 Sign is compatible with the College's existing entry monument signs and does not involve any digital signage which is allowed under the 430 Easement Agreement. The design and location of the 430 Sign complements and is integrated into the proposed Riverwalk amenities. Based on these factors, this proposed sign will not alter the essential character of the neighborhood nor be a detriment to adjacent properties.

The timing of the installation of the 430 Sign will not affect the essential character of the neighborhood nor be a detriment to adjacent properties.



3. **WHEREAS**, Section 6-16-6.3 (Special Areas of Control: Downtown Central Business District) of the Naperville Municipal Code requires a wall sign to be installed on a building facade; and
4. **WHEREAS**, the Petitioner proposes a wall sign to be installed on an accessory structure to serve as a gateway feature to identify the property as an entrance to North Central College's campus as depicted on Exhibit C; and
5. **WHEREAS**, the subject property is adjacent to the Washington Street Bridge and will be impacted by the Washington Street Bridge Replacement Project (Washington Project); and
6. **WHEREAS**, the Petitioner is working closely with the City of Naperville to allow for the Subject Property to be used for staging activities during the reconstruction; and
7. **WHEREAS**, Section 6-3-6:4.1 (Effective Period of Variance) of the Naperville Municipal Code restricts the effective period of a variance to two years from the date of the ordinance granting the variance unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period; and
8. **WHEREAS**, the Petitioner intends to install the proposed gateway improvements in conjunction with overall improvement of the Subject Property as a park; however, said park improvements will not be made until the Washington Project has been completed; and
9. **WHEREAS**, the Petitioner is accordingly seeking a variance to Section 6-3-6:4.1 to permit the installation of the gateway improvements following completion of the

Washington Project and installation of the park improvements at the Subject Property; and

10. **WHEREAS**, the requested variances meet the standards for granting a variance as provided in Exhibit D attached hereto; and

11. **WHEREAS**, on July 6, 2022, the Planning and Zoning Commission conducted a public hearing to consider PZC 22-1-047 and recommended approval of the Petitioner's request; and

12. **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:** A variance to 6-16-6.3 (Special Areas of Control: Downtown Central Business District) of the Naperville Municipal Code to permit a wall sign to be installed on an accessory structure for the property located at 430 S. Washington Street, as depicted on Exhibit C (Sign Rendering), is hereby granted.

**SECTION 3:** A variance to Section 6-3-6:4.1 (Effective Period of Variance) is hereby granted such that the effective period of the variances granted herein shall be extended to two years from the date of completion of the Washington Street Bridge Project and/or improvement of the Subject Property as a park, whichever comes later, unless a building



permit is obtained within such period and the erection of the improvements are commenced within such period.

**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 19th day of July 2022.

AYES: CHRICO, GUSTIN, HINTERLONG, HOLZHAUER, KELLY, LEONG,  
SULLIVAN, TAYLOR, WHITE

APPROVED this 20<sup>th</sup> day of July 2022.

  
\_\_\_\_\_  
Steve Chirico  
Mayor

ATTEST:

  
\_\_\_\_\_  
Andria Betty  
Records Clerk



LEGAL DESCRIPTION

PARCEL 1: LOT 2 (EXCEPT THE NORTH 10 FEET THEREOF), ALL OF LOT 3 AND THE NORTH 10 FEET OF LOT 4 IN BLOCK 2 OF ELLSWORTH'S ADDITION TO NAPERVILLE, A SUBDIVISION OF PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTIONS 13 AND 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1853 AS DOCUMENT 6989, (EXCEPTING THEREFROM THAT PART THEREOF FALLING IN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 3 A DISTANCE OF 27.20 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 10 DEGREES 31 MINUTES EAST 143.0 FEET TO THE SOUTHERLY BANK OF THE DUPAGE RIVER; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY BANK TO THE NORTHWEST CORNER OF LOT 1 OF ELLSWORTH'S ADDITION TO NAPERVILLE RECORDED MARCH 18, 1853 AS DOCUMENT 6989; THENCE SOUTH 4 DEGREES 41 MINUTES WEST ALONG THE WESTERLY LINE OF SAID LOTS 1, 2 AND 3 A DISTANCE OF 153.0 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THEREFROM THAT PART THEREOF CONDEMNED BY CITY OF NAPERVILLE IN CASE 98 ED 11 AND DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST 1 /4 OF THE SOUTHEAST 1 /4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE WESTERNMOST SOUTHWESTERLY CORNER OF LOT 1 OF MARKET SQUARE RESUBDIVISION, RECORDED AS DOCUMENT R86-133262; THENCE SOUTH 80 DEGREES 29 MINUTES 04 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERNMOST LINE OF SAID LOT 1, A DISTANCE OF 178.73 FEET TO A POINT THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF BLOCK 2 ELLSWORTH ADDITION TO THE TOWN OF NAPERVILLE, RECORDED AS DOCUMENT 6989, FOR A POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS EAST, ALONG A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE, 113.78 FEET; THENCE SOUTH 23 DEGREES 29 MINUTES 30 SECONDS EAST, ALONG A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE, 38.83 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 10.00 FEET OF LOT 4 IN SAID BLOCK 2; THENCE NORTH 88 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG SAID EXTENSION, 54.97 FEET TO THE SOUTHEAST CORNER OF THE NORTH 10.00 FEET OF SAID LOT 4; THENCE NORTH 23 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 8.85 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 39 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 163.46 FEET TO THE SOUTHEAST CORNER OF THE NORTH 10.00 FEET OF LOT 2 IN SAID BLOCK 2; THENCE SOUTH 88 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG SAID LINE EXTENDED EASTERLY, 66.05 FEET TO A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF SAID

EXHIBIT A



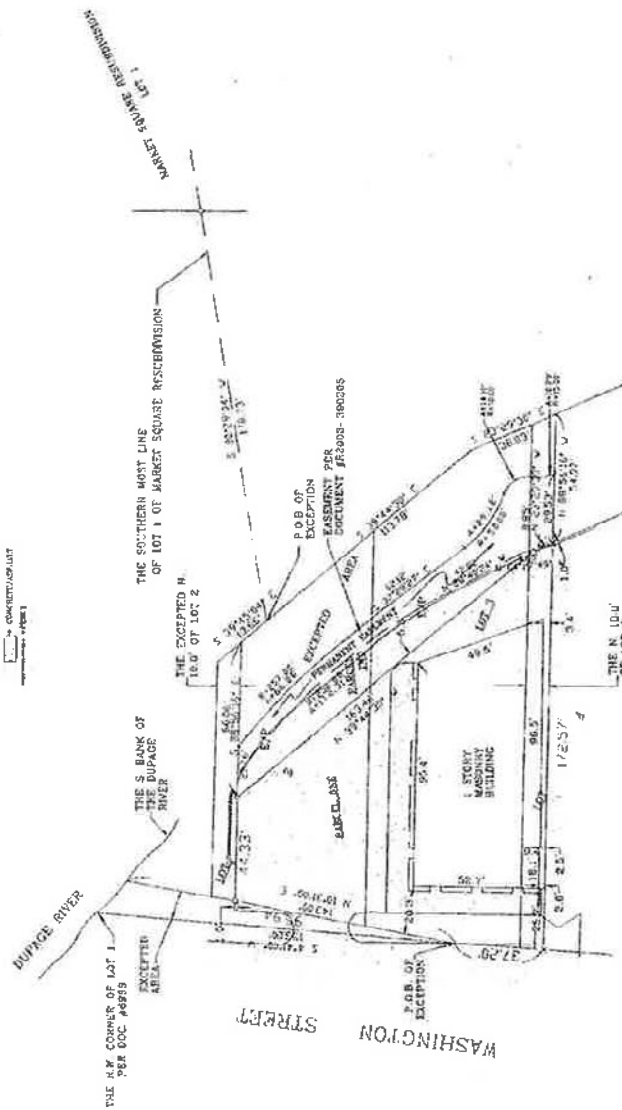
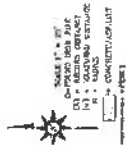
BLOCK 2; THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS EAST, ALONG SAID LINE, 13.66 FEET TO THE POINT OF BEGINNING), IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTERNMOST SOUTHWESTERLY CORNER OF LOT 1 OF MARKET SQUARE RESUBDIVISION RECORDED AS DOCUMENT NUMBER R86-133262; THENCE NORTH 80 DEGREES 29 MINUTES 04 SECONDS WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERNMOST LINE OF SAID LOT 1, A DISTANCE OF 178.73 FEET TO A POINT THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF BLOCK 2 IN ELLSWORTH'S ADDITION TO THE TOWN OF NAPERVILLE, RECORDED AS DOCUMENT NUMBER 6989; THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS EAST ALONG A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE OF BLOCK 2, 113.78 FEET TO AN ANGLE POINT; THENCE SOUTH 23 DEGREES 29 MINUTES 30 SECONDS EAST ALONG A LINE THAT IS 50.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID NORTHEASTERLY LINE OF BLOCK 2, 38.83 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF THE NORTH 10.0 FEET OF LOT 4 IN SAID BLOCK 2; THENCE NORTH 88 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG SAID EXTENSION, 25.44 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 56 MINUTES 16 SECONDS WEST, ALONG SAID EXTENSION, 29.53 FEET TO THE SOUTHEAST CORNER OF THE NORTH 10.0 FEET OF SAID LOT 4; THENCE NORTH 23 DEGREES 29 MINUTES 30 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 2, 8.85 FEET TO AN ANGLE POINT IN SAID LINE; THENCE NORTH 39 DEGREES 44 MINUTES 30 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 163.46 FEET TO THE SOUTHEAST CORNER OF THE NORTH 10.0 FEET OF LOT 2 IN SAID BLOCK 2; THENCE SOUTH 88 DEGREES 56 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 10.0 FEET OF LOT 2 IN SAID BLOCK 2, EXTENDED EASTERLY, 21.76 FEET; THENCE 66.08 FEET ALONG AN ARC, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 257.00 FEET, WITH A CHORD BEARING OF SOUTH 44 DEGREES 50 MINUTES 23 SECONDS EAST, 65.89 FEET; THENCE SOUTH 37 DEGREES 28 MINUTES 27 SECONDS EAST, 62.12 FEET; THENCE 29.12 FEET ALONG AN ARC, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF SOUTH 54 DEGREES 09 MINUTES 31 SECONDS EAST, 28.71 FEET; THENCE 14.10 FEET ALONG AN ARC, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 10.00 FEET, WITH A CHORD BEARING OF SOUTH 30 DEGREES 27 MINUTES 21 SECONDS EAST, 12.96 FEET; THENCE 10.29 FEET ALONG AN ARC, CONCAVE TO THE EAST, HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 09 DEGREES 43 MINUTES 37 SECONDS EAST, 10.09 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 430 SOUTH WASHINGTON STREET, NAPERVILLE, ILLINOIS 60540  
PIN: 07-13-444-006

#### EXHIBIT A

## PLAT OF SURVEY

[illegible]

University of Illinois at Urbana-Champaign, Urbana, IL 61801

[illegible][illegible][illegible]

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*L. L. Smith, Jr. Co. Kansas*

**RESEARCH**

**Abstract** *See "The Role of the Nurse in the Management of the Patient with a Chronic Illness."*

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Journal of Internal Medicine 247: 105-112

It is not a good idea to place them in the same room as the other children.

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11

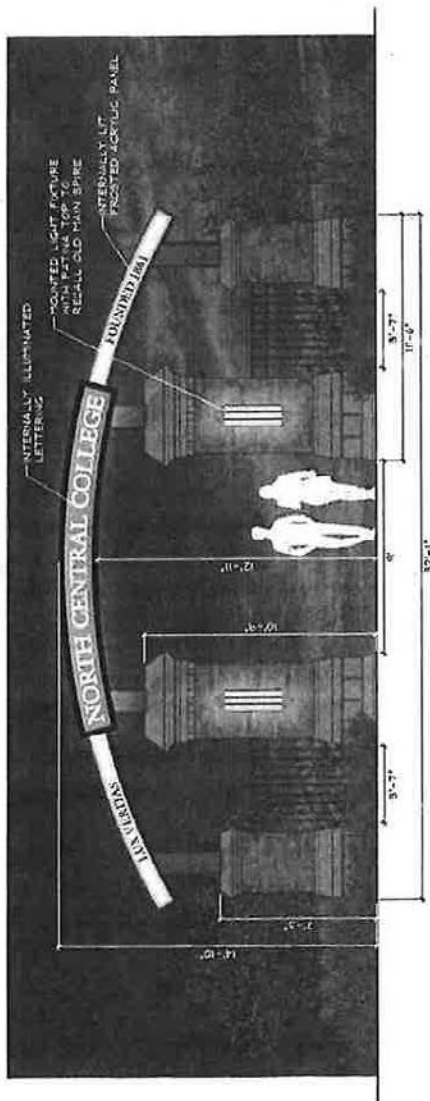
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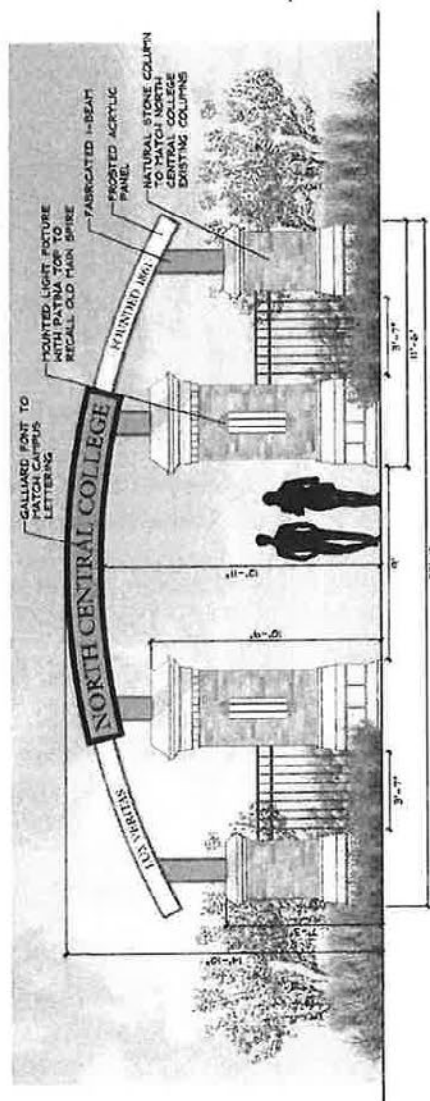
**ARROW  
ADD  
SURVEYING**

EXHIBIT B





**SIGN ELEVATION- NIGHT**  
NOT TO SCALE



**SIGN ELEVATION- DAY**  
NOT TO SCALE

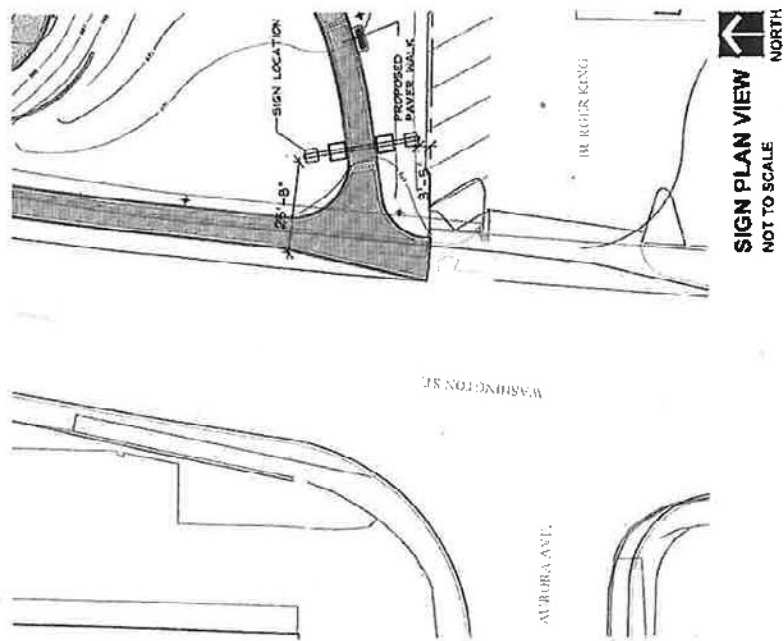
**ENTRANCE SIGN**  
NORTH CENTRAL COLLEGE  
NAPERVILLE, ILLINOIS

5/31/2022

EXHIBIT C



North Central College understands that the location of the gateway sign may need to be modified due to right-of-way considerations and utility locations.



**SIGN PLAN VIEW**  
NOT TO SCALE  
NORTH

**NORTH CENTRAL COLLEGE****430 SOUTH WASHINGTON STREET****STANDARDS FOR A SIGN VARIANCE****Description of the Project**

The property located at 430 South Washington Street is situated on the east side of Washington Street, north of the Burger King Restaurant and across the DuPage River from the College's Campus ("430 Property"). It was the site of a deteriorated commercial building which had environmental issues. The community was concerned that this property did not provide a welcoming entry to Downtown Naperville.

In commemoration of its 150<sup>th</sup> Anniversary in 2012, the College purchased the 430 Property. In 2016, the College and the City entered into an agreement whereby the College (a) granted to the City an easement over the 430 Property for the City to (i) raze the existing building, (ii) undertake the necessary environmental remediation, (iii) improve the 430 Property with Riverwalk amenities, and (iv) incorporate the 430 Property into the Naperville Riverwalk and (b) reserved the right to install certain College-related amenities and features on the 430 Property "subject to compliance with the Naperville Municipal Code then in effect," including the right to install "NCC signage in any format, including, but not limited to digital and any other future format" ("430 Easement Agreement").

Pursuant to the 430 Easement Agreement, the City razed the building and undertook the environmental remediation. At the time of entering into the 430 Easement Agreement, it was the College's understanding that the City committed to creating an extension of the Naperville Riverwalk on the 430 Property and to beautify the 430 Property.

The City has since identified the need to reconstruct the Washington Street bridge. That work should commence in 2023. The College is working with the City on an agreement to allow the City to use the 430 Property for staging activities during the Washington Street bridge reconstruction. It is anticipated that the bridge reconstruction will take eighteen to twenty-four months to complete.

The City anticipates that the improvement of the 430 Property will begin in 2025 or 2026 after the Washington Street bridge reconstruction.

With the improvement of the 430 Property, the College proposes to install College-related features, including a gateway feature with signage as provided in the 430 Easement Agreement. The gateway feature will include columns consistent with the existing stone columns located throughout the College's campus. The signage will be located on an arch over the columns and will identify the College ("430 Sign").

Since the execution of the 430 Easement Agreement, the City has amended the Sign Regulations and under the current Sign Regulations the proposed 430 Sign is not permitted to be installed on







**NORTH CENTRAL**  
**COLLEGE 1861**

[northcentralcollege.edu](http://northcentralcollege.edu)