

**RESOLUTION NO. 16 – 006**

**A RESOLUTION OPPOSING  
DUPAGE COUNTY ZONING PETITION Z15-056 MONTGOMERY**

**WHEREAS**, on December 30, 2015, the City received notice of Zoning Petition Z15-056 Montgomery as submitted to DuPage County; and

**WHEREAS**, Z15-056 Montgomery pertains to property located at 24 W 655 - 24 W 681 75<sup>th</sup> Street, Naperville, Illinois 60565 (Subject Property); and

**WHEREAS**, Z15-056 Montgomery includes requests (1) to re-zone the Subject Property from R-2 Single Family Residential to B-1 Local Business; (2) a conditional use for a self-storage facility in a B-1 Local Business District; and (3) a variation to increase the F.A.R. for a self-storage facility from 0.25 to 0.77 ; and

**WHEREAS**, the Subject Property is unincorporated but falls within the City of Naperville’s planning boundary; and

**WHEREAS**, following a year-long collaborative planning effort, the 75<sup>th</sup> Street Corridor Study was adopted in 2008 for the purposes of creating a cohesive and appropriate future land use composition corridor-wide to guide the physical improvement, development and redevelopment of the 75<sup>th</sup> Street Corridor, including the Subject Property; and

**WHEREAS**, the 75<sup>th</sup> Street Corridor Study, as adopted, designated the future land use of the Subject Property as “Residential, Office, and Limited Commercial” noting that this designation “is intended to accommodate one or more land uses ranging from single-family residential to commercial, with the essential consideration being the scale and intensity of the proposed land uses. Any future development should be designed and developed to be compatible and sensitive to the adjoining neighborhoods in form, scale and appearance”; and

**WHEREAS**, the 75<sup>th</sup> Street Corridor Study further finds that new commercial development located on properties designated for Residential, Office, and Limited Commercial “should be limited to small-scale neighborhood convenience retail and service uses”; and

**WHEREAS**, the 75<sup>th</sup> Street Corridor Study recommends that “new non-residential buildings should be one-story in height. They should be constructed of masonry material (e.g. brick and stone) and comply with the City’s Building Design Guidelines”; and

**WHEREAS**, the City finds that the proposed storage facility is not consistent with the recommendations adopted through the 75<sup>th</sup> Street Corridor Study based on several factors, including the proposed storage use, which is neither retail nor service in nature; the intensity of the proposed use, which significantly exceeds DuPage County’s density limitations, as well as the scale recommended for the Subject Property through the 75<sup>th</sup> Street Corridor Study; and the design of the proposed buildings, which is not compatible or sensitive to adjoining neighborhoods in form, scale or appearance; and

**WHEREAS**, for the reasons indicated above, the City is opposed to the development proposed through Zoning Petition Z15-056 Montgomery and recommends that DuPage County deny said request.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, IN EXERCISE OF ITS HOME RULE AUTHORITY, AS FOLLOWS:**

**SECTION 1:** The City of Naperville strongly opposes the granting of Zoning Petition Z15-056 Montgomery.

**SECTION 2:** The City of Naperville finds that said petition is inconsistent with the 75<sup>th</sup> Street Corridor Study, which was adopted by the City of Naperville in 2008 and is applicable to the Subject Property, in terms of use, intensity, scale, and design.

**SECTION 3:** The City of Naperville respectfully requests that the DuPage County Zoning Board of Appeals, the DuPage County Development Committee, and the DuPage County Board deny Zoning Petition Z15-056 Montgomery.

**SECTION 4:** This Resolution is in full force and effect upon its passage.

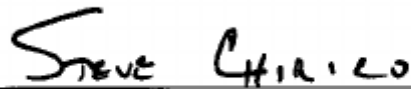
**SECTION 5:** The City Clerk is hereby directed to send certified copies of this Resolution to DuPage County for use during the review and processing of Zoning Petition Z15-056 Montgomery.

ADOPTED this 16<sup>th</sup> day of February, 2016.

AYES:       BRODHEAD, COYNE, GALLAHER, GUSTIN, HINTERLONG,  
              KRUMMEN, OBARSKI, CHIRICO, ANDERSON  
NAYS:       NONE

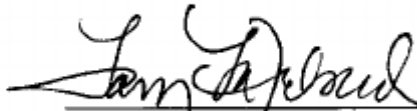
ABSENT:    NONE

APPROVED this 17<sup>th</sup> day of February, 2016.



Steve Chirico  
Mayor

ATTEST:

  
Pam LaFeber, Ph.D.  
City Clerk

