

PIN: 08-06-307-005

PROPERTY ADDRESS:
40 SHUMAN BOULEVARD
NAPERVILLE, IL 60563

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK/COMMUNITY SERVICES DEPT.
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60566-7020

PZC Case #DEV-0129-2025

ORDINANCE NO. 25 - _____

**AN ORDINANCE GRANTING A
TEMPORARY USE TO ALLOW FOR VEHICLE INVENTORY
AT 40 SHUMAN BOULEVARD THROUGH NOVEMBER 18, 2028**

RECITALS

1. **WHEREAS**, Woodmen of the World Life Insurance Society ("**Petitioner**"), has petitioned the City of Naperville for approval of a temporary use for a three (3) year period to locate inventory of up to 250 vehicles on existing parking facilities located at 40 Shuman Boulevard, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the owner of the Subject Property is Woodmen of the World Life Insurance Society, 1700 Farnam Street, Omaha, Nebraska ("**Owner**").
3. **WHEREAS**, the Subject Property is currently zoned ORI (Office, Research and Light Industry) and is improved with two asphalt parking facilities containing approximately 609 parking spaces.
4. **WHEREAS**, inventory vehicle storage is not permitted in the ORI zoning district.

5. **WHEREAS**, pursuant to Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code, the Petitioner has submitted tenant data that indicates the parking requirements for current tenants on the Subject Property is approximately 250 parking spaces resulting in a surplus of 359 parking spaces.
6. **WHEREAS**, the Subject Property has sufficient surplus parking spaces to accommodate the proposed inventory parking of 250 vehicles, as depicted on **Exhibit C** (“Site Plan”).
7. **WHEREAS**, Section 6-2-11 (Temporary Buildings, Structures and Uses of Land) of the Naperville Municipal Code permits the City Council to approve the temporary use of a parcel of land for a use that does not conform to the zoning regulations. Temporary uses may be approved for a period of time which exceeds six (6) months provided that the use does not have an adverse impact on the surrounding properties, public health, safety and general welfare.
8. **WHEREAS**, the Petitioner is seeking approval of a temporary use to allow for inventory vehicle storage on the Subject Property through November 18, 2028.
9. **WHEREAS**, the City Council has determined that the temporary use 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: Pursuant to Section 6-2-11 (Temporary Buildings, Structures and Uses of Land), a temporary use to allow for vehicle inventory to be located on the Subject Property located at 40 Shuman Boulevard for a period not to exceed three (3) years, as depicted on **Exhibit C** (“**Site Plan**”), is hereby granted, subject to the following condition:

1. If existing vacant tenant spaces become occupied and the resulting total parking demand of the Subject Property cannot be accommodated within the available on-site parking spaces, the Petitioner shall reduce the amount of vehicle inventory located on the Subject Property within 14-days of notice from the City Zoning Administrator in order to provide sufficient parking for the occupied tenants as required per Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code.
2. Temporary use approval for vehicle inventory at 40 Shuman Boulevard expires November 18, 2028.

SECTION 3: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 4: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 5: 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. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the Recorder in which the Subject Property is located within.

SECTION 6: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2025.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk