

PINS:
07-03-204-003
07-03-204-004

ADDRESSES:
2019 CORPORATE LANE
NAPERVILLE, IL 60563

AND

2043 CORPORATE LANE
NAPERVILLE, IL 60563

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

RETURN TO:
CITY OF NAPERVILLE
COMMUNITY SERVICES OFFICE/
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #23-1-071

ORDINANCE NO. 23 - _____

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT
2019 CORPORATE LANE AND 2043 CORPORATE LANE FROM ORI (OFFICE,
RESEARCH, LIGHT INDUSTRIAL DISTRICT) TO I (INDUSTRIAL DISTRICT)**

RECITALS

1. **WHEREAS**, the property located at 2019 Corporate Lane in the City of Naperville, legally described on Exhibit A and depicted on Exhibit B (hereinafter "**Subject Property A**"), and the property located at 2043 Corporate Lane in the City of Naperville, legally described on Exhibit C and depicted on Exhibit D (hereinafter "**Subject Property B**"), are owned by Teachers Insurance and Annuity Association of America and TGA Prairie Point LLC, c/o Nuveen, 6 Concourse Parkway, Suite 2600, Atlanta, GA 30328 (hereinafter referenced as "**Property Owner**" or "**Petitioner**").

2. **WHEREAS**, Subject Property A and Subject Property B are presently zoned ORI (Office, Research, Light Industrial District) in the City of Naperville and are located within an existing industrial/business park commonly known as Prairie Point Corporate Park.
3. **WHEREAS**, in June of 2023, City Council approved a text amendment to the City's Zoning Code that provided the City with greater ability to control warehouse, manufacturing and distribution facilities in the ORI zoning district.
4. **WHEREAS**, as a result of the ORI amendments approved in June of 2023, many businesses currently operating in Prairie Point Corporate Park have been classified as nonconforming uses as set forth in Chapter 10 (Nonconforming Uses) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code.
1. **WHEREAS**, Subject Property A and Subject Property B, and other properties within Prairie Point Corporate Park, function and are improved in a manner which more closely aligns with the I (Industrial District), making the I (Industrial District) a more appropriate zoning designation given existing uses and Prairie Point Corporate Park's location north of Ferry Road and outside of the City of Naperville's I-88 office corridor.
2. **WHEREAS**, the Property Owner, as well as surrounding property owners, has requested the City approve this ordinance ("**Ordinance**") rezoning Subject Property A and Subject Property B to I (Industrial District) to maintain the industrial/business park that currently exists in the area and to reclassify the existing land uses from

nonconforming uses in the ORI zoning district to permitted uses in the I zoning district.

3. **WHEREAS**, on September 6, 2023, the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Property Owner's request.
4. **WHEREAS**, the requested rezoning of Subject Property A and Subject Property B meets the Standards for Rezoning as provided in **Exhibit E** attached hereto.
5. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's rezoning 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: Subject Property A, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to I (Industrial District) in the City of Naperville.

SECTION 3: Subject Property B, legally described on **Exhibit C** and depicted on **Exhibit D**, is hereby rezoned to I (Industrial District) in the City of Naperville.

SECTION 4: The Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance.

SECTION 5: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 6: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 7: 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 DuPage County Recorder.

SECTION 8: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2023.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2023.

Scott A. Wehrli
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk