

PIN: 07-04-303-003

ADDRESS:  
2403 WEST DIEHL ROAD  
NAPERVILLE, IL 60563

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 #19-1-088

ORDINANCE NO. 20 - \_\_\_\_\_

**AN ORDINANCE GRANTING A PARKING VARIANCE  
FROM SECTION 6-9-3 OF THE NAPERVILLE MUNICIPAL CODE  
FOR BEYOND SELF STORAGE**

**RECITALS**

1. **WHEREAS**, NorthPoint Development, LLC ("**Petitioner**") has petitioned the City of Naperville for approval of a parking variance to construct a 3-story, 138,855 square foot self-storage facility at the real property commonly known as 2403 West Diehl Road, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and
2. **WHEREAS**, Naperville Korean Methodist Church is the owner of the Subject Property; and
3. **WHEREAS**, pursuant to Section 6-3-5:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of a variance from Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code to reduce the number of required parking from 56 to eleven (11) exterior and six (6)

interior parking spaces for the proposed 138,855 square foot self-storage facility on the Subject Property; and

4. **WHEREAS**, the requested variance meets the Standards for Variances as provided in **Exhibit C** attached hereto; and
5. **WHEREAS**, the Petitioner provided a parking study including parking counts from existing facilities demonstrating that the proposed parking will be sufficient for the proposed self-storage facility as provided in **Exhibit D**; and
6. **WHEREAS**, on January 15, 2020, the Planning and Zoning Commission considered the requested parking variance and recommended approval of the Petitioner's request; and
7. **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 from Section 6-9-3:4 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code to reduce required parking for the approximately 138,855 square foot self-storage facility to (11) exterior and six (6) exterior parking spaces on the Subject Property as depicted on the Site Plan attached hereto as **Exhibit B**, is hereby granted subject to the following conditions:

- a. If the City's Zoning Administrator determines that the current and proposed tenants' parking needs cannot be accommodated within the

parking on the Subject Property as depicted on **Exhibit E**, the owner of the Subject Property (or Owner's successors, transferees, and assigns) shall promptly take adequate measures to meet the parking needs of said tenants, including but not limited to formally assigning/reserving parking spaces for each unit, restricting the number of leasable units, or establishing an overflow parking location off-site, as necessary, which measures shall be subject to the review and approval of the Zoning Administrator. Failure to timely take adequate measures to adequately accommodate tenant parking needs on the Subject Property to the satisfaction of the City's Zoning Administrator may result in the City's revocation of one or more of the variances approved herein.

**SECTION 3:** The variance approved by this Ordinance shall expire unless within two (2) years from the effective date of this Ordinance if: (1) a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started, or (2) the use specified in this Ordinance has commenced.

**SECTION 4:** This variance shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph. D.  
City Clerk