

PIN: 01-03-307-131

ADDRESS:  
2708 FORGUE DRIVE  
NAPERVILLE, IL 60564

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 #17-1-073

ORDINANCE NO. 17 - \_\_\_\_\_

**AN ORDINANCE APPROVING A MAJOR CHANGE TO THE CANTORE PLACE PUD, A FINAL PUD PLAT FOR LOT 2 – CANTORE PLACE LOT 1 RESUBDIVISION, AND DEVIATIONS FROM SECTION 6-9-3 (SCHEDULE OF OFF STREET PARKING REQUIREMENTS) AND SECTION 6-9-5 (SCHEDULE OF OFF STREET LOADING REQUIREMENTS) OF TITLE 6 (ZONING REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 2708 FORGUE DRIVE (NAPERVILLE SELF STORAGE)**

**WHEREAS**, 5995 Naperville Self Storage, LLC (“Petitioner”) has petitioned the City of Naperville for approval of a Major Change to the Cantore Place Planned Unit Development (PUD), a Final PUD Plat for Lot 2 – Cantore Place Lot 1 Resubdivision, and deviations from Municipal Code Section 6-9-3 (Schedule of Off Street Parking Requirements) and Section 6-9-5 (Schedule of Off Street Loading Requirements) in order to allow for rezoning and development a self-storage facility on the property located at 2708 Forgue Drive, Naperville IL, which is legally described in **Exhibit A**, and depicted on **Exhibit B** (“Subject Property”); and

**WHEREAS**, CSH Naperville Land, LLC (“Owner”) is the Owner of the Subject Property; and

**WHEREAS**, the Subject Property is currently zoned B2 (Community Shopping Center District) and the Petitioner has also requested rezoning of the Subject Property to OCI (Office Commercial and Institutional District); and

**WHEREAS**, the Municipal Code of the City of Naperville requires that such a change in the land use be subject to a Major Change to the PUD; and

**WHEREAS**, the Petitioner proposes to develop the Subject Property with an approximately 84,477 square foot self-storage facility; and

**WHEREAS**, the petitioner requests a deviation to reduce the number of required parking spaces for the approximately 84,477 square foot self-storage facility from 34 to 14; and

**WHEREAS**, the petitioner also requests a deviation to provide an approximately 43' by 21' loading area within the building, in lieu of the 2 loading berths required; and

**WHEREAS**, the Petitioner provided a parking study demonstrating the proposed parking and loading will be sufficient for the proposed self-storage facility; and

**WHEREAS**, on September 6, 2017 the Planning and Zoning Commission conducted a public hearing concerning PZC 17-1-073, and recommended approval of the Petitioner's requests; and

**WHEREAS**, the requested Major Change and deviations meet the standards as provided in **Exhibit C** attached hereto; and

**WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's requests 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 here in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** A Major Change to the Cantore Place PUD to allow for rezoning, and development of a self-storage facility as depicted on the Final PUD Plat for Lot 2 – Cantore Place Lot 1 Resubdivision attached to this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 3:** A deviation to Section 6-9-3 (Schedule of Off Street Parking Facilities) of the Naperville Municipal Code is hereby granted to reduce to required parking for the approximately 84,477 square foot self-storage facility to 14 spaces on the Subject Property, as depicted on the Final PUD attached hereto as **Exhibit B**, subject to the following condition:

- a) In the event the parking needs cannot be accommodated within the existing parking on the Subject Property, the Petitioner shall take measures, such as altering business hours, number of employees or other business operations, or entering into a shared parking agreement with adjacent property, as necessary, to meet the Petitioner's parking demands, subject to review and approval by the Zoning Administrator.

**SECTION 4:** A deviation to Section 6-9-5 (Schedule of Off Street Loading Requirements) of the Naperville Municipal Code is hereby granted to permit an approximately 43' by 21' interior loading area, as depicted on the Final PUD attached hereto as **Exhibit B**, subject to the following condition:

- a) In the event the loading needs cannot be accommodated within the existing parking on the Subject Property, the Petitioner shall take measures, such as altering business hours, number of employees or other business operations, as necessary, to meet the Petitioner's loading demands, subject to review and approval by the Zoning Administrator.

**SECTION 5:** The Final PUD Plat for Lot 2 – Cantore Place Lot 1 Resubdivision, attached to this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 6:** The Landscape Plan, attached to this Ordinance as **Exhibit D**, is hereby approved.

**SECTION 7:** The Building Elevations, attached to this Ordinance as **Exhibit E**, are hereby approved.

**SECTION 8:** Any deviation other than those approved by this Ordinance shall require approval of a separate deviation.

**SECTION 9:** The deviations approved by this Ordinance shall expire unless a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started within two (2) years from the effective date of this Ordinance.

**SECTION 10:** These deviations 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 11:** The City Clerk is authorized and directed to record this Ordinance with the Will County Recorder.

**SECTION 12:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph.D.  
City Clerk