

PIN: 07-04-401-032

ADDRESS:  
1880 COUNTRY FARM DRIVE  
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  
CITY CLERK/COMMUNITY SERVICES DEPT.  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case #24-1-040

ORDINANCE NO. 24 - \_\_\_

AN ORDINANCE GRANTING A VARIANCE TO  
SECTION 6-9-3 (SCHEDULE OF OFF STREET PARKING REQUIREMENTS) OF THE  
NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY LOCATED AT  
1880 COUNTRY FARM DRIVE

RECITALS

1. **WHEREAS**, Snook Properties, LLC, a Delaware limited liability company, 2949 East 1479<sup>th</sup> Road, Ottawa, Illinois 61350 ("**Petitioner**"), has petitioned the City of Naperville for approval of a variance to Section 6-9-3 of the Municipal Code to reduce the required number of parking spaces at the property located at 1880 Country Farm Drive, Naperville, Illinois, 60563, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, by BREIT Industrial Canyon IL1W11 LLC, a Delaware limited liability company, c/o Blackstone Real Estate Advisors, 345 Park Avenue, New York, New York, 10154, is the owner of the Subject Property ("**Owner**").

3. **WHEREAS**, the Subject Property is currently zoned I (Industrial).
4. **WHEREAS**, with the authorization of the Owner, the Petitioner has requested the City approve this Ordinance seeking a variance to reduce the required number of parking spaces at the property.
5. **WHEREAS**, Section 6-9-3 (Schedule of Off Street Parking Requirements) of the Naperville Municipal Code requires 1 parking space per 1,000 square feet of gross floor area be provided for warehouse uses and 3.3 parking spaces per 1,000 square feet of gross floor area for office uses.
6. **WHEREAS**, the Petitioner requests approval of a variance to Section 6-9-3 (Schedule of Off Street Parking Requirements) of the Naperville Municipal Code to reduce the required parking for the proposed construction equipment rental business from 246 spaces to 99 spaces.
7. **WHEREAS**, the Petitioner provided a parking study, attached hereto as **Exhibit C**, which states that at peak times the maximum projected parking demand will be 65 parking spaces, leaving 34 additional spaces vacant.
8. **WHEREAS**, the requested variance meets the standards for granting a zoning variance as provided on **Exhibit D** ("**Response to Standards**") attached hereto.
9. **WHEREAS**, on June 19, 2024, the Planning and Zoning Commission conducted a public hearing to consider the variance request and recommended approval of the Petitioner's request.
10. **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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** A variance to Section 6-9-3 (Schedule of Off Street Parking Requirements) to allow a reduction in required parking spaces from 246 spaces to 99 spaces, is hereby approved subject to the following condition:

- a) The approved parking variance shall be applicable only to the Petitioner, Snook Properties, LLC, for the operation of a construction equipment rental business. Said approved parking variance shall become void at the time the Petitioner no longer operates their business at the Subject Property. Future tenants shall comply with applicable parking requirements for the subject property or shall request a new parking variance, if needed, prior to occupancy.

**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 \_\_\_\_\_, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scott A. Wehrli  
Mayor

ATTEST:

\_\_\_\_\_  
Dawn C. Portner  
City Clerk