

PIN: 01-04-410-071

ADDRESS:
2724 SHOWPLACE
NAPERVILLE, IL 60564

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.
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #23-1-100

ORDINANCE NO. 24 - ____

AN ORDINANCE GRANTING A MAJOR CHANGE TO
A PLANNED UNIT DEVELOPMENT AND A DEVIATION FROM
SECTION 6-2-14 (MAJOR ARTERIAL SETBACK REQUIREMENTS)
FOR THE PROPERTY LOCATED AT
2724 SHOWPLACE DRIVE

RECITALS

1. **WHEREAS**, Tesla, Inc., 3500 Deer Creek Road, Palo Alto, California, 94304 (“**Petitioner**”), has petitioned the City of Naperville for approval of a major change to the Naperville Crossings Planned Unit Development (PUD), and a deviation to Section 6-2-14 of the Naperville Municipal Code for the instillation of 20 electric vehicle chargers and their associated equipment at the property with a common street address of 2724 Showplace Drive, Naperville, Illinois, 60564, legally described on Exhibit A and depicted on Exhibit B (“**Subject Property**”).
2. **WHEREAS**, Naperville XING/FAE Naperville, 11501 Northlake Drive, Cincinnati, Ohio, 45249 is the owner of the Subject Property (“**Owner**”).

3. **WHEREAS**, the Subject Property is currently zoned B2 (Community Shopping Center District) with a Conditional Use for a Planned Unit Development.
4. **WHEREAS**, with the authorization of the Owner, the Petitioner has requested approval a major change to the Naperville Crossings PUD to facilitate the approval of the requested deviation for the installation of 20 electric vehicle chargers and their associated equipment.
5. **WHEREAS**, the Petitioner requests approval of a deviation to Section 6-2-14 (Major Arterial Setback Requirements) of the Municipal Code to reduce the required setback from 20 feet to approximately 11 feet. The requested deviation meets the standards for PUD deviations as provided on **Exhibit C** (“**Response to Standards**”) attached hereto.
6. **WHEREAS**, on June 19, 2024, the Planning and Zoning Commission conducted a public hearing to consider the requested major change to the PUD and deviation and recommended approval of the Petitioner’s requests.
7. **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 major change to the Naperville Crossings PUD to facilitate the approval of the requested deviation is hereby approved.

SECTION 3: A deviation to Section 6-2-14 (Major Arterial Setback Requirements) to reduce the required setback from 20 feet to approximately 11 feet as depicted on **Exhibit B** (“**Site Plan**”), is hereby approved.

SECTION 4: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 5: The City Clerk is authorized and directed to record this Ordinance with the Will 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. 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 7: 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