

PIN: 07-14-103-012, 07-14-103-013, 07-14-103-014

ADDRESS:
1432 W ODEGN AVENUE
NAPERVILLE, IL 60563

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 #24-1-058

ORDINANCE NO. 25 - _____

AN ORDINANCE APPROVING A MAJOR CHANGE TO THE NAPERVILLE – EXTRA SPACE STORAGE PLANNED UNIT DEVELOPMENT, A CONDITIONAL USE FOR SELF-STORAGE, AND ASSOCIATED DEVIATIONS FOR NEW SELF-STORAGE BUILDINGS FOR THE PROPERTY LOCATED AT 1432 W ODGEN AVENUE (EXTRA SPACE STORAGE)

RECITALS

1. **WHEREAS**, Extra Space Management Inc., 2795 E Cottonwood Pkwy, #400, Salt Lake City, UT, 84121 (**“Petitioner”**), has petitioned the City of Naperville for approval of a major change to the Naperville – Extra Space Storage Planned Unit Development, planned unit development deviations, and a conditional use for self-storage in the B3 (General Commercial District) zoning district, for the property located at 1432 W Ogden Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (**“Subject Property”**); and
2. **WHEREAS**, Extra Space Properties Two, LLC, 2795 E Cottonwood Pkwy, #400, Salt Lake City, UT, 84121 (**“Owner”**) is the owner of the Subject Property and has authorized

the Petitioner, as defined herein, to submit a petition to the City seeking the relief described herein; and

3. **WHEREAS**, the Subject Property is zoned B3 General Commercial District with a Planned Unit Development; and
4. **WHEREAS**, on July 18, 2006, the City Council of the City of Naperville passed Ordinance 06-167, approving a conditional use for a planned unit development, a preliminary plat of planned unit development, and a preliminary plat of subdivision for the Naperville – Extra Space Storage Planned Unit Development to allow for the development of a three-story self-storage facility and two one-story accessory storage structures on Lot 1 of the Extra Space Storage-Naperville Subdivision; and
5. **WHEREAS**, on June 5, 2007, the City Council of the City of Naperville passed Ordinance 07-122, approving a final plat of subdivision and the final planned unit development plat for the Naperville – Extra Space Storage Planned Unit Development; and
6. **WHEREAS**, the Petitioner proposes to expand the existing Extra Space Storage facility and construct five additional one-story self-storage buildings, totaling 20,835 gross square feet, on vacant Lot 2 of the subdivision, and a stormwater detention facility on vacant Lot 3 of the subdivision on the Subject Property; and
7. **WHEREAS**, the Petitioner requests administrative approval of a plat of consolidation to consolidate Lots 1, 2, and 3 of the Extra Space Storage-Naperville Subdivision into one lot of record; and
8. **WHEREAS**, pursuant to Section 6-7C-3 (B3/Conditional Uses) of the Naperville Municipal Code, the Petitioner requests approval of a conditional use for self-storage to expand the existing Extra Space Storage facility; and

9. **WHEREAS**, pursuant to Section 6-4-6:1 (Changes to a Final Planned Unit Development) of the Naperville Municipal Code, the Petitioner requests approval of a major change to the Naperville – Extra Space Storage Planned Unit Development, attached hereto as **Exhibit D**, to amend the final plat of planned unit development to incorporate the new self-storage buildings, stormwater detention facility, and associated site plan changes; and
10. **WHEREAS**, in conjunction with the conditional use and the major change to the planned unit development, the Petitioner requests approval of deviations to the required major arterial setback, fencing, landscaping, and floor area ratio requirements; and
11. **WHEREAS**, the Petitioner requests a deviation to Section 6-2-14 to reduce the required major arterial setback from the minimum of 20-feet to 1.8-feet to allow the location of a 25-foot drive aisle along the front of the Subject Property; and
12. **WHEREAS**, the Petitioner requests a deviation to Section 6-2-14 to allow two light poles within the required 20-foot major arterial setback; and
13. **WHEREAS**, the Petitioner requests a deviation to Section 6-2-12:2.1 to increase the maximum permitted fence height in a front yard from three-feet to six-feet to allow a six-foot open fence and gates in the front yard; and
14. **WHEREAS**, the Petitioner requests a deviation to Section 5-10-3:5.2.1 for relief from the required perimeter parking lot landscaping along the north property line; and
15. **WHEREAS**, the Petitioner requests a deviation to Section 6-7C-8 to increase the permitted floor area ratio (FAR) from 0.325 to 0.612; and

16. **WHEREAS**, the Petitioner's requests meet the standards for granting a conditional use, a major change to a planned unit development, and deviations to a planned unit development as provided in **Exhibit C** attached hereto; and

17. **WHEREAS**, on December 4, 2024, the Planning and Zoning Commission conducted a public hearing to consider PZC 24-1-058 and recommended approval of the Petitioner's requests; and

18. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's requests should be granted as provided herein; and

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 conditional use to allow for self-storage pursuant to Section 6-7C-3 (B3/Conditional Uses) of the Naperville Municipal Code is hereby granted.

SECTION 3: A major change to the Naperville – Extra Space Storage Planned Unit Development pursuant to Section 6-4-6:1 of the Naperville Municipal Code and the following deviations are hereby granted:

- a) A deviation to Section 6-2-14 to reduce the required major arterial setback from a minimum of 20-feet to 1.8-feet to allow the location of a 25-foot drive aisle along the front of the Subject Property.
- b) A deviation to Section 6-2-14 to allow two light poles within the required 20-foot major arterial setback.
- c) A deviation to Section 6-2-12:2.1 to increase the maximum permitted fence height in a front yard from three-feet to six-feet to allow a six-foot open fence and gates in the front yard subject to the following condition:

- a. *Fencing and gates located in the front yard of the property shall be designed as shown on the approved Engineering plans dated December 30, 2024.*
- d) A deviation to Section 5-10-3:5.2.1 for relief from the required perimeter parking lot landscaping along the north property line.
- e) A deviation to Section 6-7C-8 to increase the permitted floor area ratio (FAR) from 0.325 to 0.612.

SECTION 4: The Final Plat of Planned Unit Development for the Naperville – Extra Space Storage Planned Unit Development, attached to this Ordinance as **Exhibit D**, is hereby approved.

SECTION 5: The Site Plan for the Subject Property, attached to this Ordinance as **Exhibit E**, is hereby approved.

SECTION 6: The Final Landscape Plan for the Subject Property, attached to this Ordinance as **Exhibit F**, is hereby approved.

SECTION 7: The Building Elevations for the Subject Property, attached to this Ordinance as **Exhibit G**, are hereby approved.

SECTION 8: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 9: 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 10: The City Clerk is directed to record this Ordinance and its exhibits with the DuPage County Recorder.

SECTION 11: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2025.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk