

**PINs:**  
07-03-104-005  
07-03-104-003

**ADDRESS:**  
2415 & 2416 CORPORATE LN  
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 #18-1-029

**ORDINANCE NO. 18- \_\_\_\_**

**AN ORDINANCE APPROVING A CONDITIONAL USE FOR AN EATING AND DRINKING ESTABLISHMENT WITHIN A PUD FOR THE PROPERTY LOCATED AT 2415 & 2416 CORPORATE LANE**

**WHEREAS**, CityGate Centre North LLC (herein after "Petitioner" or "Owner"), owns certain property located at 2415 and 2416 Corporate Lane, Naperville, Illinois which property is legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

**WHEREAS**, Petitioner has petitioned the City of Naperville ("City") for approval of a conditional use for an eating and drinking establishment within a planned unit development on the Subject Property; and

**WHEREAS**, the Petitioner intends to construct a 209,589 square foot event center that includes an approximately 6,600 square foot eating and drinking establishment on the Subject Property; and

**WHEREAS**, the Subject Property is currently zoned ORI (Office, Research and Light Industry District) and is located within a Planned Unit Development; and

**WHEREAS**, an eating and drinking establishment is an allowable conditional use in the ORI District provided the establishment is part of a Planned Unit Development; and

**WHEREAS**, the requested conditional use meets the Standards for Granting a Conditional Use as provided in **Exhibit C** attached hereto; and

**WHEREAS**, on June 20, 2018, the Planning and Zoning Commission conducted a public hearing to consider PZC 18-1-029 and recommended approval of the Petitioner's request; and

**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 here. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** A conditional use to permit an eating and drinking establishment with a Planned Unit Development on the Subject Property pursuant to Section 6-8B-3 (ORI District: Conditional Uses) of the Municipal Code is hereby granted.

**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.

**SECTION 6:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph.D.  
City Clerk