

PREPARED BY:

**CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170**

RETURN TO:

**CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60566-7020**

ORDINANCE NO. 17 -

AMENDING ARTICLE F (OCI: OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT) OF CHAPTER 7 (BUSINESS DISTRICTS) OF TITLE 6 (ZONING ORDINANCE) OF THE NAPERVILLE MUNICIPAL CODE PERTAINING TO OCI (OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT) REQUIREMENTS

WHEREAS, the City of Naperville, in its authority as a Home Rule community, has enacted Municipal Code Regulations for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people; and

WHEREAS, the Petitioner, 5995 Naperville Self Storage LLC, is interested in developing a self-storage facility at 2708 Forgue Drive located in the Cantore Place Planned Unit Development; and

WHEREAS, the Petitioner has requested the City consider a text amendment to the OCI district to permit self-storage facilities subject to conditions in the OCI district; and

WHEREAS, on August 16, 2017, the Planning and Zoning Commission directed staff to initiate a text amendment to Article F (OCI Office, Commercial and Institutional District) of Chapter 7 (Business Districts) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code regarding the permitted uses, required conditions, and other applicable sections of the OCI zoning district; and

WHEREAS, the City of Naperville has given general public notice, and conducted a public hearing on September 6, 2017 before the Planning and Zoning Commission with respect to the proposed amendments, as required by law; and

WHEREAS, the Planning and Zoning Commission recommended approval of the proposed amendments on September 6, 2017.

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 authority, as follows:

SECTION 1: The recitals set forth above are incorporated herein.

SECTION 2: Article F (OCI Office Commercial and Institutional District) of Chapter 7 (Business Districts) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code is hereby amended by adding the underlined language, as follows:

6-7F-2: - PERMITTED USES:

No building, structure or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

* * * * *

16. Self-storage Facilities, when located within a planned unit development and subject to the required conditions in Section 6-7F-4.

* * * * *

6-7F-4: - REQUIRED CONDITIONS FOR ALL USES:

The following conditions shall be required:

* * * * *

5. Self-storage facilities located in the OCI district shall be subject to the following conditions:

1. The property on which the self-storage facility is located shall not exceed 10% of the total acreage of the planned unit development in which it is located;
2. Self-storage facilities shall not directly abut any arterial or collector road;
3. Self-storage facilities shall be limited to a maximum of three (3) stories in height;
4. Self-storage facilities shall be fully enclosed and all operations, including loading and unloading, must be conducted entirely within the building;
5. Trucks greater than twenty-six (26) feet in length are prohibited from accessing the site;
6. Outside display, or storage of equipment, materials or motor vehicles, is prohibited;
7. All sides of the building shall contain architectural detail and masonry materials to fit harmoniously with the character, use and zoning of the surrounding properties; and
8. The self-storage facility shall comply with all other applicable requirements of the planned unit development in which the self-storage facility is located.

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6-7F-8: - HEIGHT LIMITATIONS/NULK REGULATIONS:

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3. Self-storage facilities shall not exceed three (3) stories.

SECTION 3: This Ordinance shall be in full force and effect upon its passage and approval as required by law.

PASSED this ____ day of _____, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2017.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk