

PIN: 01-04-410-071

ADDRESS:
2736 SHOWPLACE DRIVE
NAPERVILLE, IL 60564

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 #19-1-133

ORDINANCE NO. 20- __

**AN ORDINANCE APPROVING A MINOR CHANGE TO PLANNED UNIT
DEVELOPMENT AND A REVISED FINAL PUD PLAT FOR
BUILDING 7 OF LOT 16 OF NAPERVILLE CROSSINGS**

RECTIALS

1. **WHEREAS**, Naperville Crossing Station LLC ("**Owner and Petitioner**"), has petitioned the City of Naperville for approval of a minor change to the Planned Unit Development (PUD) and a revised final PUD plat for real property located on the west side of Route 59 and north of Cantore Road, also known as Lot 16 in Naperville Crossings, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and
2. **WHEREAS**, the Subject Property is currently zoned B2 (Community Shopping Center District) with a Conditional Use for a Planned Unit Development that allows for a mixed-use development known as Naperville Crossings; and
3. **WHEREAS**, on July 21, 2015, the City Council of the City of Naperville passed Ordinance No. 15-118 approving a major change to the Final PUD Plat for Lot 16 in

Naperville Crossings to allow for a change in the approved number of buildings and to establish controlling plans; and

4. **WHEREAS**, the major change increased the number of approved buildings in the PUD from four to five and identified one of the buildings as a vacant outlot known as building 7; and
5. **WHEREAS**, on April 5, 2017, the City Council of the City of Naperville passed Ordinance No. 17-050 reducing the number of required parking spaces from 2,218 to 1,997 spaces and identified the vacant outlot for building 7 to be constructed as a 6,500 square foot eating establishment; and
6. **WHEREAS**, the Petitioner is requesting a minor change to the Naperville Crossings PUD and a revised final PUD plat for Lot 16 in order to develop a 4,782 square-foot multi-tenant commercial building (to be known as "**Building 7**") on the Subject Property; and
7. **WHEREAS**, the requested minor change to the PUD meets the Standards for amending a PUD as provided in **Exhibit C** attached hereto; and
8. **WHEREAS**, the City Council 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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The minor change to the Naperville Crossings Planned Unit Development to allow for the development of a commercial building (“**Building 7**”) on Lot 16 in Naperville Crossings is hereby approved.

SECTION 3: The Final Planned Unit Development Plat for Naperville Crossings Lot 16, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 4: The Landscape Plan for Building 7 on Lot 16, attached to this Ordinance as **Exhibit D**, is hereby approved.

SECTION 5: The Building Elevations for Building 7 on Lot 16, attached to this Ordinance as **Exhibit E**, are hereby approved.

SECTION 6: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 7: The City Clerk is authorized and directed to record this Ordinance and the Final Planned Unit Development Plat for Naperville Crossings Lot 16 with the Will County Recorder.

SECTION 8: 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 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2020.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk