

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

ADDRESS:
2415 & 2416 CORPORATE LANE
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 #22-1-049

ORDINANCE NO. 22 -

AN ORDINANCE REVOKING ORDINANCES NO. 18-079 AND 18-080 AS PREVIOUSLY APPROVED FOR PROPERTY LOCATED AT 2415 & 2416 CORPORATE LANE (CITYGATE CENTRE NORTH)

1. **WHEREAS**, CityGate North Centre LLC ("**Owner**") is the owner of real property located at 2415 and 2416 Corporate Lane, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and
2. **WHEREAS**, the Subject Property is currently zoned ORI (Office, Research and Light Industry District) and is improved with two (2) surface parking lots; and
3. **WHEREAS**, on July 17, 2018, the City Council of the City of Naperville passed Ordinance No. 18-079, approving a Major Change to the Monarch Landing Planned Unit Development and a Preliminary/Final Planned Unit Development Plat with Certain Deviations, and Ordinance No. 18-080, approving a Conditional Use for an Eating & Drinking Establishment within a PUD for the Subject Property (hereinafter

referred to as “**Prior CityGate North Approvals**”) in order to permit the construction of an approximately 210,000 square foot event center on the Subject Property; and

4. **WHEREAS**, the Prior CityGate North Approvals were never recorded with the DuPage County Recorder and the Owner no longer wishes to pursue development of the Subject Property in accordance with the Prior CityGate North Approvals; and
5. **WHEREAS**, Calamos Real Estate (“**Petitioner**”) accordingly requests revocation of the Prior CityGate North Approvals on behalf of the Owner; and
6. **WHEREAS**, upon revocation of the CityGate North Approvals, Ordinance 22-039 permitting the current surface lots to remain in place until June 3, 2025 or until construction begins on the subject property, whichever occurs first; and
7. **WHEREAS**, the City Council of the City of Naperville has determined that it is desirable to revoke the Prior CityGate North Approvals.

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 foregoing recitals are incorporated as though fully set forth in this Section 1.

SECTION 2: City of Naperville Ordinance No. 18-079, approving a Major Change to the Monarch Landing Planned Unit Development and a Preliminary/Final Planned Unit Development Plat with Certain Deviations and Ordinance No. 18-080, approving a Conditional Use for an Eating & Drinking Establishment within a PUD for the Subject Property pertaining to the Subject Property are hereby revoked.

SECTION 3: City of Naperville Ordinance 14-073, authorizing the fourth amendment of the annexation agreement for Monarch Landing and requiring Lots 1B and 2 to be processed as a PUD, remains in full force and effect on the Subject Property.

SECTION 4: City of Naperville Ordinance 22-039, granting an extension to the temporary use for parking facilities for the Subject Property, remains in full force and effect on the Subject Property.

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 or resolution.

SECTION 6: The City Clerk is authorized and directed to record a certified copy of this Ordinance in the Office of the DuPage County Recorder.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this _____ day of _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2022.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk