

PIN:
07-01-04-410-074

PROPERTY ADDRESS:
2860 SHOWPLACE DRIVE
NAPERVILLE, IL 60564

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 #DEV-0085-2025

ORDINANCE NO. 25- ____

**AN ORDINANCE APPROVING A MINOR CHANGE TO PLANNED UNIT
DEVELOPMENT FOR LOT 17 OF NAPERVILLE CROSSINGS
FOR ANCHO AND AGAVE**

RECTIALS

1. **WHEREAS**, All-In Hospitality Group, LLC, 1705 Clearwater Avenue, Bloomington, IL 61704 ("**Petitioner**"), has petitioned the City of Naperville for approval of a minor change to the Planned Unit Development (PUD) for the real property located at 2860 Showplace, Drive, Naperville, Illinois, also known as Lot 17 in Naperville Crossings, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, Naperville Crossings Station, LLC, 11501 Northlake Drive, Cincinnati, OH, 45249 ("**Owner**") is the owner of the Subject Property and has authorized the Petitioner to submit the request.

3. **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.
4. **WHEREAS**, on June 20, 2006, the City Council of the City of Naperville passed Ordinance No. 06-148 approving the Final PUD Plat for Lot 17 in Naperville Crossings.
5. **WHEREAS**, on January 2, 2008, the City Council of the City of Naperville passed Ordinance No. 08-011 approving a minor change to Lot 17 of Naperville Crossings for building modifications for a Houlihan's restaurant.
6. **WHEREAS**, with the authorization of the Owner, the Petitioner is requesting a minor change to the Naperville Crossings PUD for Lot 17 in order to stain the exterior natural brick to white on the Ancho and Agave portion of the existing multi-tenant building on the Subject Property.
7. **WHEREAS**, the City Council has determined that the Petitioner's requested minor change to Naperville Crossings Planned Unit Development meets the Standards for Amending a Planned Unit Development as provided in **Exhibit C** ("**Response to Standards**") attached hereto and 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 the natural brick on the Ancho and Agave portion of the existing multi-tenant building on Lot 17 in Naperville Crossings to be stained white is hereby approved for the Subject Property.

SECTION 3: The Building Elevations for the Ancho and Agave portion of the existing multi-tenant building, attached to this Ordinance as **Exhibit D** (“**Building Elevations**”), are hereby approved for the Subject Property.

SECTION 4: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 5: The City Clerk is authorized and directed to record this Ordinance for Naperville Crossings Lot 17 with the Will County Recorder.

SECTION 7: 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 8: 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