

PINS:

07-01-15-101-045-0000
07-01-15-101-046-0000
07-01-15-101-044-0000

ADDRESS:

VACANT PROPERTY
SEC OF IL ROUTE 59 AND 103RD STREET
NAPERVILLE, IL 60564

PREPARED BY:

CITY OF NAPERVILLE
LEGAL DEPARTMENT
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540
630/420-4170

RETURN TO:

CITY OF NAPERVILLE
COMMUNITY SERVICES OFFICE/
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #23-1-091

ORDINANCE NO. 24 - _____

**AN ORDINANCE REZONING
LOT 1 OF THE SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION AT THE
SOUTHEAST CORNER OF IL ROUTE 59 AND 103RD STREET
FROM B2 TO OCI (LIFE TIME)**

RECITALS

1. **WHEREAS**, LTF Real Estate, Inc., 2900 Corporate Place, Chanhassen, MN 55317 (“**Petitioner**”) has petitioned the City of Naperville (“**City**”) for approval of rezoning an approximately 10.55 acre parcel of real property known as Lot 1 of the South Forty Lots 4, 5, 6 and 7 Resubdivision, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”) from B2 (Community Shopping Center District) to OCI (Office, Commercial, and Institutional District) in order to develop a Life Time Athletic Resort.

2. **WHEREAS**, City of Naperville, 400 S. Eagle Street, Naperville, IL 60540, is the current owner (“**Owner**”) of the Subject Property and has authorized the Petitioner to submit the request.
3. **WHEREAS**, the Subject Property is presently zoned B2 (Community Shopping Center District) in the City of Naperville and has remained vacant and underutilized with its current B2 zoning designation.
4. **WHEREAS**, in addition to the ordinance approving the rezoning request, Petitioner also seeks City approval of ordinances approving the Preliminary Plat of Naperville – South Forty Lots 4, 5, 6 and 7 Resubdivision, and a variance to Section 6-16-5:2.1 of the City’s Sign Code to allow a wall sign to be installed on the south façade of a Life Time Athletic Resort (hereinafter together referenced as the “**Life Time Ordinances**”).
5. **WHEREAS**, on May 1, 2024, the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioner’s request.
6. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided in **Exhibit C** attached hereto.
7. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner’s rezoning 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: Subject to approval, execution, and recordation of the Life Time Ordinances, the Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to OCI (Office, Commercial and Institutional District) in the City of Naperville.

SECTION 3: Upon recordation of the Life Time Ordinances, the Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance.

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: Upon confirmation from the City Attorney that the terms and conditions set forth or referenced herein have been fulfilled, the City Clerk is authorized and directed to record the Life Time Ordinances, together with their exhibits, with the Will County Recorder.

SECTION 6: 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 Will County Recorder.

SECTION 7: This Ordinance shall be in full force and effect upon its recordation with the Will County Recorder.

PASSED this _____ day of _____, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2024.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk