

PIN: 08-05-208-001

ADDRESS:  
2323 NAPERVILLE ROAD UNIT 110  
NAPERVILLE, IL 60563

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

RETURN TO:  
CITY OF NAPERVILLE  
CITY CLERK/COMMUNITY SERVICES DEPT.  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case #24-1-065

ORDINANCE NO. 24 - \_\_\_\_

AN ORDINANCE GRANTING A VARIANCE TO  
SECTION 6-9-3 (SCHEDULE OF OFF STREET PARKING REQUIREMENTS) OF THE  
NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY LOCATED AT  
2323 NAPERVILLE ROAD UNIT 110

RECITALS

1. **WHEREAS**, Dr. Mandeep Raina, 518 W 59<sup>th</sup> Place, Hinsdale, Illinois, 60521 (hereinafter "**Owner/Petitioner**"), is the owner of real property located at 2323 Naperville Road Unit 110, Naperville, Illinois, 60563, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"), and has petitioned the City of Naperville for approval of a variance to Section 6-9-3 of the Municipal Code to reduce the required number of parking spaces at the Subject Property.
2. **WHEREAS**, the Subject Property is currently zoned OCI (Office, Commercial & Institutional).

3. **WHEREAS**, Section 6-9-3 (Schedule of Off Street Parking Requirements) of the Naperville Municipal Code requires five parking spaces per 1,000 square feet of gross floor area for medical office uses including dental offices.
4. **WHEREAS**, the Owner/Petitioner's dental office use combined with the other existing tenants at the Subject Property require a total 183 total parking spaces to be provided on the Subject Property.
5. **WHEREAS**, the Petitioner requests approval of a variance to Section 6-9-3 (Schedule of Off Street Parking Requirements) of the Naperville Municipal Code to reduce the required parking on the subject property from 183 to 173 parking spaces to facilitate the operation of the proposed dental office.
6. **WHEREAS**, the Petitioner provided a parking study, attached hereto as **Exhibit C**, which states that at peak times, 55 of the available 173 parking spaces are utilized, leaving 118 additional spaces vacant.
7. **WHEREAS**, the requested variance meets the standards for granting a zoning variance as provided on **Exhibit D** ("**Response to Standards**") attached hereto.
8. **WHEREAS**, on July 17, 2024, the Planning and Zoning Commission conducted a public hearing to consider the variance request and recommended approval of the Petitioner's request.
9. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's requests 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:** A variance to Section 6-9-3 (Schedule of Off Street Parking Requirements) to allow a reduction in required parking spaces from 183 spaces to 173 spaces, is hereby approved.

**SECTION 3:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 4:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**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, 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 6:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Scott A. Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk