

**PINs:**  
**08-05-207-034**  
**05-32-300-012**

**ADDRESS:**  
**1935 [part of], 1940, 1960, 1980**  
**AND 2000 LUCENT 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 #20-1-008**

**ORDINANCE NO. 20- \_\_\_\_**

**AN ORDINANCE APPROVING A CONDITIONAL USE IN ORDER TO ESTABLISH  
PLANNED UNIT DEVELOPMENT ON LOT 4 OF THE NOKIA CAMPUS**

**RECITALS**

1. **WHEREAS**, Nokia of America Corporation (formerly known as Alcatel-Lucent USA Inc.) a Delaware Corporation ("**Petitioner**"), is the owner of real property on part of 1935 Lucent Lane and 1940, 1960, 1980, and 2000 Lucent Lane, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and
2. **WHEREAS**, the Petitioner intends to sell the Subject Property and in order to facilitate the sale, has subdivided the Subject Property per Ordinance 20-0XX as approved by the City Council of the City of Naperville on March \_\_, 20\_\_; and
3. **WHEREAS**, the Petitioner is requesting approval of a Conditional Use in order to establish a Planned Unit Development on Lot 4 of the Subject Property per Section 6-4-1 (Planned Unit Development: Standards and Regulations); and

4. **WHEREAS**, the requested Conditional Use meets the Standards for Conditional Uses as provided in **Exhibit C** attached hereto; and
5. **WHEREAS**, on February 19, 2020, the Planning and Zoning Commission conducted a public hearing to consider the requested Conditional Use and recommended approval of the Petitioner's request; and
6. **WHEREAS**, the City Council of the City of Naperville 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:** A Conditional Use to establish a Planned Unit Development on Lot 4 of the Subject Property pursuant to Section 6-4-1 (Planned Unit Developments: Standards and Regulations) of the Municipal Code is hereby granted, subject to the following conditions:

1. Any future owner or developer of Lot 4 must submit a Planned Unit Development plat in compliance with the provisions of Section 6-4 (Planned Unit Developments) which shall be subject to review at a public hearing before the Planning and Zoning Commission, with final review and approval by the City Council; and
2. Public notice of any future development on Lot 4 shall be provided in accordance with Section 6-3-5 (Administration and Enforcement: Procedures).

**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.

**SECTION 6:** 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