

**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 APPROVING THE PRELIMINARY PLAT OF NAPERVILLE – SOUTH FORTY LOTS 4, 5, 6 AND 7 RESUBDIVISION (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 a preliminary plat of subdivision to resubdivide the property commonly known as the South Forty Lots, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”).
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 Petitioner has petitioned the City of Naperville (“**City**”) for approval of the Preliminary Plat of Naperville – South Forty Lots 4, 5, 6 and 7 Resubdivision (“**Resubdivision**”) in order to subdivide the Subject Property into four lots and dedicate Tower Court as public right-of-way.
4. **WHEREAS**, in addition to the Ordinance approving the Resubdivision, Petitioner also seeks City approval of ordinances rezoning Lot 1 of the South Forty Lots 4, 5, 6 and 7 Resubdivision from B2 (Community Shopping Center District) to OCI (Office, Commercial, and Institutional District) in order to develop a Life Time Athletic Resort, and a variance to Section 6-16-5:2.1 of the City’s Sign Code to allow a wall sign on the south façade of the proposed Life Time building (hereinafter together referenced as the “**Life Time Ordinances**”).
5. **WHEREAS**, subject to the terms and conditions set forth and referenced herein, the City Council of the City of Naperville has determined that the Preliminary Plat of Naperville – South Forty Lots 4, 5, 6 and 7 Resubdivision should be approved 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:** 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 3:** Subject to approval, execution, and recordation of the Life Time Ordinances, the Preliminary Plat of Naperville – South Forty Lots 4, 5, 6 and 7 Resubdivision, attached to this Ordinance as **Exhibit B**, is hereby approved.

**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:** 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 6:** 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.

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Scott A. Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk