

**PINs:**  
08-18-101-004  
08-18-101-005  
08-18-101-006

**ADDRESS:**  
720 N WASHINGTON STREET

**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 #17-1-027

**ORDINANCE NO. 17 - \_\_\_\_\_**

**AN ORDINANCE GRANTING VARIANCES FROM SECTION 6-9-3 (SCHEDULE OF OFF STREET PARKING REQUIREMENTS), AND SECTION 6-9-2:4.6 (YARD REQUIREMENTS FOR OFF STREET PARKING FACILITIES) OF TITLE 6 (ZONING REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 720 N WASHINGTON STREET (THE WASHINGTON)**

**WHEREAS**, Washington Capital Management LLC (“Petitioner”) has requested approval of variances from Section 6-9-3 (Schedule of Off Street Parking Requirements), and Section 6-9-2:4.6 (Yard Requirements for Off Street Parking Facilities) of the Naperville Municipal Code for the property located at 720 N Washington Street, Naperville IL, which is legally described in **Exhibit A**, and depicted on **Exhibit B** (“Subject Property”); and

**WHEREAS**, the Subject Property is zoned OCI (Office Commercial and Institutional District), and is currently vacant; and

**WHEREAS**, the Petitioner proposes to develop the Subject Property with a mixed-use building including approximately 6,600 square feet of retail space and 8 (4 one-bedroom, and 4 two-bedroom) residential apartments; and

**WHEREAS**, a flooring store will occupy approximately 4,300 square feet of the 6,600 square feet of retail space on the first floor of the building, and the flooring store functions primarily as a showroom, generating less parking demand than traditional retail uses; and

**WHEREAS**, the flooring store and retail tenants will be served by a 23 space parking lot on the west side of the proposed building; and

**WHEREAS**, the petitioner requests a variance to reduce the number of required parking spaces for the approximately 6,600 square feet of retail space from 30 to 23 spaces; and

**WHEREAS**, the 8 residential apartments will be served by the 13 space parking lot on the east side of the proposed building; and

**WHEREAS**, the retail parking lot on the west side of the building will be available to the residents and their guests overnight when the retail businesses are not operating; and

**WHEREAS**, the petitioner requests a variance to provide 1 parking space per bedroom, instead of 2 parking spaces per unit, therefore reducing the required parking from 16 spaces to 12 spaces; and

**WHEREAS**, the Petitioner also requests a variance to reduce the 70' major arterial setback (as measured from the centerline of Washington Street) to permit the west parking lot be located 43' from the centerline of the Washington Street right-of-way; and

**WHEREAS**, on June 7, 2017 the Planning and Zoning Commission conducted a public hearing concerning PZC 17-1-027, and recommended approval of the Petitioner's requests; and

**WHEREAS**, the requested variances meet the standards for variances as provided in **Exhibit C** attached hereto; and

**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 here 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 Facilities) of the Naperville Municipal Code is hereby granted to reduce to required parking for the approximately 6,600 square feet of retail to 23 spaces, and to reduce the required parking for the 8 (4 one-bedroom, and 4 two-bedroom) residential apartments to 13 spaces on the Subject Property, as depicted on the Site Plan attached hereto as **Exhibit B**, subject to the following condition:

- a) In the event the parking needs cannot be accommodated within the existing parking on the Subject Property, the Petitioner shall take measures, such as altering business hours, number of employees or other business operations, as necessary, to meet the Petitioner's parking demands, subject to review and approval by the Zoning Administrator.

**SECTION 3:** A variance to Section 6-9-2:4.6 (Yard Requirements for Off Street Parking Facilities) of the Naperville Municipal Code is hereby granted to reduce the major arterial setback and allow the parking lot to be located 43' from the centerline of the Washington Street right-of-way, as depicted on the Site Plan attached hereto as **Exhibit B**.

**SECTION 4:** Any variance other than those approved by this Ordinance shall require approval of a separate variance.

**SECTION 5:** The variances approved by this Ordinance shall expire unless a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started within two (2) years from the effective date of this Ordinance.

**SECTION 6:** These variances shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

**SECTION 7:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 8:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph.D.  
City Clerk