

**PINs:**  
**07-03-104-005**  
**07-03-104-003**

**ADDRESS:**  
**2415 & 2416 CORPORATE LN**  
**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 #18-1-029**

**ORDINANCE NO. 18 - \_\_\_\_**

**AN ORDINANCE REZONING THE PROPERTY  
LOCATED AT 2415 & 2416 CORPORATE LANE TO  
ORI (OFFICE, RESEARCH, AND LIGHT INDUSTRY DISTRICT)**

**WHEREAS**, CityGate Centre North LLC (herein after "Petitioner" or "Owner") owns certain property located at 2415 and 2416 Corporate Lane, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

**WHEREAS**, Petitioner has petitioned the City of Naperville ("City") for rezoning of the Subject Property to ORI (Office, Research and Light Industry District); and

**WHEREAS**, the Subject Property is presently zoned OCI (Office, Commercial and Institutional District) and is comprised of two lots known as Lot 1B and Lot 2 of Monarch Landing; and

**WHEREAS**, Lot 1B is improved with a temporary surface parking lot and Lot 2 is improved with a surface parking lot; and

**WHEREAS**, the Petitioner intends to construct a 209,589 square foot event center that includes an approximately 6,600 square foot eating and drinking establishment on the Subject Property; and

**WHEREAS**, the OCI District does permit eating and drinking establishments; and

**WHEREAS**, the Petitioner has requested that the Subject Property be rezoned from OCI (Office, Commercial and Institutional District) to the ORI (Office, Research and Light Industry District) in order to accommodate the event center with an eating and drinking establishment; and

**WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided in **Exhibit C** attached hereto; and

**WHEREAS**, on June 20, 2018 the Planning and Zoning Commission conducted a public hearing to consider PZC 18-1-029 and recommended approval of the Petitioner's request; and

**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 herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** The Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to ORI (Office, Research and Light Industry District) in the City of Naperville.

**SECTION 3:** 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:** The City Clerk is authorized and directed to record this Ordinance with the DuPage 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.

**SECTION 7:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Steve Chirico  
Mayor

ATTEST:

\_\_\_\_\_  
Pam Gallahue, Ph.D.  
City Clerk