

PIN: 07-04-303-003

ADDRESS:
2403 WEST DIEHL ROAD
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 #19-1-088

ORDINANCE NO. 20 - ____

**AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF SUBDIVISION,
AND A DEVIATION TO SECTION 7-4-4:2.3 (DESIGN STANDARDS: LAND USE) FOR
LOT 1 IN DIEHL ROAD 41 ACRE SITE (BEYOND SELF STORAGE)**

Recitals

1. **WHEREAS**, NorthPoint Development, LLC ("**Petitioner**") has petitioned the City of Naperville for approval of a Preliminary/Final Plat of Subdivision for Lot 1 in Diehl Road 41 Acre Site in order to subdivide the Subject Property into two (2) lots and to construct a 3-story, 138,855 square foot self-storage facility on the real property commonly known as 2403 West Diehl Road, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and
2. **WHEREAS**, Naperville Korean Methodist Church is the owner of the Subject Property; and
3. **WHEREAS**, the Subject Property is currently zoned I (Industrial District); and
4. **WHEREAS**, the Petitioner has requested approval of a deviation to Section 7-4-4:2.3 (Design Standards: Land Use) in order to create a lot which has less than sixty-six

(66) feet in width from the right-of-way line to the building line because the proposed lot will not have any frontage on Diehl Road; and

5. **WHEREAS**, the requested deviation meets the Standards for Granting a Subdivision Deviation as provided in **Exhibit C** attached hereto; and
6. **WHEREAS**, the Preliminary/Final Plat of Subdivision for Lot 1 in Diehl Road 41 Acre Site meets all other requirements of Section 7-2-2 (Subdivision Plat Procedures); and
7. **WHEREAS**, on January 15, 2020, the Planning and Zoning Commission considered the requested lot width variance and recommended approval of the Petitioner's request; and
8. **WHEREAS**, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Subdivision for Lot 1 in Diehl Road 41 Acre Site and the request for a deviation to have less than sixty-six (66) feet in width from the right-of-way line to the building line 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: The Preliminary/Final Plat of Subdivision for Lot 1 in Diehl Road 41 Acre Site, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: A deviation to Section 7-4-4:2.3 (Design Standards: Land Use) is hereby approved to permit less than sixty-six (66) feet in width from the right-of-way line to the building line.

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 and its Exhibits 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 _____, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2020.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.

City Clerk