

**PINs:**  
07-27-112-001 to 07-27-112-009; and,  
07-27-101-118 to 07-27-101-175

**ADDRESS:**  
SEDGWICK SUBDIVISION  
(SOUTHWEST CORNER OF OGDEN AVENUE &  
SHANDREW DRIVE)

**PREPARED BY:**  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
630/420-4170

**RETURN TO:**  
CITY OF NAPERVILLE  
CITY CLERK'S OFFICE  
P.O. BOX 3020  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case #17-1-012

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

**AN ORDINANCE APPROVING A MAJOR CHANGE TO THE SEDGWICK PUD, A  
DEVIATION TO SECTION 6-6D-7.1 OF THE NAPERVILLE MUNICIPAL CODE,  
AND A REVISED FINAL PUD PLAT FOR SEDGWICK**

**WHEREAS**, M/I Homes of Chicago LLC (“Petitioner”) has petitioned the City of Naperville for approval of a Major Change to the Sedgwick Planned Unit Development (PUD), a deviation to Section 6-6D-7.1 of the Naperville Municipal Code to allow for a reduced corner side yard setback for Buildings 6 and 13 of the Sedgwick development, and a Revised Final PUD Plat for Sedgwick to allow for the development of 65 townhome dwelling units on the subject property legally described in **Exhibit A** and depicted on **Exhibit B** (“Subject Property”); and

**WHEREAS**, M/I Homes of Chicago LLC (“Owner”) is the owner of the Subject Property;  
and

**WHEREAS**, the Petitioner is proposing a modified floor plan for the Georgetown townhomes proposed on the northern portion of the site, resulting in a four inch widening of each

dwelling unit and causing buildings 6 and 13 to have minor encroachments into the required corner side yard setbacks; and

**WHEREAS**, the Petitioner has requested approval of a deviation to Section 6-6D-7.1 of the Naperville Municipal Code to allow for a reduced corner side yard setback for Buildings 6 and 13 of the Sedgwick development, as depicted on the Final PUD Plat for Sedgwick attached to this Ordinance as **Exhibit B**.

**WHEREAS**, the Municipal Code of the City of Naperville requires that such a deviation be subject to a Major Change to the PUD; and

**WHEREAS**, on April 3, 2017, the Planning and Zoning Commission conducted a public hearing to consider the Petitioner's requests for the Subject Property, and recommended approval of the requests; and

**WHEREAS**, the City Council of the City of Naperville has determined that, subject to the terms and conditions set forth herein, the Major Change to the Sedgwick PUD, deviation to Section 6-6D-7.1 of the Naperville Municipal Code, and revised Final PUD Plat for Sedgwick should be approved.

**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 herein 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:** 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 3:** Subject to the terms and conditions set forth and referenced herein, and effective upon recordation of this Ordinance, a Major Change to the Sedgwick PUD to allow for a deviation to Section 6-6D-7.1 of the Naperville Municipal Code to allow for a reduced corner side yard setback for Buildings 6 and 13 of the Sedgwick development, as depicted on the Final PUD Plat for Sedgwick attached to this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 4:** Subject to the terms and conditions set forth and referenced herein, and effective upon recordation of this Ordinance, the Final PUD Plat for Sedgwick, attached to this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 5:** The City Clerk is directed to record this Ordinance and its exhibits with the DuPage County Recorder at the direction of the City Attorney.

**SECTION 6:** This Ordinance shall be in full force and effect upon its recordation with the DuPage County Recorder.

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

AYES:

NAYS:

ABSENT:

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

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

ATTEST:

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