

**RESOLUTON NO. 22-**

**A RESOLUTION AUTHORIZING  
MAJOR BUSINESS TERMS RELATED TO THE  
SALE OF CITY LAND LOCATED SOUTHEAST OF  
IL ROUTE 59 AND 103<sup>rd</sup> STREET ON TOWER DRIVE  
FOR AFFORDABLE SENIOR AND IDD HOUSING**

1. **WHEREAS**, the City of Naperville (the “**City**”) is an Illinois municipal corporation and home rule unit of local government under the laws and the Constitution of the State of Illinois; and
2. **WHEREAS**, the City owns an approximately 22.1 acre parcel of real property within the corporate limits of the City located south of 103<sup>rd</sup> Street and east of Illinois Route 59 which has a parcel identification number of 01-15-101-044. Said real property has been determined by the Naperville City Council to be surplus property within the meaning of Section 1-9B-9:4 of the Naperville Municipal Code; and
3. **WHEREAS**, in accordance with Resolution No. 21-1210 approved in September of 2021, approximately 6.1 acres of said surplus property, as depicted on **EXHIBIT A**, (the “**Subject Property**”) is to be developed to provide affordable housing to serve seniors and individuals with intellectual and/or developmental disabilities (hereinafter together referenced as the “**Target Populations**”), as referenced in the *2020 Housing Needs Assessment for the City of Naperville* prepared for the City by SB Friedman; and
4. **WHEREAS**, in accordance with City of Naperville Request for Proposal (RFP) 21-315, issued as directed by Resolution No. 21-1210, Gorman Company, LLC is the remaining firm identified through the City’s RFP process (hereinafter referenced as

“Developer”) and has agreed upon the “City of Naperville Affordable Senior and IDD Housing Major Business Terms” (hereinafter “**Major Business Terms**”), attached hereto as **EXHIBIT B**, to develop affordable housing for the Target Populations on the Subject Property for a minimum affordability period (hereinafter the “**Project**”); and

5. **WHEREAS**, if selected by the City, the Developer is ready and willing to enter into the Major Business Terms and to perform the obligations set forth therein; and
6. **WHEREAS**, the City Council of the City of Naperville has determined that it is in the best interest of the City of Naperville to approve the Major Business Terms attached hereto as **EXHIBIT B** for the Project to be located on the Subject Property.
7. **WHEREAS**, upon submission of proposals by the Developer in accord with the Major Business Terms, which proposals will identify the Developer’s proposed minimum affordability period for the Project and will also specify the amount the Developer is willing to pay for the Subject Property, the City Council may select the Developer to proceed with the Project subject to compliance with fully executed Major Business Terms, as will be finalized in an Owner’s Acknowledgment and Acceptance Agreement, or the City Council may elect not to select the Developer to proceed with the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule authority, as follows:**

**SECTION 1:** The foregoing Recitals are incorporated as though fully set forth in this Section 1. Both exhibits referenced in this Resolution shall be deemed incorporated herein and made part hereof.

**SECTION 2:** The City of Naperville Affordable Senior and IDD Housing Major Business Terms attached hereto as **Exhibit B** are hereby approved.

**SECTION 3:** This Resolution shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

ATTEST:

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