

PINs: 01-14-300-005, 01-14-300-013

**ADDRESS:
11007 S. BOOK ROAD
NAPERVILLE, IL 60564**

**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 #18-1-001

ORDINANCE NO. 18 -

**AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF SUBDIVISION
AND THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE FOR
ENCLAVE ON BOOK**

WHEREAS, Zion Evangelical Lutheran Church ("Owner") is the owner of the real property located on the east side of Book Road, north of Hassert Boulevard (Enclave on Book) legally described as Parcel A on **Exhibit A** and JHL Developments LLC ("Owner") is the owner of the real property legally described as Parcel B on **Exhibit A**, collectively referred to as the subject property depicted on **Exhibit B** ("Subject Property"); and

WHEREAS, JHL Developments LLC ("Petitioner") has petitioned the City of Naperville for approval of a preliminary/final plat of subdivision for the Enclave on Book to allow for the development of 8 single-family homes and one associated outlot on the Subject Property; and

WHEREAS, in addition to seeking approval of the preliminary/final plat of subdivision, Petitioner has also requested City approval of ordinances approving annexation, an annexation agreement, rezoning, and variance to the interior side yard setback requirements on the Subject Property; and

WHEREAS, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Subdivision for Enclave on Book 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 herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Preliminary/Final Plat of Subdivision for Enclave on Book, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: The Owner's Acknowledgement and Acceptance, attached to this Ordinance as **Exhibit C**, is hereby approved.

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, the Preliminary/Final Plat of Subdivision for Enclave on Book, and the Owners Acknowledgement and Acceptance, approved by this Ordinance, with the Will 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.

ATTEST:

Steve Chirico
Mayor

Pam Gallahue, Ph. D.
City Clerk