

PINS:

08-08-106-041
08-08-106-042
08-08-202-065
08-08-202-066
08-08-202-067
08-08-202-068
08-08-202-069
08-08-400-003
08-08-400-008
08-08-400-009
08-08-400-010
08-08-202-032

PROPERTY ADDRESSES:

5S371 NAPERVILLE ROAD
5S351 TUTHILL ROAD
25W372 BURLINGTON AVE
25W354 BURLINGTON AVE
25W424 BURLINGTON AVE
25W344 PLANK RD
5S445 TUTHILL RD
5S321 TUTHILL RD
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 # DEV-0104-2025

ORDINANCE NO. 25 - ____

**AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT PLAT
OF THE RESIDENCES AT NAPER AND PLANK**

[THE RESIDENCES AT NAPER AND PLANK]

RECITALS

1. **WHEREAS**, Naper and Plank Owner LLC, 8111 Douglas Ave, Suite 600, Dallas, TX 75225 is the owner and developer ("**Owner**" and "**Developer**") of various portions

of the real property legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”).

2. **WHEREAS**, the Owner has authorized Gen-Land LLC, a Texas limited liability company and wholly owned subsidiary of Lincoln Property Company Commercial LLC, a Texas Corporation limited liability company, 120 N. LaSalle Street, Suite 2900, Chicago, Illinois 60602 (“**Petitioner**”), to seek entitlements to allow construction of a 90-unit townhome and rowhome community to be known as the Residences at Naper and Plank (“**The Residences at Naper and Plank**”).
3. **WHEREAS**, the Petitioner has petitioned the City for approval of a Final Planned Unit Development (PUD) Plat of The Residences at Naper and Plank.
4. **WHEREAS**, on July 15, 2025, City Council approved the following ordinances relating The Residences at Naper and Plank: (i) Ordinance 25-069 annexing certain property into the City of Naperville for The Residences at Naper and Plank; (ii) Ordinance 25-070 approving an annexation agreement for The Residences at Naper and Plank; (iii) Ordinance 25-071 rezoning certain property located at the intersections of Naper Boulevard, Plank Road, Tuthill Road, Burlington Avenue, and Naperville-Wheaton Road for The Residences at Naper and Plank; (iv) Ordinance 25-072 approving a Preliminary Plat of Subdivision for The Residences at Naper and Plank; (v) Ordinance 25-073 granting a Conditional Use for a Planned Unit Development, a Preliminary Planned Unit Development Plat, and associated deviations for The Residences at Naper and Plank; and, (vi) Ordinance 25-074 granting deviations from the City of Naperville Design Manual for Public Improvements for The Residences at Naper and Plank (together hereinafter

referenced as the “**The Residences at Naper and Plank Preliminary Ordinances**”).

5. **WHEREAS**, the Final PUD Plat of The Residences at Naper and Plank is in substantial conformance with the Preliminary PUD Plat of The Residences at Naper and Plank approved through Ordinance 25-073.

6. **WHEREAS**, the City Council has determined that the Final PUD Plat of The Residences at Naper and Plank 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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Final Planned Unit Development (PUD) Plat of The Residences at Naper and Plank, attached to this Ordinance as **Exhibit B**, is hereby approved subject to the terms and conditions set forth in the Recitals and each Section hereof.

SECTION 3: The Landscape Plan for The Residences at Naper and Plank, attached to this Ordinance as **Exhibit C**, is hereby approved.

SECTION 4: The Building Elevations for The Residences at Naper and Plank, attached to this Ordinance as **Exhibit D**, are hereby approved.

SECTION 5: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 6: The City Clerk is authorized and directed to record this Ordinance and the Final Planned Unit Development (PUD) Plat of The Residences at Naper and Plank with the DuPage County Recorder.

SECTION 7: 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. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the Recorder in which the Subject Property is located within.

SECTION 8: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2025.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk