

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
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #17-1-012

ORDINANCE NO. 17 - ____

**AN ORDINANCE APPROVING
THE FINAL PLAT OF SUBDIVISION
FOR SEDGWICK RESUBDIVISION**

WHEREAS, M/I Homes Chicago, LLC (“Petitioner”), has petitioned the City of Naperville for approval of a final plat of subdivision for the 8.61 acre property generally located at the southwest corner of Ogden Avenue and Shandrew Drive, legally described on **Exhibit A** and depicted on **Exhibit B** (“Subject Property”); and

WHEREAS, the owner of the Subject Property is M/I Homes of Chicago LLC; and

WHEREAS, the Subject Property is currently zoned R3A (Medium Density Multi-family Residence District) with a conditional use for the Sedgwick Planned Unit Development; and

WHEREAS, on August 16, 2016, the Naperville City Council passed Ordinance 16-122, approving the Preliminary Plat of Subdivision for Sedgwick, and a variance to Section 7-3-5:5 (Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of: Procedures for

Making Contributions) in order to pay the required school and park donation prior to issuance of a building permit for each unit; and

WHEREAS, on October 4, 2016, the Naperville City Council passed Ordinance 16-159, approving the Final Plat of Subdivision for Sedgwick and the Owner's Acknowledgement and Acceptance, attached to this Ordinance as **Exhibit C**, in order to subdivide the property to allow development of sixty five (65) townhome dwelling units on a 8.61-acre parcel; and

WHEREAS, the petitioner has requested approval of a revised final plat of subdivision for Sedgwick, which continues to allow for the development of 65 townhomes, but consolidates the previously platted lots under the proposed building footprints for lots 1 through 11, and lot 13.

WHEREAS, the Final Plat of Subdivision for Sedgwick Resubdivision is in substantial conformance with the Preliminary Subdivision Plat for Sedgwick approved through Ordinance 16-122, and the Final Plat of Subdivision for Sedgwick approved through Ordinance 16-159; and

WHEREAS, the City Council of the City of Naperville has determined that the Final Plat of Subdivision for Sedgwick Resubdivision 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 here. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Final Plat of Subdivision for Sedgwick Resubdivision, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: The Owner's Acknowledgement and Acceptance, approved through Ordinance 16-159 and attached to this Ordinance as **Exhibit C**, remains in full force and effect.

SECTION 4: A variance to Section 7-3-5:5 (Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of: Procedures for Making Contributions), approved through Ordinance 16-122, remains in full force and effect.

SECTION 7: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 8: The City Clerk is authorized and directed to record this Ordinance and its exhibits, and the Final Plat of Subdivision for Sedgwick Resubdivision with the DuPage County Recorder.

SECTION 9: 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