

**PIN: 07-26-201-005**

**ADDRESS:  
1295 RICKERT DRIVE  
NAPERVILLE, IL 60540**

**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 #16-1-029**

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

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT 1295 RICKERT DRIVE  
TO B2 (COMMUNITY SHOPPING CENTER DISTRICT)**

**WHEREAS**, Ambrose Design Group LLC (“Petitioner”) has petitioned the City of Naperville for rezoning of real property located at 1295 Rickert Drive, legally described on **Exhibit A** and depicted on **Exhibit B** (“Subject Property”) to B2 (Community Shopping Center District); and

**WHEREAS**, the Subject Property is presently zoned R3 (Medium Density Multiple-family Residence District) and is improved with a gas station and car wash; and

**WHEREAS**, the requested rezoning of the Subject Property meets the standards for zoning amendments provided in Section 6-3-7:1 of the Municipal Code; and

**WHEREAS**, on June 21, 2017 the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of PZC 16-1-029; and

**WHEREAS**, the requested rezoning meets the Standards for Granting a Map Amendment as provided in **Exhibit C** attached hereto; and

**WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's request 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 here. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** The Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to B2 (Community Shopping Center District) in the City of Naperville.

**SECTION 3:** The Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance.

**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 with the DuPage County Recorder.

**SECTION 6:** This Ordinance shall be in full force and effect upon its passage and approval.

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

AYES:

NAYS:

ABSENT:

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

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph. D.  
City Clerk