

PINs:
07-13-424-001
07-13-424-002

ADDRESS:
110 S WASHINGTON STREET
NAPERVILLE, ILLINOIS 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 #18-1-077

ORDINANCE NO. 19 -

**AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF SUBDIVISION,
AND THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT
FOR 110 S. WASHINGTON (CENTRAL PARK PLACE – FKA NICHOLS PLACE)**

WHEREAS, Great Central Properties III, LLC (“Petitioner”), is the owner of real property located east of Washington Street and north of Jefferson Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“Subject Property”); and

WHEREAS, the Petitioner has petitioned the City of Naperville for approval of a preliminary/final plat of subdivision for Nichols Place to allow for the development of a four-story mixed use building with basement level parking, 11,828 square feet of retail on the first floor and 17 condominiums on the second through fourth floors at the Subject Property; and

WHEREAS, approval of the Preliminary/Final Plat of Subdivision includes the vacation of approximately 3.67' of the existing public sidewalk easement located along the eastern property line; and

WHEREAS, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Subdivision for Nichols Place and the Owner's Acknowledgement and Acceptance Agreement for Central Park Place 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 Preliminary/Final Plat of Subdivision for Nichols Place, including but not limited to vacation of a portion of the public sidewalk easement located along the eastern property line of the Subject Property, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: The Owner's Acknowledgement and Acceptance Agreement, 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 Nichols Place, and the Owner's Acknowledgement and Acceptance Agreement, approved by this Ordinance, with the DuPage 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 _____, 2019.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2019.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk