

PIN:
08-08-101-007
08-08-101-008

ADDRESS:
1519 N NAPER BLVD
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 #19-1-011

ORDINANCE NO. 19 - ____

**AN ORDINANCE APPROVING THE FINAL
PLAT OF SUBDIVISION FOR TARTAN POINT SUBDIVISION
LOCATED AT 1519 N NAPER BOULEVARD**

WHEREAS, TRG Acquisitions LLC, (hereinafter referenced as "Petitioner") has petitioned the City of Naperville for approval of a final subdivision plat for the real property generally located at 1519 N Naper Boulevard, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (hereinafter referenced as "Subject Property"); and

WHEREAS, the Subject Property is currently zoned B3 (General Commercial District); and

WHEREAS, on December 18, 2018, the Naperville City Council passed Ordinance 18-159, approving the Preliminary Subdivision Plat for Tartan Point Subdivision in order to subdivide the property into three (3) lots; and

WHEREAS, the Petitioner has requested approval of a final plat of subdivision for Tartan Point Subdivision to allow for commercial development on Lots 1 and 2, and common

access and stormwater management on Lot 3; and

WHEREAS, the Final Plat of Subdivision for Tartan Point Subdivision is in substantial conformance with the Preliminary Subdivision Plat for Tartan Point Subdivision approved through Ordinance 18-159; and

WHEREAS, the Petitioner shall be required to pay recapture fees for the NEWW pump station in the amount of \$5,645.75 prior to recordation of the Final Plat of Subdivision for Tartan Point Subdivision; and

WHEREAS, the City Council of the City of Naperville has determined that the Final Plat of Subdivision for Tartan Point Subdivision 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 Tartan Point Subdivision, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 4: The City Clerk is authorized and directed to record this Ordinance and its exhibits with the DuPage County Recorder upon receipt of all outstanding recapture fees due for the Subject Property.

SECTION 5: This Ordinance shall be in full force and effect upon its recordation with the DuPage County Recorder.

PASSED this _____ day of _____, 2019.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2019.

Steve Chirico
Mayor

ATTEST:

Nancy Bright
Deputy City Clerk