

PIN:
07-04-203-025

ADDRESS:
2304 FERRY ROAD
NAPERVILLE, IL 60563

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #22-1-119

ORDINANCE NO. 23 - _____

**AN ORDINANCE APPROVING THE
PRELIMINARY/FINAL PLAT OF SUBDIVISION OF HIGHPOINT 2B**

1. **WHEREAS**, High Point Investments, Inc., 1585 Beverly Court, Suite 121, Aurora, IL 60502, is the owner (hereinafter "**Owner**" and "**Petitioner**") of real property located at 2304 Ferry Road, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the Subject Property is currently zoned I (Industrial District).
3. **WHEREAS**, the Owner has petitioned the City of Naperville for approval of a Preliminary/Final Plat of Subdivision in order to establish a new legal lot of record and allow for development of an industrial use.
4. **WHEREAS**, the Preliminary/Final Plat of Subdivision of Highpoint 2B is subject to the review and approval by the Naperville City Council per Section 7-2-2 (Subdivision Plat Procedures) of the Naperville Municipal Code.

5. **WHEREAS**, the Owner has requested that the City approve this ordinance (“**Ordinance**”) along with an ordinance revoking Ordinance 21-078 which established the Iron Gate Motor Condos Phase 2B PUD; and, an ordinance approving a minor change to the Iron Gate Motor Condos Phase 2A PUD approved by Ordinance 15-145, and a Final PUD Plat for Iron Gate Motor Condos Phase 2A (hereinafter cumulatively referenced herein as the “**Highpoint 2B Ordinances**”).
6. **WHEREAS**, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Subdivision of Highpoint 2B 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 of Highpoint 2B, 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: 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 5: The City Clerk is authorized and directed to record this Ordinance, along with the Highpoint 2B Ordinances, 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 _____, 2023.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2023.

Scott A. Wehrli
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk