

PIN:
08-05-100-028

ADDRESS:
1151 E. WARRENVILLE 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 # DEV-0055-2025

ORDINANCE NO. 25 - ____

AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION
AND THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE OF
NORTHWOODS OF NAPERVILLE

[NORTHWOODS OF NAPERVILLE]

RECITALS

1. **WHEREAS**, M/I Homes of Chicago, LLC, a Delaware limited liability company authorized to transact business in the State of Illinois, 2135 City Gate Lane, Suite 620, Naperville, IL 60563, is the owner and petitioner ("**Owner and Petitioner**") of approximately 12.18 acres of real property located within the corporate limits of the City of Naperville ("**City**") having a common address of 1151 E. Warrenville Road, Naperville, Illinois, and which is legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the Owner and Petitioner has petitioned the City of Naperville for approval of a Final Plat of Subdivision of Northwoods of Naperville to subdivide the

Subject Property in order to allow for the development of a residential community consisting of sixty-four (64) townhomes (the “**Northwoods of Naperville**”).

3. **WHEREAS**, on May 6, 2025, the City Council passed the following ordinances: (i) Ordinance 25-042 approving rezoning 1151 E. Warrenville Road from RD (Research And Development District) to OCI (Office, Commercial, and Institutional); (ii) Ordinance 25-043 approving a conditional use for single-family attached dwellings in the OCI zoning district; and, (iii) Ordinance 25-044 approving a preliminary plat of subdivision for Northwoods of Naperville with a deviation to Section 7-3-3:1 (Right-of-way Improvements: Streets). (together hereinafter referenced as the “**Northwoods of Naperville Ordinances**”).
4. **WHEREAS**, the Final Plat of Subdivision of Northwoods of Naperville is in substantial conformance with the Preliminary Plat of Subdivision of Northwoods of Naperville approved through Ordinance 25-044.
5. **WHEREAS**, the City Council of the City of Naperville has determined that the Final Plat of Subdivision of Northwoods of Naperville 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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

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

SECTION 3: The Owner's Acknowledgement and Acceptance, 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 Final Plat of Subdivision of Northwoods of Naperville, and the Owners Acknowledgement and Acceptance, 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. 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 DuPage County Recorder.

SECTION 7: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2025.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk