

PIN: 07-14-204-010

ADDRESS:
701 ROYAL ST. GEORGE DRIVE
NAPERVILLE, IL 60563

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

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK/COMMUNITY SERVICES DEPT.
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #23-1-113

ORDINANCE NO. 24 - ____

**AN ORDINANCE GRANTING A MAJOR CHANGE TO
A PLANNED UNIT DEVELOPMENT, A DEVIATION FROM SECTION 6-6E-7 (YARD
REQUIREMENTS), AND A PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
PLAT FOR THE HERITAGE HILL UNIT TWO PUD LOCATED AT
701 ROYAL ST. GEORGE DRIVE (A/K/A THE VIEWS OF NAPERVILLE)**

RECITALS

1. **WHEREAS**, F&F Realty Partners, LLC, 6401 N. Lincoln Avenue, Second Floor, Lincolnwood, Illinois, 60712 (“**Petitioner**”), has petitioned the City of Naperville for approval of a major change to the Heritage Hill Unit Two Planned Unit Development (PUD), a preliminary/final PUD plat, and a PUD deviation to allow for the construction of a new parking lot at the property with a common street address of 701 Royal St. George Drive, Naperville, Illinois, 60563, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”).
2. **WHEREAS**, Heritage Woods Towers, LLC, 6401, N. Lincoln Avenue, Lincolnwood, Illinois, 60712 is the owner of the Subject Property (“**Owner**”).

3. **WHEREAS**, the Subject Property is currently zoned R3 PUD (Medium Density Multiple Family Residence District Planned Unit Development).
4. **WHEREAS**, Petitioner has requested the City approve this Ordinance seeking a major change to the Heritage Hill Unit Two PUD, a preliminary/final PUD plat for the Subject Property and a deviation to permit six parking spaces to be located in the required corner side yard setback for the Subject Property as described herein (“**Ordinance**”), along with an ordinance approving a deviation to a platted setback for the Subject Property, (hereinafter together referenced as the “**The Views of Naperville Ordinances**”).
5. **WHEREAS**, with the authorization of the Owner, the Petitioner has requested approval a major change to the Heritage Hill Unit Two PUD to facilitate the implementation of a new parking lot design and new clubhouse, the approval of a revised PUD plat, and the approval of the requested deviation.
6. **WHEREAS**, the Petitioner requests approval of a preliminary/final PUD plat of the Heritage Hill Unit Two PUD reflecting the proposed revised parking lot design and new clubhouse illustrated on **Exhibit B** (“**Preliminary/Final PUD Plat**”).
7. **WHEREAS**, the Petitioner requests approval of a deviation to Section 6-6E-7 (Yard Requirements) of the Municipal Code to permit six parking spaces to encroach approximately four feet three inches into the required corner side yard setback. The requested deviation meets the standards for PUD deviations as provided on **Exhibit C** (“**Response to Standards**”) attached hereto.
8. **WHEREAS**, on June 5, 2024, the Planning and Zoning Commission conducted a public hearing to consider the requested deviation, major change to the PUD and

preliminary/final PUD plat for the Subject Property, and recommended approval of the Petitioner's requests.

9. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's requests 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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A major change to the Heritage Hill Unit Two PUD to facilitate the approval of a preliminary/final PUD plat and requested deviation is hereby approved.

SECTION 3: The Preliminary/Final Planned Unit Development Plat for Heritage Hill Unit Two, attached to this Ordinance as **Exhibit B** ("**Preliminary/Final PUD Plat**"), is hereby approved.

SECTION 4: A deviation to Section 6-6E-7 (Yard Requirements) to allow six parking spaces to encroach approximately four feet three inches, as provided on **Exhibit C** ("**Response to Standards**"), is hereby approved.

SECTION 5: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 6: The City Clerk is authorized and directed to record this Ordinance and the Preliminary/Final Planned Unit Development Plat for Heritage Hill Unit Two with the DuPage County Recorder.

SECTION 7: 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 8: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2024.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk