

PIN: 08-08-102-012

ADDRESS:
1163 E OGDEN AVENUE
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 #24-1-055

ORDINANCE NO. 24 - ____

**AN ORDINANCE APPROVING
A PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR THE
IROQUOIS CENTER RESUBDIVISION
FOR THE PROPERTY LOCATED AT 1163 E OGDEN AVENUE**

RECITALS

WHEREAS, NP Iroquois Center, LLC ("Owner") is the owner of the real property located at 1163 E Ogden Avenue, Naperville, Illinois which property is legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

WHEREAS, with the authorization of the Owner, Northpond Partners ("Petitioner") has petitioned the City of Naperville ("City") for approval of a Preliminary/Final Plat of Subdivision for the Iroquois Center Resubdivision to subdivide the property into Lot 1 and Lot 2 to establish a Chick-fil-A drive-through restaurant, approved with Ordinance 24-028, on proposed Lot 2 of the Subject Property; and

WHEREAS, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Subdivision for the Iroquois Center Resubdivision 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: Subject to the terms and conditions set forth herein, the Preliminary/Final Plat of Subdivision for the Iroquois Center Resubdivision, attached hereto 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 and the Preliminary/Final Plat of Subdivision for the Iroquois Center Resubdivision 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 _____, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2024.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk