

**PIN:  
07-13-424-006**

**ADDRESS:  
110 S. WASHINGTON STREET  
NAPERVILLE, ILLINOIS 60540**

**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 #18-1-077**

**ORDINANCE NO. 20 -**

**AN ORDINANCE APPROVING A FINAL CONDOMINIUM PLAT OF SURVEY FOR  
CENTRAL PARK PLACE RESIDENTIAL CONDOMINIUM  
(110 S. WASHINGTON – FORMERLY KNOWN AS NICHOLS PLACE)**

**RECITALS**

1. **WHEREAS**, Great Central Properties III, LLC, ("**Owner**" or "**Petitioner**"), has petitioned for approval of a Condominium Plat of Survey for seventeen (17) residential condominiums pursuant to Section 7-1-3 of the Naperville Municipal Code for the 0.569-acre property located on the east side of Washington Street at 110 S. Washington Street, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and
2. **WHEREAS**, on March 19, 2019, City Council passed Ordinance 19-036 approving the Preliminary/Final Plat of Subdivision and the Owner's Acknowledgement and Acceptance Agreement for Nichols Place to allow for the development of a four-story

mixed used building with 11,828 square feet of retail on the first floor, seventeen (17) condominium units on the second, third, and fourth floors of the building and including parking associated with the residential condominium units which will be located on the lower level (“Lower Level”) and first floor of said building on the Subject Property; and

3. **WHEREAS**, the Petitioner is requesting approval of a Condominium Plat of Survey for Central Park Place as set forth on **Exhibit B** in order to delineate the following components of the building to be located on the Subject Property which will be subject to the Condominium Property Act [765 ILCS 605/1 et seq.]: (i) seventeen (17) condominium units located on the second, third, and fourth floors of the building; (ii) limited common area including two parking spaces per residential unit to be located on the first floor and in the Lower Level of the building; (iii) common area to be located on the first floor; (iv) common area comprised of four guest parking spaces and bicycle parking to be located in the Lower Level of the building; and (v) common area to be located on the roof of the building; and
4. **WHEREAS**, a Declaration of Condominium pursuant to the Condominium Property Act will define the use and ownership of the residential units and common elements and establish the bylaws of the Central Park Place Residential Condominium Association; and
5. **WHEREAS**, a vertical plat of subdivision will be separately considered for approval by the City Council in order to delineate the commercial property located on the first floor of the building on the Subject Property which will not be part of the Condominium Declaration; and

6. **WHEREAS**, the City Council has determined that the Condominium Plat of Survey for Central Park Place attached to this Ordinance as **Exhibit B** 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 Condominium Plat of Survey for Central Park Place attached hereto as **Exhibit B**, as generally described in Recital 3 herein, 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 the Condominium Plat of Survey for Central Park Place with the DuPage County Recorder.

**SECTION 5:** 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.

**SECTION 6:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph.D.  
City Clerk