

PIN:
08-18-328-008

ADDRESS:
416 E. CHICAGO AVENUE
NAPERVILLE, IL 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 #22-1-007

ORDINANCE NO. 22 -

**AN ORDINANCE REZONING THE PROPERTY
LOCATED AT 416 E. CHICAGO AVENUE
TO R1B (MEDIUM DENSITY SINGLE-FAMILY RESIDENCE DISTRICT)**

RECITALS

1. **WHEREAS**, Brian and Kelly Douglas, 416 S. Wright St., Naperville, IL 60540 ("Petitioners" and "Property Owners") have petitioned the City of Naperville for rezoning of real property located at 416 E. Chicago Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and
2. **WHEREAS**, the Subject Property is presently zoned R2 (Single-Family and Low Density Multiple Family Residence District) and improved with a single-family residence; and
3. **WHEREAS**, the Petitioners are requesting approval to rezone 416 E. Chicago Avenue from R2 to R1B (Medium Density Single-Family Residence District) to facilitate consolidation with two adjacent properties (410 E. Chicago Avenue and 419 Highland Avenue) which are currently zoned R1B; and

4. **WHEREAS**, the Land Use Master Plan (2022) identifies the Subject Property's future place type as Single-family and Duplex Residential, which accommodates the R1B zoning designation; and
5. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided in **Exhibit C** attached hereto; and
6. **WHEREAS**, on June 1, 2022 the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioner's request; and
7. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's request 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 herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to R1B (Medium Density Single-Family Residence District) in the City of Naperville.

SECTION 3: The Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance.

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 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.

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

PASSED this _____ day of _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2022.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk