

**PIN:**  
**07-01-16-400-004**

**ADDRESS:**  
**3203 111TH STREET**  
**3207 111TH STREET**  
**3211 111TH STREET**  
**3215 111TH STREET**  
**3219 111TH STREET**  
**3303 111TH STREET**  
**3307 111TH STREET**  
**3311 111TH STREET**  
**3315 111TH STREET**  
**3319 111TH STREET**  
**3223 111TH STREET**  
**NAPERVILLE, IL 60564**

**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 #22-1-100**

**ORDINANCE NO. 23 - \_\_\_\_**

**AN ORDINANCE APPROVING A FINAL PLAT OF PLANNED UNIT DEVELOPMENT  
FOR THE BELVEDERE**

**RECITALS**

1. **WHEREAS**, BC Belvedere, LLC (“**Petitioner**” and “**Owner**”), is the owner of real property located on the northside of 111th Street, west of Route 59 in Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”); and
2. **WHEREAS**, the Petitioner has petitioned the City for approval of a Final Plat of Planned Unit Development (PUD) for The Belvedere to allow for the development of 212 apartment units in ten (10) buildings on the Subject Property; and

3. **WHEREAS**, on August 16, 2022, the City Council of the City of Naperville approved the following ordinances: Ordinance 22-094, authorizing the execution of an Annexation Agreement for the Subject Property; Ordinance 22-095, annexing the Subject Property; Ordinance 22-096, rezoning the Subject Property to the OCI (Office, Commercial and Institutional) District); Ordinance 22-097, approving the Preliminary Plat of Subdivision for the Subject Property; and, Ordinance 22-098, approving a conditional use in the OCI zoning district to allow a multi-family residential development, a conditional use for a PUD, and a Preliminary Plat of Planned Unit Development for the Subject Property; and
4. **WHEREAS**, the Final Plat of PUD for The Belvedere is in substantial conformance with the Preliminary Plat of PUD for The Belvedere approved through Ordinance 22-098; and
5. **WHEREAS**, the City Council 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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** The Final Plat of Planned Unit Development for The Belvedere, attached to this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 3:** The Landscape Plan for The Belvedere, attached to this Ordinance as **Exhibit C**, is hereby approved.

**SECTION 4:** The Building Elevations for The Belvedere, attached to this Ordinance as **Exhibit D**, are 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 Final Plat of Planned Unit Development for The Belvedere with the Will County Recorder.

**SECTION 7:** If this Ordinance is not recorded with the office of the Recorder in which the Subject Property is located within one (1) year of their approval and passage by the Naperville City Council, this Ordinance shall be null and void without any further action by the City unless this Ordinance is amended by the City to extend such timeframe. The Petitioner and Owner shall defend, indemnify, and hold the City and its officers, agents and employees harmless if recordation does not occur within the original, or any extended, timeframe.

**SECTION 8:** 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 9:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph.D.  
City Clerk