

PINs:
07-04-401-046
07-04-401-047

ADDRESS:
1809 W. DIEHL ROAD
NAPERVILLE IL 60563

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #19-1-075

ORDINANCE NO. 19- __

**AN ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT FOR
TRU BY HILTON SUBDIVISION AT 1809 W. DIEHL ROAD**

WHEREAS, M Cube Global, Inc. ("Petitioner") has petitioned the City of Naperville for approval of a Final Planned Unit Development (PUD) for Tru By Hilton Subdivision on real property located at 1809 W. Diehl Road and legally described in **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

WHEREAS, ZJ Chase Investment Group, LLC ("Owner") is the owner of the Subject Property; and

WHEREAS, the Subject Property is zoned B3 (General Commercial District) and is currently vacant;

WHEREAS, the Petitioner proposes to develop the Subject Property with a 121 room hotel, which is a permitted use in B3; and

WHEREAS, on February 20, 2007, the City Council of the City of Naperville passed Ordinance No. 07-034, approving the Preliminary PUD for PMP-Diehl Road Subdivision including a hotel on the Subject Property; and

WHEREAS, the Final PUD for Tru By Hilton Subdivision is in substantial conformance with the Preliminary PUD for PMP-Diehl Road Subdivision; and

WHEREAS, the City Council of the City of Naperville has determined that the Final PUD for Tru by Hilton Subdivision on the Subject Property should be approved.

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 herein 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 PUD for Tru by Hilton Subdivision attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: The Final Landscape Plan for Tru by Hilton Subdivision, attached to this Ordinance as **Exhibit C**, is hereby approved.

SECTION 4: The Building Elevations for Tru by Hilton Subdivision, 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: 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: The City Clerk is authorized and directed to record this Ordinance and its exhibits with the DuPage County Recorder.

SECTION 8: This Ordinance shall be in full force and effect upon its recordation with the DuPage County Recorder.

PASSED this _____ day of _____, 2019.

AYES:

NAYS:

ABSENT:

APPROVED this ___ day of _____, 2019.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk