

PIN: 08-18-207-003

ADDRESS:  
26W161 OLD PLANK ROAD  
NAPERVILLE, IL 60563

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 #17-1-061

ORDINANCE NO. 17 - \_\_\_\_

AN ORDINANCE APPROVING  
THE FINAL PLAT OF SUBDIVISION, THE OWNER'S ACKNOWLEDGEMENT AND  
ACCEPTANCE (OAA), AND A DEVIATION TO SECTION 7-3-5:5 (DEDICATION OF  
PARK LANDS AND SCHOOL SITES) FOR  
COLUMBIA PARK TOWNES

**WHEREAS**, Pulte Home Company, LLC ("Petitioner") is the owner of real property located at 26W161 Old Plank Road, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B ("Subject Property"); and

**WHEREAS**, the Petitioner has petitioned the City of Naperville for approval of a Final Plat of Subdivision for Columbia Park Townes in order to subdivide the Subject Property into eight buildable lots and one outlot in order to construct 35 single-family attached residences; and

**WHEREAS**, on June 20, 2017, the City Council adopted Ordinance No. 17-094 approving the Preliminary Plat of Subdivision for Columbia Park Townes; and

**WHEREAS**, the proposed Final Plat of Subdivision for Columbia Park Townes is in substantial conformance with the Preliminary Plat of Subdivision approved by Ordinance No. 17-094; and

**WHEREAS**, the Petitioner has requested approval of a variance to Section 7-3-5:5 (Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of: Procedures for Making Contributions) in order to pay the required school and park donation prior to issuance of a building permit for each unit; and

**WHEREAS**, the requested deviation meets the Standards for Granting a Subdivision Deviation as provided in **Exhibit C** attached hereto; and

**WHEREAS**, the City Council of the City of Naperville has determined that the Final Plat of Subdivision for Columbia Park Townes 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 here. All Exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** The Final Plat of Subdivision for Columbia Park Townes, attached to this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 3:** A variance to Section 7-3-5:5 (Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of: Procedures for Making Contributions) is hereby approved to permit required school and park donations to be paid prior to issuance of a building permit for each unit.

**SECTION 4:** The Owner's Acknowledgement and Acceptance (OAA) for Columbia Park Townes, attached to this Ordinance as **Exhibit D**, is hereby approved.

**SECTION 5:** The Final Landscape Plan for Columbia Park Townes, attached to this Ordinance as **Exhibit E**, is hereby approved.

**SECTION 6:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**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 passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Steve Chirico

Mayor

ATTEST:

\_\_\_\_\_  
Pam Gallahue, Ph. D.  
City Clerk