

**PIN:
07-01-12-300-007**

**ADDRESS:
VACANT LOT ABUTTING
SPRINGBROOK WATER RECLAMATION CENTER
3712 PLAINFIELD-NAPERVILLE ROAD
NAPERVILLE, IL 60565**

**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 #19-1-121

ORDINANCE NO. 20 - _____

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED TO
THE NORTHEAST OF SPRINGBROOK WATER RECLAMATION CENTER
(SPRINGBROOK SOLAR) TO R1 (LOW DENSITY SINGLE-FAMILY RESIDENCE
DISTRICT)**

Recitals

1. **WHEREAS**, the City of Naperville ("City"), 400 South Eagle Street, Naperville, Illinois, 60540 is the owner ("Owner") of approximately twelve (12) acres of real property located to the northeast of the and including Springbrook Water Reclamation Center, 3712 Plainfield-Naperville Road, Naperville, Illinois, which is legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and
2. **WHEREAS**, the City has petitioned for annexation of the Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**; and
3. **WHEREAS**, the Petitioner is seeking to rezone the Subject Property to R1 (Low Density Single-Family Residence District); and

4. **WHEREAS**, the Subject Property is presently zoned A-1 (Agricultural) in unincorporated Will County; and
5. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as set forth in **Exhibit C** attached hereto; and
6. **WHEREAS**, the Petitioner has requested that the City approve this ordinance (“Ordinance”) along with ordinances approving fence variances to Sections 6-2-5, 6-2-12:4.2 and 6-2-12:4.3 of the Naperville Municipal Code, approving conditional uses pursuant to Sections 6-6L-3 and 6-3-8:5.1 of the Naperville Municipal Code, approving a conditional use for a ground-mounted photovoltaic system pursuant to Section 6-15-6 of the Naperville Municipal Code, and approving a preliminary/final plat of subdivision for the Subject Property (hereinafter cumulatively referenced herein as the “Springbrook Solar Ordinances”) to allow for the development of approximately six (6) acres consisting of a ground-mounted photovoltaic system and appurtenances; and
7. **WHEREAS**, on February 19, 2020, the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioner’s request; and
8. **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 in this Section 1. 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 R1 (Low Density Single-Family Residence District) in the City of Naperville.

SECTION 3: The Zoning Map of the City of Naperville shall be amended in accordance with this Ordinance upon its recordation.

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 5: The City Clerk is authorized and directed to record this Ordinance with the Will County Recorder.

SECTION 7: 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 8: 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.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk