

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 #16-1-174

ORDINANCE NO. 17 - _____

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT
26W161 OLD PLANK ROAD TO
R3A (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT)**

WHEREAS, Pulte Home Company, LLC, ("Petitioner") has petitioned the City of Naperville for rezoning of real property located at 26W161 Old Plank Road, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property") to R3A (Medium Density Multiple-Family Residence District) upon annexation; and

WHEREAS, the Subject Property is presently zoned I-1 in unincorporated DuPage County and is improved with a single-story metal building, a two-story concrete building, and associated gravel and asphalt parking areas; and

WHEREAS, the requested rezoning of the Subject Property meets the standards for zoning amendments provided in Section 6-3-7:2 of the Municipal Code; and

WHEREAS, on March 15, 2017 the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of PZC 16-1-174; and

WHEREAS, the requested rezoning meets the Standards for Granting a Map Amendment as provided in **Exhibit C** attached hereto; and

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 here. 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 R3A (Medium Density Multiple-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: 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