

PIN: 08-18-123-034

ADDRESS:
610 N. SLEIGHT STREET
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 #20-1-067

ORDINANCE NO. 20 -

**AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF
SUBDIVISION AND THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE
FOR WALDRON RESUBDIVISION (610 N. SLEIGHT STREET)**

RECITALS

1. **WHEREAS**, Daniel B. Waldron and Stephanie C. Waldron, Trustees of the Waldron Family 2014 Trust dated May 1, 2014, ("**Owners and Petitioners**"), are the owners of real property located at 610 N. Sleight Street Naperville, Illinois 60563, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and
2. **WHEREAS**, the Petitioner has petitioned the City of Naperville for approval of a preliminary/final plat of subdivision for Waldron Resubdivision in order to subdivide the existing lot into two lots to allow for construction of a new single family on the north half of the lot; and
3. **WHEREAS**, the Owners and Petitioners have requested the City approve this ordinance along with an ordinance approving a temporary use and an ordinance

approving a lot with variance (hereinafter cumulatively referenced herein as the “**Waldron Resubdivision Ordinances**”); and

4. **WHEREAS**, the Owners and Petitioners have additionally been granted approval of a temporary use per Ordinance 20-___ to allow existing improvements on Lot 1 of Waldron Resubdivision to remain for a period of two years; and
5. **WHEREAS**, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Subdivision for Waldron Resubdivision 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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Preliminary/Final Plat of Subdivision for Waldron Resubdivision, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: The Owner’s Acknowledgement and Acceptance, attached to this Ordinance as **Exhibit C**, is hereby approved.

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: Per Ordinance 20-___ (Ordinance Granting Approval of Temporary Use to permit existing improvements to remain on Lot 1 of Waldron Subdivision), the Preliminary/Final Plat of Subdivision for Waldron Resubdivision shall not be recorded until

the Owners and Petitioners have removed all other existing structures on proposed Lot 1 of the Subject Property which are not depicted on the Site Plan attached hereto as **Exhibit D**.

SECTION 6: The City Clerk is authorized and directed to record this Ordinance, the Preliminary/Final Plat of Subdivision for Waldron Resubdivision, and the Owners Acknowledgement and Acceptance, approved by this Ordinance, with the DuPage County Recorder upon completion of the conditions stipulated in Section 5 above.

SECTION 7: If this Ordinance and preliminary/final plat of subdivision it approves are not recorded with the office of the Recorder in which the Subject Property is located within one (1) year of their approval by the Naperville City Council, this Ordinance and the preliminary/final plat of subdivision 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 Owner and Developer 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 _____, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2020.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk