

PIN: 07-09-306-001

Property Address:
900-1030 FAIRWAY DR.
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 60566-7020

PZC Case #20-1-104

ORDINANCE NO. 21- ____

AN ORDINANCE APPROVING A MINOR CHANGE TO LOT 1 IN FAIRWAY
PARK PUD (FAIRWAYS OF NAPERVILLE)

RECITALS

1. **WHEREAS**, Linear Architects, Inc., 4849 N. Milwaukee Ave., Suite #306, Chicago, IL (herein after "**Petitioner**") has petitioned the City of Naperville for approval a minor change to a planned unit development ("**PUD**") for the real property located at 900-1030 Fairway Drive, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and
2. **WHEREAS**, Ansonia Fairways, LLC, 815 W. Van Buren St., Suite #550, Chicago, IL ("**Owner**") is the owner of the Subject Property; and
3. **WHEREAS**, on June 18, 1978, the City Council passed Ordinance No. 78-68 approving a Preliminary Plat of Planned Unit Development for the property legally described in **Exhibit A** attached hereto and incorporated herein, and

4. **WHEREAS**, on May 8, 1984, the City Council passed Ordinance No. 84-53 approving a Final Plat of Planned Unit Development for the property legally described in **Exhibit A** attached hereto and incorporated herein, and
5. **WHEREAS**, the owners of the Subject Property have petitioned for a minor change to the approved Final PUD for the addition of three detached garages, and
6. **WHEREAS**, said minor change will allow for three detached garages containing seven parking spaces each, in accordance with the Site Plan, attached hereto and incorporated herein by reference as **Exhibit C**, and
7. **WHEREAS**, per Section 6-4-6:2.3 (Changes to a Final PUD: Minor Change), a minor change to the PUD is required in order to establish a controlling site plan, landscape plan and elevations for the Subject Property; and
8. **WHEREAS**, the requested amendment to the PUD meets the Standards for Amending a Planned Unit Development as provided in **Exhibit D** attached hereto; and
9. **WHEREAS**, the City Council of the City of Naperville has determined that a Minor Change to Lot 1 in Fairway Park PUD to establish a new site plan, landscape plan and elevations for three detached garages for 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 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: A Minor Change to the Lot 1 in Fairway Park PUD in order to establish a controlling site plan, attached to this Ordinance as **Exhibit C**, and add three detached garages for the Subject Property is hereby approved.

SECTION 3: The Building Elevations for the detached garages, attached to this Ordinance as **Exhibit E**, are hereby approved.

SECTION 4: The Landscape Plan, attached to this Ordinance as **Exhibit F**, is 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 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 _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this ___ day of _____, 2021.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk