

**PINs:**  
**07-24-400-001**

**ADDRESS:**  
**310 MARTIN AVENUE**

**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 #17-1-019**

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

**AN ORDINANCE APPROVING A CONDITIONAL USE  
FOR MULTI-FAMILY DWELLINGS IN THE OCI DISTRICT FOR  
THE PROPERTY LOCATED AT 310 MARTIN AVENUE**

**WHEREAS**, Naperville Elderly Homes Inc. ("Petitioner"), has petitioned the City of Naperville for approval of a conditional use for multi-family dwellings in the OCI (Office Commercial and Institutional District) for the property located at 310 Martin Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

**WHEREAS**, the Subject Property is currently zoned OCI (Office Commercial and Institutional District) and is currently improved with 121 low-income senior apartments; and

**WHEREAS**, the Petitioner is requesting approval of a conditional use to maintain 121 existing senior apartments on Lot 1 of the Naperville Elderly Homes Subdivision, and to construct 68 new senior apartments on Lot 2 of the Naperville Elderly Homes Subdivision on the Subject Property; and

**WHEREAS**, the requested conditional use meets the standards for conditional uses as provided in **Exhibit C** attached hereto; and

**WHEREAS**, on May 3, 2017, the Planning and Zoning Commission conducted a public hearing to consider the requested conditional use and recommended approval of the Petitioner's request; 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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** A conditional use to allow for multi-family dwellings on the Subject Property pursuant to Section 6-7F-3 (OCI: Conditional Uses) of the Municipal Code, and as depicted on the Site Plan attached hereto as **Exhibit B**, is hereby granted.

**SECTION 3:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 4:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 5:** 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.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph. D.  
City Clerk