

PIN:
07-24-204-024
07-24-204-001

ADDRESS:
514 S. MAIN STREET, NAPERVILLE, ILLINOIS 60540
24 & 30 W AURORA AVENUE, NAPERVILLE, ILLINOIS 60540

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 #18-1-062

ORDINANCE NO. 19 - ____

**AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION FOR
CHARLESTON ROW II LOCATED AT THE SOUTHEAST CORNER OF
AURORA AVENUE AND MAIN STREET**

WHEREAS, Charleston Row II, LLC, (hereinafter referenced as "Owner" and also as "Petitioner") is the owner of real property located at the southeast corner of Aurora Avenue and Main Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (hereinafter referenced as "Subject Property"); and

WHEREAS, the Petitioner has petitioned the City of Naperville for approval of a final plat of subdivision for the Subject Property; and

WHEREAS, the Subject Property is currently zoned R2 (Single-Family and Low Density Multiple Family District) with a conditional use for an eight (8) unit townhome development; and

WHEREAS, on October 16, 2018, the Naperville City Council passed Ordinance 18-119, approving the preliminary plat of subdivision for Charleston Row II and abrogation of

the twenty-five foot building line established per Doc. R2005-054551, in order to consolidate the Subject Property and allow for the development of eight (8) single-family attached townhome dwelling units; and

WHEREAS, the Final Plat of Subdivision for Charleston Row II is in substantial conformance with the Preliminary Plat of Subdivision for Charleston Row II approved through Ordinance 18-119; and

WHEREAS, there are three existing single-family homes on the Subject Property that will be required to be demolished prior to the recording of the Final Plat of Subdivision for Charleston Row II; and

WHEREAS, the City Council of the City of Naperville has determined that the Final Plat of Subdivision for Charleston Row II 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 here. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Final Plat of Subdivision for Charleston Row II, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: Subject to the terms and conditions set forth and referenced herein, and effective upon recordation of this Ordinance, 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: Subject to demolition of the existing structures on the Subject Property and upon confirmation from the City Attorney that the terms and conditions set forth or referenced herein have been fulfilled, the City Clerk is authorized and directed to record this Ordinance and its exhibits with the DuPage County Recorder.

SECTION 6: This Ordinance shall be in full force and effect upon its recordation with the DuPage County Recorder.

PASSED this _____ day of _____, 2019.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2019.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk