

PIN:
07-17-204-008 [partial]

ADDRESS:
540 Frontenac Court
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 #18-1-025

ORDINANCE NO. 18 - _____

**AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF SUBDIVISION
FOR NAPERVILLE IPT SUBDIVISION**

WHEREAS, IPT Naperville DC LLC (“Petitioner”), has petitioned the City of Naperville for approval of a preliminary/final plat of subdivision for the 21.622 acre property generally located south of North Aurora Road, north of the Burlington Northern & Santa Fe Railroad and east of the Canadian National Railway, legally described on **Exhibit A** and depicted on **Exhibit B** (“Subject Property”); and

WHEREAS, the owner of the Subject Property is the City of Naperville (“Owner”);
and

WHEREAS, the Petitioner and Owner will enter into a purchase and sale agreement to transfer ownership of 8.2 acres of the Subject Property from the Owner to the Petitioner;
and

WHEREAS, the Subject Property is currently zoned I (Industrial District); and

WHEREAS, each exhibit referenced herein shall be deemed attached hereto and made part hereof; and

WHEREAS, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Subdivision for Naperville IPT Subdivision and the Owner's Acknowledgement and Acceptance Agreement described herein 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: Subject to the terms and conditions set forth and referenced herein, and subject to adoption of a Resolution Approving an Easement Agreement between the City of Naperville and IPT Naperville DC LLC, and adoption of a Resolution Approving an Purchase and Sale Agreement between the City of Naperville and IPT Naperville DC LLC for Property Located at 540 Frontenac Court, the Preliminary/Final Plat of Subdivision for Naperville IPT Subdivision, attached hereto as **Exhibit B**, and the Owner's Acknowledgement and Acceptance Agreement attached hereto as **Exhibit C**, are hereby approved. The City Manager is hereby authorized to sign, and the City Clerk to attest, said Preliminary/Final Plat of Subdivision for Naperville IPT Subdivision and said Owner's Acknowledgement and Acceptance Agreement.

SECTION 3: The Preliminary/Final Plat of Subdivision for Naperville IPT Subdivision, attached hereto as **Exhibit B** and the Owner's Acknowledgement and

Acceptance Agreement attached to this Ordinance as **Exhibit C** shall be effective upon their recordation with the DuPage County Recorder

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED this _____ day of _____, 2018.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2018.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk