

**PINs: 08-18-417-026  
08-18-417-029  
08-18-417-032  
08-18-417-033**

**ADDRESS:  
920-930 E. CHICAGO AVE.  
NAPERVILLE, IL 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 #18-1-094**

**ORDINANCE NO. 18- \_\_**

**AN ORDINANCE APPROVING A CONDITIONAL USE TO PERMIT SINGLE-FAMILY ATTACHED DWELLING UNITS IN THE R2 DISTRICT PURSUANT TO SECTION 6-6C-3 OF TITLE 6 (ZONING) OF THE MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 920-930 E. CHICAGO AVENUE (CHICAGO COMMONS)**

**WHEREAS**, Robert O. Carr ("Petitioner"), has petitioned the City of Naperville for approval of a conditional use to permit single-family attached dwelling units for real property located at 920-930 E. Chicago Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

**WHEREAS**, Chicago Title Land Trust Company as Trustee under Trust Agreement dated June 30, 1977 known as Trust Number 2773 is the owner of the Subject Property; and

**WHEREAS**, the Subject Property is currently zoned R2 (Single-Family and Low Density Multiple-Family Residence District) and is improved with two single-family residences; and

**WHEREAS**, the Petitioner is proposing to demolish the existing single-family residences and construct a 9 unit townhome project in the form of 2 duplex buildings and a 5 unit single-family attached building on the Subject Property; and

**WHEREAS**, single-family attached dwelling units are considered a conditional use pursuant to Section 6-6C-3 (R2 District: Conditional Uses) of the Municipal Code; and

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

**WHEREAS**, on December 5, 2018, the Planning and Zoning Commission conducted a public hearing to consider PZC 18-1-094 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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** A conditional use to permit single-family attached dwelling units on the Subject Property pursuant to Section 6-6C-3 (R2 District: Conditional Uses) of the Municipal Code, and as depicted on the Preliminary Engineering Plan attached hereto as **Exhibit B**, is hereby granted.

**SECTION 3:** The Building Elevations for Chicago Commons, attached to this Ordinance as **Exhibit D**, are hereby approved.

**SECTION 4:** The Preliminary Landscape Plan for Chicago Commons, attached to this Ordinance as **Exhibit E**, 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:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 7:** 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 8:** This Ordinance shall be in full force and effect upon 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