

PINs:
08-18-101-004
08-18-101-005
08-18-101-006

ADDRESS:
720 N WASHINGTON STREET

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 #17-1-027

ORDINANCE NO. 17 - ____

**AN ORDINANCE APPROVING A CONDITIONAL USE
FOR RETAIL AND MULTI-FAMILY DWELLINGS IN THE OCI DISTRICT FOR
THE PROPERTY LOCATED AT 720 N WASHINGTON STREET (THE WASHINGTON)**

WHEREAS, Washington Capital Management LLC ("Petitioner"), has petitioned the City of Naperville for approval of a conditional use for retail and multi-family dwellings in the OCI (Office Commercial and Institutional District) for the property located at 720 N Washington Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

WHEREAS, the Subject Property is zoned OCI (Office Commercial and Institutional District) and is currently vacant; and

WHEREAS, the Petitioner is requesting approval of a conditional use to develop the Subject Property with a mixed-use building including approximately 6,600 square feet of retail space and 8 residential apartments; and

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

WHEREAS, on June 7, 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 retail and 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: The Final Landscape Plan for The Washington, attached to this Ordinance as **Exhibit D**, is hereby approved.

SECTION 4: The Building Elevations for The Washington, attached to this Ordinance as **Exhibit E**, are 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: 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.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk