

PIN: 07-16-200-039

ADDRESS:
627 & 651 AMERSALE DR.
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 #19-1-108

ORDINANCE NO. 19 - _____

**AN ORDINANCE REVOKING A PORTION OF THE AMERICAN SALE CENTER
PLANNED UNIT DEVELOPMENT FOR THE PROPERTY LOCATED AT
627 & 651 AMERSALE DRIVE**

WHEREAS, Jones Family, LLC (“**Petitioner**”) is the owner of real property located at 627 & 651 Amersale Drive, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”) and known as Lot 4 of the American Sale Center Planned Unit Development; and

WHEREAS, Petitioner has petitioned the City of Naperville to revoke a portion of the American Sale Center Planned Unit Development (PUD) for the Subject Property; and

WHEREAS, on September 3, 2002, the City Council of the City of Naperville passed Ordinance No. 02-300, approving a preliminary plat of planned unit development (PUD) for the American Sale Center in order to create a 5 lot subdivision designating the Subject Property as Lot 4; and

WHEREAS, on August 5, 2003 the City Council of the City of Naperville passed Ordinance No. 03-167, approving a final plat of planned unit development (PUD) for American Sale Center; and

WHEREAS, on February 6, 2006, the City Council passed Ordinance No. 06-030, approving a major change to the PUD to allow for office, commercial, and retail buildings on the Subject Property; and

WHEREAS, the Subject Property is occupied by two brick and stone office buildings; and

WHEREAS, pursuant to Section 6-4 of the Naperville Municipal Code, Petitioner has petitioned the City of Naperville for revocation of the Planned Unit Development approved by Ordinance No. 03-167 and subsequently amended by Ordinance No. 06-030 for the Subject Property; and

WHEREAS, the regulations for Planned Unit Developments in the Naperville Municipal Code have evolved to place a substantial focus on coordinated development, site amenities and open space, and the Subject Property is not reflective of the existing PUD regulations; and

WHEREAS, the City Council has determined 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: The Planned Unit Development designation for Lot 4 of the American Sale Center Planned Unit Development, legally described on **Exhibit A** and depicted on **Exhibit B** is hereby revoked.

SECTION 3: This Ordinance shall be 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: 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 6: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2019.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2019.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk