

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 REZONING THE PROPERTY
LOCATED AT 627 & 651 AMERSALE TO
OCI (OFFICE, COMMERCIAL, AND INSTITUTIONAL DISTRICT)**

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

WHEREAS, Petitioner has petitioned the City of Naperville for rezoning of the Subject Property pursuant to Section 6-3-7 (Rezoning) of the Municipal Code; and

WHEREAS, the Subject Property is presently zoned R4 (Medium Density Multiple Family Residence District); however, the final plat of planned unit development approved per Ordinance 03-167 envisioned non-residential development on the Subject Property; and

WHEREAS, the Subject Property is improved with two brick and stone commercial/office buildings; and

WHEREAS, the Petitioner has requested that the Subject Property be rezoned from R4 to OCI (Office, Commercial and Institutional District) in order to accommodate the existing uses and any future permitted uses; and

WHEREAS, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided in **Exhibit C** attached hereto; and

WHEREAS, on November 20, 2019, the Planning and Zoning Commission conducted a public hearing to consider the rezoning request 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: The Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to OCI (Office, Commercial and Institutional District) in the City of Naperville.

SECTION 3: The Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance.

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: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 6: 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 7: 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