

PIN:
01-11-429-134 to 01-11-429-143
01-11-429-145 to 01-11-429-152

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 #17-1-038

ORDINANCE NO. 17 - _____

AN ORDINANCE AMENDING ORDINANCE 05-179 (AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE PROPERTY LOCATED WEST OF PLAINFIELD-NAPERVILLE ROAD NORTH OF SARATOGA ROAD AND SOUTH OF HAMLET) FOR THE TRAMORE DEVELOPMENT

WHEREAS, K. Hovnanian T&C Homes at Illinois (“Petitioner”), has petitioned the City of Naperville for an amendment to Ordinance 05-179 in order to remove the attached building elevations for the approximately 5.4 acre property located west of Plainfield-Naperville Road, north of Saratoga Road, south of Hamlet Road, and legally described in **Exhibit A** and depicted on **Exhibit B**, commonly known as Tramore Subdivision (“Subject Property”); and

WHEREAS, the owner of the Subject Property is Turning Pointe Autism Foundation; and

WHEREAS, on September 20, 2005, the City Council of the City of Naperville passed Ordinance 05-179, Amending the Zoning Ordinance of the City of Naperville, Illinois for the Subject Property located west of Plainfield-Naperville Road, north of Saratoga Road and south of Hamlet Road, and

WHEREAS, Ordinance 05-179 also approved a preliminary plat of subdivision that created 16 duplex lots and approved architectural elevations for the duplexes; and

WHEREAS, the petitioner is requesting to amend Ordinance 05-179 to remove the attached building elevations such that they are no longer the controlling elevations for the Subject Property; and

WHEREAS, upon removal, the Petitioner will have the ability to propose new building elevations reflective of the intended design of the units; and

WHEREAS, on June 7, 2017, the Planning and Zoning Commission considered the Petitioner's request and recommended approval of PZC 17-1-038; and

WHEREAS, the City Council 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. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The building elevations attached to Ordinance 05-179 are hereby removed.

SECTION 3: All other approvals set forth in Ordinance 05-179 shall remain in full force and effect.

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 and its exhibits with the Will County Recorder.

SECTION 6: 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