

PINs: 01-14-300-005, 01-14-300-013

**ADDRESS:
11007 S. BOOK ROAD
NAPERVILLE, IL 60564**

**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 #18-1-001

ORDINANCE NO. 18 -

**AN ORDINANCE REZONING THE PROPERTY LOCATED
AT 11007 S. BOOK (ENCLAVE ON BOOK) TO
R1 (LOW DENSITY SINGLE FAMILY RESIDENCE DISTRICT)**

WHEREAS, Zion Evangelical Lutheran Church ("Owner") is the owner of the real property located on the east side of Book Road, north of Hassert Boulevard (Enclave on Book) legally described as Parcel A on **Exhibit A** and JHL Developments LLC ("Owner") is the owner of the real property legally described as Parcel B on **Exhibit A**, collectively referred to as the subject property depicted on **Exhibit B** ("Subject Property"); and

WHEREAS, the Subject Property is presently zoned A-1 (Agricultural) in unincorporated Will County and is currently vacant; and

WHEREAS, JHL Developments LLC, ("Petitioner") has petitioned the City of Naperville ("City") for rezoning of the Subject Property to R1 (Low Density Single Family Residence District) upon annexation; and

WHEREAS, the requested rezoning meets the Standards for Granting a Map Amendment as prepared by the petitioner and provided in **Exhibit C** attached hereto; and

WHEREAS, on May 16, 2018 the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of PZC 18-1-001; and

WHEREAS, in addition to seeking approval of the rezoning provided for herein, Petitioner has also requested City approval of ordinances approving annexation, an annexation agreement, a preliminary/final subdivision plat, and variance to the interior side yard setback requirements on the Subject Property; 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 herein. 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 R1 (Low Density Single Family Residence 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 Will 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 _____, 2018.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2018.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk