

PINs:
07-14-100-025
PT. of 01-14-100-023

ADDRESS:
1503 NORTH AURORA ROAD
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 #17-1-018

ORDINANCE NO. 17- ____

AN ORDINANCE APPROVING A CONDITIONAL USE FOR AN AUTOMOBILE SERVICE STATION AND CAR WASH IN THE B3 PUD DISTRICT FOR THE PROPERTY LOCATED AT 1503 NORTH AURORA ROAD

WHEREAS, CIMA Developers, LP (“Petitioner”), has petitioned the City of Naperville for approval of a conditional use for an automobile service station and car wash in the B3 PUD (General Commercial District – Planned Unit Development) for the property located at 1503 North Aurora Road, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

WHEREAS, the Subject Property is currently zoned B3 PUD (General Commercial District – Planned Unit Development) and is currently vacant; and

WHEREAS, the Petitioner is requesting approval of a conditional use in order to construct an automobile service station and car wash on the Subject Property; 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 PZC 17-1-018 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. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A conditional use to allow for an automobile service station on the Subject Property pursuant to Section 6-7C-3 (B3 District: Conditional Uses) of the Municipal Code, and as depicted on the Site Plan attached hereto as **Exhibit B**, is hereby granted.

SECTION 3: This Ordinance is 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 _____, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2017.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk