

PIN:
01-15-200-012-0010
01-15-200-012-0020

ADDRESS:
NEAR THE SOUTHWEST CORNER OF
BOOK ROAD AND 103RD STREET

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 #18-1-030

ORDINANCE NO. 18 - ____

**AN ORDINANCE APPROVING THE FINAL
PLANNED UNIT DEVELOPMENT PLAT FOR CLOW CREEK FARM ADDITION
LOCATED NEAR THE SOUTHWEST CORNER OF BOOK ROAD AND 103RD STREET**

WHEREAS, OAK HILL BUILDERS AND DEVELOPERS, INC., (hereinafter referenced as "Owner" and also as "Petitioner") is the owner of real property located near the southwest corner of Book Road and 103rd Street, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B (hereinafter referenced as "Subject Property"); and

WHEREAS, the Petitioner has petitioned the City of Naperville for approval of a Final Planned Unit Development Plat for Clow Creek Farm Addition, legally described on Exhibit A and depicted on Exhibit B; and

WHEREAS, on August 16, 2016, the City Council of the City of Naperville passed Ordinance 18-021 approving a conditional use for a planned unit development, a preliminary planned unit development plat for Clow Creek Farm Addition, a deviation to Section 6-6A-7 of the Naperville Municipal Code to allow for a reduced interior side yard setback throughout

the proposed development, and a deviation to Section 6-6A-5 of the Naperville Municipal Code to allow two of the proposed sixty-one (61) lots to be less than 10,000 square feet in area; and

WHEREAS, the Petitioner has requested approval of a final planned unit development plat for Clow Creek Farm Addition in order to develop sixty one (61) single family homes on the Subject Property; and

WHEREAS, the proposed Final Planned Unit Development Plat for Clow Creek Farm Addition is in substantial conformance with the Preliminary Planned Unit Development Plat for Clow Creek Farm Addition approved through Ordinance 18-021; and

WHEREAS, the City Council has determined that the Final Planned Unit Development Plat for Clow Creek Farm Addition 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 Final Planned Unit Development Plat for Clow Creek Farm Addition, attached to this Ordinance as **Exhibit B**, is hereby approved for the Subject Property.

SECTION 3: The Final Landscape Plan for Clow Creek Farm Addition, attached to this Ordinance as **Exhibit C**, is hereby approved.

SECTION 4: Deviations to Sections 6-6A-5 (lot size) and 6-6A-7 (interior side yard setback) of the Naperville Municipal Code, as approved by Ordinance 18-021 and depicted on **Exhibit B**, remain in full force and effect.

SECTION 5: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 6: The City Clerk is authorized and directed to record this Ordinance and its exhibits with the Will County Recorder.

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