

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

**ADDRESS:**  
**NEAR THE SOUTHWEST CORNER OF**  
**BOOK ROAD AND 103<sup>RD</sup> 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  
PLAT OF SUBDIVISION FOR CLOW CREEK FARM ADDITION  
LOCATED NEAR THE SOUTHWEST CORNER OF BOOK ROAD AND 103<sup>RD</sup> 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 103<sup>rd</sup> 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 plat of subdivision for the Subject Property; and

**WHEREAS**, the Subject Property is currently zoned R1A (Low Density Single-family Residence District) with a conditional use for the Clow Creek Farm Planned Unit Development; and

**WHEREAS**, on March 6, 2018, the Naperville City Council passed Ordinance 18-020, approving the Preliminary Subdivision Plat for Clow Creek Farm Addition in order to

subdivide the property to allow for the development of sixty one (61) single family homes on a 31.5 acre parcel; and

**WHEREAS**, the Petitioner has requested approval of a final plat of subdivision for Clow Creek Farm Addition to allow for the development of sixty one (61) single family homes on the Subject Property; and

**WHEREAS**, the Final Plat of Subdivision for Clow Creek Farm Addition is in substantial conformance with the Preliminary Subdivision Plat for Clow Creek Farm Addition approved through Ordinance 18-020; and

**WHEREAS**, the City Council of the City of Naperville has determined that the Final Plat of Subdivision for Clow Creek Farm Addition should be approved 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 Plat of Subdivision for Clow Creek Farm Addition, attached to this Ordinance as **Exhibit B**, is hereby approved.

**SECTION 3:** Subject to the terms and conditions set forth and referenced herein, and effective upon recordation of this Ordinance, the Owner's Acknowledgement and Acceptance, attached to this Ordinance as **Exhibit C**, is hereby approved.

**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 recordation with the Will County Recorder.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Steve Chirico  
Mayor

ATTEST:

\_\_\_\_\_  
Pam Gallahue, Ph. D.  
City Clerk