

**PINs:
08-08-101-007
08-08-101-008**

**ADDRESS:
1519 N. NAPER BOULEVARD
NAPERVILLE, ILLINOIS 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 #18-1-111

ORDINANCE NO. 18 -

**AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION
FOR TARTAN POINT SUBDIVISION**

WHEREAS, Great Lakes Credit Union (“Owner”) as the surviving credit union through a merger with Hawthorn Credit Union, owns property located at 1519 N. Naper Boulevard, Naperville, IL 60563, legally described on **Exhibit A** and depicted on **Exhibit B** (“Subject Property”); and

WHEREAS, TRG Acquisitions, LLC (“Petitioner”), an Illinois limited liability company, 350 W. Hubbard Street, Suite 640, Chicago, IL 60654 has petitioned the City of Naperville for approval of a Preliminary Plat of Subdivision for Tartan Point Subdivision for the Subject Property; and

WHEREAS, the Subject Property is zoned B3 (General Commercial) District in the City of Naperville; and

WHEREAS, the Petitioner has also petitioned the City of Naperville for approval of a conditional use in the B3 (General Commercial) District to allow for the construction of a Circle K gas station; and, variances to allow a parking ratio of 13 spaces per 1,000 square feet for a Culver's, eliminate the required bypass lane for the Circle K carwash, reduce the front yard parking setback along a major arterial; permit off-premises monument signage on Lot 3, and permit monument signage within 40' of an interior setback line on Lots 1 and 2 of Tartan Point Subdivision; and

WHEREAS, on December 5, 2018, the Planning and Zoning Commission conducted a public hearing concerning PZC 18-1-111 to consider the Petitioner's requests for the Subject Property, and recommended approval of the Petitioner's requests; and

WHEREAS, the City Council of the City of Naperville has determined that the Preliminary Plat of Subdivision for Tartan Point Subdivision 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 in this Section 1. All Exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Preliminary Plat of Subdivision for Tartan Point Subdivision, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: The approvals contained herein are contingent upon the Final Plat of Subdivision for Tartan Point Subdivision being in substantial conformance with the approved

Preliminary Plat of Subdivision for Tartan Point Subdivision, and compliance with the provisions of 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 and its Exhibits with the DuPage 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 from and after 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