

**PIN: 08-28-200-018**

**ADDRESS:  
24W255 HOBSON ROAD  
NAPERVILLE, IL 60540**

**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 #12-1-080**

**ORDINANCE NO. 12 - \_\_\_\_\_**

**AN ORDINANCE APPROVING REZONING AND A PRELIMINARY/FINAL  
PLAT OF SUBDIVISION FOR PROPERTY LOCATED AT  
24W255 HOBSON ROAD**

**WHEREAS**, Harter Investment Strategies, LLC (“Petitioner”) has petitioned the City of Naperville for rezoning and a preliminary/final plat of subdivision for the 3.1752-acre real property located at 24W255 Hobson Road, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

**WHEREAS**, Harter Investment Strategies, LLC is the owner of the Subject Property; and

**WHEREAS**, the Subject Property is presently zoned R-1 (Single Family Residence District) in unincorporated DuPage County and is currently vacant; and

**WHEREAS**, the Petitioner is requesting rezoning of the Subject Property to E2 (Medium Density Estate District) in order to align the proposed use with the recommendations from the City of Naperville’s Hobson Road Study and East Sector Update plans; and

**WHEREAS**, the Petitioner is requesting approval of a preliminary/final plat of subdivision in order to create a legal lot of record; and

**WHEREAS**, on September 9, 2012 the Planning and Zoning Commission conducted a public hearing to consider the rezoning preliminary/final plat of subdivision request and recommended approval of the Petitioner's requests; 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:** The Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to E2 (Medium Density Estate 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:** The Preliminary/Final Plat of Subdivision for Harter Subdivision, attached to this Ordinance as **Exhibit B** 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 with the DuPage County Recorder.

**SECTION 6:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2012.

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A. George Pradel  
Mayor

ATTEST:

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Pam LaFeber, Ph. D.  
City Clerk