

PINS:
08-08-301-022
08-08-301-023
08-08-301-024
08-08-301-025
08-08-301-026
08-08-301-027

ADDRESSES:
See "Exhibit A"

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 #14-1-088

ORDINANCE NO. 14 - 158

**AN ORDINANCE APPROVING THE PRELIMINARY PLAT
OF SUBDIVISION FOR BURLINGTON MEADOWS AND A DEVIATION TO
SECTION 7-4-2 (STREETS) OF THE MUNICIPAL CODE**

WHEREAS, LEA P. NAVALANY TRUST AND RAYMOND R. & ROSE M. NAVALANY TRUST ("Owners") are the owners of real property located at the southwest corner of Burlington Avenue and Naperville-Wheaton Road, Naperville, Illinois, legally described on Exhibit A and depicted on Exhibit B ("Subject Property"); and

WHEREAS, BSP2, LLC ("Petitioner") is the contract purchaser of the Subject Property;
and

WHEREAS, the Petitioner has petitioned the City of Naperville for approval of a Preliminary Plat of Subdivision for Burlington Meadows in order to subdivide the Subject Property into fourteen (14) single-family lots; and

WHEREAS, the Petitioner has also petitioned the City of Naperville for approval of a deviation to Section 7-4-2:1.6 (Local Streets) of the Municipal Code in order to reduce the required width for the proposed Declan Court right-of-way from 66 feet to 60 feet; and

WHEREAS, on August 20, 2014, the Planning and Zoning Commission conducted a public hearing to consider the Petitioner's request and recommended approval of the proposed Preliminary Plat of Subdivision and right-of-way width deviation; and

WHEREAS, the City Council of the City of Naperville has determined that the Preliminary Plat of Subdivision for Burlington Meadows and the requested right-of-way width deviation 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 Preliminary Plat of Subdivision for Burlington Meadows, attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: A deviation from Section 7-4-2:1.6 (Local Streets) of the Municipal Code is hereby approved to allow for a reduction in right-of-way width for the proposed Declan Court from the 66 feet to 60 feet, as depicted on the Preliminary Plat of Subdivision for Burlington Meadows, attached to this Ordinance as **Exhibit B**.

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.

BURLINGTON MEADOWS

LEGAL DESCRIPTION

LOTS 1, 2, 5, 6, AND 7 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R1938-390671. IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH,

LOT 8 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 390671. IN DUPAGE COUNTY, ILLINOIS.

Lot 1: 25w475 Burlington Avenue, Naperville, IL 60563	08-08-301-023
Lot 2: 25w501 Burlington Avenue, Naperville, IL 60563	08-08-301-022
Lot 5: 5s440 Naperville-Wheaton Road, Naperville, IL 60563	08-08-301-024
Lot 6: 5s450 Naperville-Wheaton Road, Naperville, IL 60563	08-08-301-025
Lot 7: 5s460 Naperville-Wheaton Road, Naperville, IL 60563	08-08-301-026
Lot 8: 5s480 Naperville-Wheaton Road, Naperville, IL 60563	08-08-301-027

EXHIBIT A

