

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT
(Timber Pointe Unit 2 Subdivision)

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,
AS FOLLOWS:**

SECTION 1: The attached final planned unit development is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 3: This Ordinance shall be in effect upon its passage.

PASSED this ____ day of _____, 2024

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Timber Pointe Unit 2 Subdivision

PIN: 05-06-15-302-010-0000 and part of 05-06-15-302-009-0000

PLAN COMMISSION APPROVED: Yes

CONDITIONS IMPOSED: Yes

CED DOC. NO.: PUD-5-23

EXHIBIT "A"

The approval of the Final Planned Unit Development for Timber Pointe Unit 2 Subdivision is subject to the following conditions:

1. This is a multi-family rental development – individual units of two or more rooms occupied or intended or designed to be occupied as a family domicile in a single building. The individual units are for rent. Developer/Owner will be responsible for the maintenance of all buildings, including the proposed clubhouse, and all common areas, including but not limited to the parking lots, landscaping, snow removal, and general maintenance. Developer/Owner is not required to prepare or record a declaration of covenants.
2. Notwithstanding the foregoing, Developer/Owner reserves the right to convert the buildings to condominium ownership and sell units to individual owners in the event of substantial changes in market conditions. In the event Developer/Owner elects to convert to condominium ownership, 765 ILCS 605/1 et seq., the Condominium Property Act, applies and the Developer/Owner will establish an association responsible for maintenance of the common areas, club house, and all common grounds as well as the parking lots, landscaping, snow removal, and general maintenance as law requires.