

PIN:  
08-19-218-001

PROPERTY ADDRESS:  
706 PARKSIDE ROAD  
NAPERVILLE, IL 60540

PREPARED BY:  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
630/420-4170  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

RETURN TO:  
CITY OF NAPERVILLE  
CITY CLERK/COMMUNITY SERVICES DEPT.  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case # DEV-0045-2025

**ORDINANCE NO. 25 -**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF AN  
ANNEXATION AGREEMENT FOR THE PROPERTY  
LOCATED AT 706 PARKSIDE ROAD**

**RECITALS**

1. **WHEREAS**, Bartlomiej Kosinski and Karolina Kosinski, as owners of NexGen Realty Solutions, Inc., 9141 South 83rd Avenue, Hickory Hills, IL 60457 (“**Petitioners**” and “**Owners**”) are the owners of real property located at 706 Parkside Road, Naperville, Illinois, 60540 legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”), and have petitioned the City of Naperville (“**City**”) for annexation of the Subject Property.
2. **WHEREAS**, the Petitioners have requested that the City approve this ordinance approving an annexation agreement for the Subject Property (“**Ordinance**”) along with ordinances approving annexation of the Subject Property, rezoning of the

Subject Property, and a platted setback deviation (hereinafter cumulatively referenced herein as the “**706 Parkside Road Ordinances**”).

3. **WHEREAS**, the Petitioners are ready, willing, and able to enter into an annexation agreement and to perform the obligations required herein and as set forth in the Naperville Municipal Code (“**Code**”), as amended from time to time.
4. **WHEREAS**, the Petitioners and the City of Naperville have fully complied with the statutory and Code provisions required for the approval and execution of an annexation agreement.
5. **WHEREAS**, the City Council of the City of Naperville has determined that it is in the best interests of the City of Naperville to enter into the Annexation Agreement attached hereto as **Exhibit C** (“**Annexation Agreement**”) 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 authority, 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 Mayor is authorized and directed to execute, and the City Clerk is authorized and directed to attest, the Annexation Agreement for 706 Parkside Road attached hereto as **Exhibit C**.

**SECTION 3:** The City Clerk is authorized and directed to record the 706 Parkside Road Ordinances, including their Exhibits, with the DuPage County Recorder in the following order: (1) Annexation Agreement; (2) Annexation; (3) Rezoning; and (4) Platted Setback Deviation.

**SECTION 4:** If this Ordinance and the Annexation Agreement it approves are not recorded with the office of the Recorder in which the Subject Property is located within one (1) year of their approval and passage by the Naperville City Council, this Ordinance and the Annexation Agreement shall be null and void without any further action by the City unless this Ordinance is amended by the City to extend such timeframe. The Petitioners shall defend, indemnify, and hold the City and its officers, agents and employees harmless if recordation does not occur within the original, or any extended, timeframe.

**SECTION 5:** 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. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the DuPage County Recorder.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Scott A. Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk