

PINS:
07-13-442-019
07-13-442-017

ADDRESSES:
115 AURORA AVENUE
NAPERVILLE, IL 60540

AND

405 S. MAIN STREET
NAPERVILLE, IL 60540

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

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case # DEV-0029-2026

RESOLUTION NO. 26-

A RESOLUTION AUTHORIZING APPLICATION OF PARKING FEE IN-LIEU PROVISIONS FOR JOHN GREENE COMMERCIAL LOCATED AT 115 AURORA AVENUE AND 405 S. MAIN STREET (JOHN GREENE COMMERCIAL)

1. **WHEREAS**, Water Street Investments LLC, an Illinois limited liability company, 1311 S. RT. 59, Naperville, IL 60564 and Jerome A. Bergamini Jr., not personally or individually, but as sole Trustee of the Leslie M. Bergamini Martial Trust U/A dated January 23, 2010, 1528 Alan Rd., Naperville, IL 60564, are the owners ("**Owners**") of real property located at 115 Aurora Avenue and 405 S. Main Street, Naperville, IL 60540, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the Owners have authorized John Greene Enterprises, Inc., an Illinois corporation, doing business as John Greene Realtor, 1311 S. Route 59, Naperville, IL

60564 (“**Petitioner**”), to seek entitlements to allow development of an office building on the Subject Property (“**John Greene Commercial**”).

3. **WHEREAS**, the City developed certain parking exemptions in Section 11-2E-1 et seq. of the Naperville Municipal Code in order to allow properties located within the downtown area to develop without providing the full amount of on-site parking required under the Code so long as said properties meet certain criteria and participate in collective funding provided for through established special service areas.
4. **WHEREAS**, Petitioner has requested to be permitted to utilize the partial parking exemption provisions set forth in Section 11-2E-2:3 of the Naperville Municipal Code.
5. **WHEREAS**, Petitioner has requested that the City approve this resolution (“**Resolution**”) along with ordinances approving the following: (i) a preliminary/final plat of subdivision for the Subject Property; (ii) rezoning the Subject Property from R2 (Single-Family & Low Density Multiple-Family Residence District) to the TU (Transitional Use District); and, (iii) variances to Section 6-7I-8 of the Naperville Municipal Code (“Code”) to permit a maximum height of 43 ft. 8 in. in lieu of 35 ft., Section 6-7I-4:7 of the Code to permit a building that is not residentially styled and Section 6-9-2:4.3.2 of the Code to permit parking spaces to be located 3 ft. 7 in. from the public alley in lieu of 5 ft. (together hereinafter referenced as the “**The John Greene Entitlements**”).
6. **WHEREAS**, pursuant to Section 11-2E-3:3 of the Code, Petitioner requests City Council approval to utilize the parking fee-in-lieu provisions set forth in Section 11-2E-2 and Section 11-2E-3 of the Code.

7. **WHEREAS**, Petitioner has designed the development to be consistent with the eligibility criteria provided in Section 11-2E-2 of the Code, for a partial exemption of 50% from off-street parking otherwise required.
8. **WHEREAS**, pursuant to Section 11-2E-3:3 of the Code, the Subject Property is eligible to request City Council approval of a fifty percent (50%) exemption from off-street parking required by Section 6-9-3 of the Naperville Municipal Code under the parking fee in-lieu-of provisions of Section 11-2E-2:3.
9. **WHEREAS**, pursuant to the parking fee in-lieu calculation prescribed, the Subject Property is required to provide a net parking demand of at least twenty-five (25) off-street parking spaces at a weighted cost per space of \$15,865.00, calculations are set forth on **Exhibit C**.
10. **WHEREAS**, since the Petitioner proposes to construct twenty-five (25) off-street parking spaces as illustrated on the Site Plan attached as **Exhibit D**, the net parking demand required upon application of the provisions of Section 11-2E-2:3 will be met; therefore, Petitioner will not owe any additional parking fee fee-in-lieu payment.
11. **WHEREAS**, subject to approval of The John Greene Entitlements, the City Council has determined that Petitioner's request to be permitted to utilize the parking fee-in-lieu of provisions set forth in Section 11-2E-2:3 of the Naperville Municipal Code should be granted and that parking shall be provided on-site on the Subject Property as described and referenced herein.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, COUNTIES OF DUPAGE AND WILL, 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 Resolution shall be deemed incorporated and made part hereof.

SECTION 2: Petitioner's request for the parking fee-in-lieu provisions set forth in Section 11-2E-2:3 of the Naperville Municipal Code to be applied to the Subject Property is hereby approved as provided herein subject to all of the terms and conditions set forth or referenced herein.

SECTION 3: This Resolution shall be in full force and effect upon passage and approval of The John Greene Entitlements.

ADOPTED this _____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2026.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk