

PIN: 07-22-102-034

PROPERTY ADDRESS:
2603 AURORA AVENUE
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-0030-2026

ORDINANCE NO. 26- __

**AN ORDINANCE APPROVING A CONDITIONAL USE
FOR AN AMUSEMENT ESTABLISHMENT IN THE B2 DISTRICT FOR
THE PROPERTY LOCATED AT 2603 AURORA AVENUE**

RECITALS

1. **WHEREAS**, Jackie Burton, Bloom By Iris, LLC., Taste Buds Kitchen, 1552 S. Route 59, #1059, Naperville, Illinois, 60564 ("**Petitioner**"), has petitioned the City of Naperville for approval of a conditional use pursuant to Section 6-7B-3 (B2/Conditional Uses) of the Naperville Municipal Code for an amusement establishment in the B2 (Community Shopping Center District) for the property located at 2603 Aurora Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the owner of the Subject Property is Brixmor Holdings 6 SPE, LLC, Brixmor Property Group, 8600 W. Bryn Mawr Avenue, Suite 750N, Chicago, IL 60631 ("**Owner**").

3. **WHEREAS**, the Subject Property is located within the Westridge Court Shopping Center and is currently zoned B2 (Community Shopping Center District) and improved with a single-story, multi-tenant commercial building.
4. **WHEREAS**, with authorization of the Owner, Petitioner is requesting approval of a conditional use for an amusement establishment to locate Taste Buds Kitchen in Suite 119 on the Subject Property pursuant to Section 6-7B-3 (B2/Conditional Uses).
5. **WHEREAS**, Taste Buds Kitchen is a culinary entertainment business offering pre-scheduled bookings, including a variety of baking and cooking classes, events and camps.
6. **WHEREAS**, the City's Land Use Master Plan identifies the future place type for the Subject Property as Urban Center, and the proposed use is compatible with this designation as entertainment uses are identified as a primary use in this place type.
7. **WHEREAS**, the requested conditional use meets the Standards for Granting a Conditional Use as provided in **Exhibit C** attached hereto.
8. **WHEREAS**, on June 17, 2026, the Planning and Zoning Commission conducted a public hearing to consider the requested conditional use and recommended approval of the Petitioner's request.
9. **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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A conditional use to allow for an amusement establishment pursuant to Section 6-7B-3 (B2/Conditional Uses) of the Municipal Code is hereby granted.

SECTION 3: The conditional use approved by this Ordinance shall expire two (2) years from the effective date of this Ordinance unless: (1) a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started, or (2) the use specified in this Ordinance has commenced.

SECTION 4: This Ordinance is subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

SECTION 5: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 6: 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 Recorder in which the Subject Property is located within.

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

PASSED this _____ day of _____, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2026.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk