

PINS:
07-12-214-013
07-12-209-024

PROPERTY ADDRESSES:
27W240 AND 27W280 BAUER ROAD
NAPERVILLE, IL 60563

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

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

PZC Case # DEV-0162-2025

ORDINANCE NO. 26 - _____

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT
27W240 AND 27W280 BAUER ROAD (BAUER ROAD DUPLEXES) TO
TU (TRANSITIONAL USE DISTRICT)**

RECITALS

1. **WHEREAS**, Hawkeye Property Holdings LLC, with offices at 522 N Washington Street, Naperville, IL 60563 ("**Owner**" and "**Petitioner**"), owns real property located at 27W240 and 27W280 Bauer Road, Naperville, IL 60563 which is legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"), and has petitioned the City of Naperville ("**City**") for a map amendment to rezone the Subject Property to the TU (Transitional Use District).
2. **WHEREAS**, the Subject Property is currently zoned R-3 in unincorporated DuPage County and is currently vacant due to the recent demolition of the existing single-family home.
3. **WHEREAS**, the Petitioner has petitioned the City for a map amendment to rezone the Subject Property to TU (Transitional Use District) upon annexation into City in

order to allow for the construction of three duplex buildings for a total of six dwelling units.

4. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Granting a Map Amendment as provided in **Exhibit C** (“**Response to Standards**”) attached hereto.
5. **WHEREAS**, on March 4, 2026, the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioner’s request.
6. **WHEREAS**, the Petitioner has requested that the City approve this ordinance (“**Ordinance**”) rezoning the Subject Property to TU (Transitional Use District) along with ordinances approving an annexation agreement for the Subject Property, annexation of the Subject Property, a preliminary/final plat of subdivision, and a variance to permit a maximum rear yard coverage of 45% (together hereinafter referenced herein as the “**Bauer Road Duplexes Ordinances**”).
7. **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: The Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance to rezone the Subject Property to TU (Transitional Use District).

SECTION 3: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 4: The City Clerk is authorized and directed to record a certified copy of this Ordinance, together with the exhibits attached hereto, and the remainder of the Bauer Road Duplexes Ordinances, with their exhibits, with the DuPage County Recorder in the following order: (1) Annexation; (2) Annexation Agreement; (3) Rezoning; (4) Preliminary/Final Plat of Subdivision; (5) Variance.

SECTION 5: If certified copies of the Bauer Road Duplexes Ordinances, with their exhibits, are not recorded with the DuPage County Recorder within one (1) year of their passage and approval by the Naperville City Council, said Bauer Road Duplexes Ordinances shall be null and void without any further action by the City.

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 DuPage County Recorder.

SECTION 7: 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