

**PIN:
07-13-427-015**

**PROPERTY ADDRESS:
222 S MILL 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/COMMUNITY SERVICES DEPT.
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540**

PZC Case # DEV-0114-2025

ORDINANCE NO. 26 - _____

**AN ORDINANCE REZONING THE PROPERTY
LOCATED AT 222 S MILL STREET TO
B5 (SECONDARY DOWNTOWN DISTRICT)**

RECITALS

1. **WHEREAS**, Lakewest Custom Homes, Ltd, 1309 N. Loomis Street, Naperville, IL 60563 ("**Petitioner**") has petitioned the City of Naperville for rezoning of the 0.22-acre real property located at 222 S Mill Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, 222 Mill LLC, an Illinois Limited Liability Company, 222 S. Mill Street, Ste 200, Naperville, IL 60540 is the owner of the Subject Property ("**Owner**").
3. **WHEREAS**, the Subject Property is presently zoned OCI (Office, Commercial and Institutional District) and improved with an office building and a parking lot.
4. **WHEREAS**, with the authorization of the Owners, Petitioner has requested that the Subject Property be rezoned from OCI (Office, Commercial and Institutional District)

to B5 (Secondary Downtown) to redevelop the property with a 6-unit, multi-family residential building.

5. **WHEREAS**, the Naperville Downtown 2030 Plan identifies the future land use of the subject property as Secondary Downtown, which is consistent with the proposed B5 zoning designation.
6. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided in **Exhibit C** attached hereto.
7. **WHEREAS**, on January 21, 2026, the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioner's request.
8. **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 Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to B5 (Secondary Downtown) in the City of Naperville.

SECTION 3: The Zoning Map of the City of Naperville is hereby amended in accordance with this Ordinance.

SECTION 4: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

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 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