

**PIN:**  
**07-01-20-200-006-0000**

**PROPERTY ADDRESS:**  
**25013 & 20535 WEST 111TH STREET**  
**NAPERVILLE, IL 60564**

**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-0176-2025**

**ORDINANCE NO. 26 - \_\_\_\_\_**

**AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION  
AND THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE FOR  
EVERLY TRACE**

**RECITALS**

1. **WHEREAS**, JMRV Naperville, LLC, an Illinois limited liability company, with a mailing address of 445 Jackson Avenue, Suite 200, Naperville, Illinois 60540 ("**Owner**", "**Petitioner**", and "**Developer**"), owns real property located at 25013 & 20535 West 111th Street, Naperville, Illinois, 60564 and legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the Petitioner has petitioned the City of Naperville ("**City**") for approval of a Final Plat of Subdivision for Everly Trace to subdivide the 10-acre Subject Property into sixty-eight (68) lots for single-family attached dwellings and three (3) out lots for common open space, stormwater management, and private roadways to

allow for the development of sixty-eight (68) single-family attached dwellings in the form of five (5) two-story townhome buildings and ten (10) three-story rowhome buildings on the Subject Property.

3. **WHEREAS**, on October 7, 2025, the City Council approved the following ordinances relating to Everly Trace: (i) Ordinance 25-116 approving an annexation agreement for Everly Trace; (ii) Ordinance 25-117 annexing 25013 & 20535 West 111th Street into the City of Naperville for Everly Trace; (iii) Ordinance 25-118 rezoning 25013 & 20535 West 111th Street for Everly Trace to OCI (Office, Commercial, and Institutional District) upon annexation; (iv) Ordinance 25-119 approving a Preliminary Plat of Subdivision for Everly Trace; and (v) Ordinance 25-120 approving a conditional use for single-family attached dwellings and a variance to the corner side yard setback for Everly Trace (together hereinafter referenced as the “**Everly Trace Ordinances**”).
4. **WHEREAS**, the Final Plat of Subdivision for Everly Trace is in substantial conformance with the Preliminary Plat of Subdivision for Everly Trace approved through Ordinance 25-119.
5. **WHEREAS**, the City and the Owner and Developer have negotiated an Owner’s Acknowledgement and Acceptance Agreement for Everly Trace Subdivision, attached hereto as **Exhibit C** (“**Owner’s Acknowledgement and Acceptance Agreement**”).
6. **WHEREAS**, subject to development of Everly Trace in the manner described in the Owner’s Acknowledgement and Acceptance Agreement, the City Council of the City

of Naperville has determined that the Petitioner's requests should be granted as provided herein.

7. **WHEREAS**, subject to development of the Subject Property in the manner described in the Owner's Acknowledgement and Acceptance Agreement, the City Council of the City of Naperville has determined that the Final Plat of Subdivision for Everly Trace should be approved 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 Final Plat of Subdivision for Everly Trace, attached to this Ordinance as **Exhibit D** ("**Final Plat of Subdivision**"), is hereby approved.

**SECTION 3:** The Owner's Acknowledgement and Acceptance Agreement attached to this Ordinance as **Exhibit C**, is hereby approved.

**SECTION 4:** The approvals granted herein are subject to development of Everly Trace in the manner described in the Owner's Acknowledgement and Acceptance Agreement attached hereto as **Exhibit C**.

**SECTION 5:** The Final Landscape Plan, attached to this Ordinance as **Exhibit E** ("**Final Landscape Plan**"), is hereby approved.

**SECTION 6:** The Final Building Elevations, attached to this Ordinance as **Exhibit F** ("**Final Building Elevations**"), are hereby approved.

**SECTION 7:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 8:** The City Clerk is authorized and directed to record this Ordinance, the Final Plat of Subdivision for Everly Trace, and the Owner's Acknowledgement and Acceptance Agreement approved by this Ordinance with the Will County Recorder.

**SECTION 9:** 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 Will County Recorder.

**SECTION 10:** 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