

PIN:  
07-01-15-400-002-0000

PROPERTY ADDRESS:  
10826-10846 S. BOOK ROAD  
NAPERVILLE, IL 60540

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-0033-2025

**ORDINANCE NO. 25 - \_\_\_\_**

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT 10826-10846 S. BOOK ROAD TO R1A (LOW DENSITY SINGLE FAMILY RESIDENCE DISTRICT) FOR THE RESERVES OF SADDLE CREEK**

**RECITALS**

1. **WHEREAS**, Doug Overstreet, with a mailing address of 7245 Regal Oak Court, Yorkville, IL 60560 ("**Petitioner**"), has petitioned the City of Naperville ("**City**") for a map amendment to rezone the Subject Property to the R1A (Low Density Single Family Residence District) upon annexation into City to construct fourteen (14) single-family homes and extend Clearwater Lane to Book Road, to be known as "The Reserves of Saddle Creek", for real property located at 10826-10846 S. Book Road, Naperville, Illinois, 60564 and legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, Book Road 1006600 LLC, with offices at 7245 Regal Oak Court, Yorkville, IL 60560 ("**Owner**"), is the owner of the Subject Property and has authorized the Petitioner to submit the request.

3. **WHEREAS**, the Subject Property is currently zoned A-1 in unincorporated Will County. The Petitioner has demolished the two existing single-family homes and associated farmstead structures on the Subject Property.
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 July 16, 2025, 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 R1A (Low Density Single Family Residence District) upon annexation, along with ordinances approving an annexation agreement for the Subject Property, annexation of the Subject Property, a preliminary/final plat of subdivision with a subdivision deviation from the ninety-percent rule, a variance to the rear yard setback, and a deviation from the City's Design Manual for Public Improvements (hereinafter cumulatively referenced herein as the "**The Reserves of Saddle Creek 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:** Subject to approval, execution, and recording of The Reserves of Saddle Creek Ordinances as provided herein, the Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to R1A (Low Density Single Family Residence District) in the City of Naperville.

**SECTION 3:** Subject to approval, execution, and recording of The Reserves of Saddle Creek Ordinances as provided herein, 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, together with the exhibits attached hereto, with the Will County Recorder.

**SECTION 6:** If this Ordinance and the rezoning it approves are not recorded with the office of the Recorder in which the Subject Property is located within one (1) year of their approval and passage by the Naperville City Council, this Ordinance and the rezoning it approves shall be null and void without any further action by the City unless this Ordinance is amended by the City to extend such timeframe. The Petitioner shall defend, indemnify, and hold the City and its officers, agents and employees harmless if recordation does not occur within the original, or any extended, timeframe.

**SECTION 7:** 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 8:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Scott A. Wehrli  
Mayor

ATTEST:

\_\_\_\_\_  
Dawn C. Portner  
City Clerk