

PINS: 07-24-100-015, 07-23-208-013

ADDRESS:  
VACANT PROPERTY EAST OF  
1155 AURORA AVENUE  
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'S OFFICE  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case: DEV-0022-2025

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

AN ORDINANCE REZONING THE VACANT PROPERTY LOCATED EAST OF 1155  
AURORA AVENUE TO  
TU (TRANSITIONAL USE)

RECITALS

1. **WHEREAS**, Charleston Investments, LLC, an Illinois limited liability company, 933 E. Ogden Ave., Naperville, Illinois 60563 ("**Petitioner**"), has petitioned the City of Naperville to rezone the vacant property located east of 1155 Aurora Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**") to the TU (Transitional Use) district.
2. **WHEREAS**, Ronald A. Hicks, Bishop of the Roman Catholic Diocese of Joliet, Illinois, successor Trustee, of Trust Agreement dated December 31, 1949, 16555 Weber Road, Crest Hill, Illinois 60403 ("**Owner**") is the owner of the Subject Property.

3. **WHEREAS**, the Subject Property is presently zoned R1-A (Low-Density Single Family Residence District and is unimproved.
4. **WHEREAS**, the Petitioner has submitted a petition for rezoning of the Subject Property to TU (Transitional Use) in order to construct a single-family home subdivision.
5. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided on **Exhibit C** ("**Response to Standards**") attached hereto.
6. **WHEREAS**, the Petitioner has requested that the City approve this ordinance ("**Ordinance**") rezoning the Subject Property to TU (Transitional Use) along with an ordinance approving a Preliminary/Final Plat of Subdivision, a Subdivision Deviation, and an Owner's Acknowledgement and Acceptance Agreement for the Subject Property (hereinafter cumulatively referenced herein as the ("**Charleston Place Ordinances**").
7. **WHEREAS**, on March 19, 2025, the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the 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 TU (Transitional Use).

**SECTION 3:** Upon recordation of the Charleston Place Ordinances, 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 this Ordinance is not recorded with the office of the Recorder in which the Subject Property is located within one (1) year of its approval and passage by the Naperville City Council, this Ordinance 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 and Owner 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.

**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.

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Scott A. Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk