

**PINs:**

**08-18-303-005 (Lot 1)**

**08-18-303-006 (Lot 2)**

**08-18-303-007 (Lot 3)**

**ADDRESSES:**

**25 E BENTON AVENUE**

**NAPERVILLE, IL 60540**

**PREPARED BY:**

**CITY OF NAPERVILLE**

**LEGAL DEPARTMENT**

**630/420-4170**

**RETURN TO:**

**CITY OF NAPERVILLE**

**CITY CLERK/COMMUNITY SERVICES DEPT.**

**400 SOUTH EAGLE STREET**

**NAPERVILLE, IL 60540**

**Case HPC-0007-2025**

**ORDINANCE NO. 26 -**

**AN ORDINANCE DESIGNATING THE 1906 BUILDING LOCATED  
AT 25 E BENTON AVENUE, NAPERVILLE, ILLINOIS AS A  
HISTORIC LANDMARK UNDER THE NAPERVILLE MUNICIPAL CODE**

1. **WHEREAS**, the First Congregational Church of Naperville, also known as The First Congregational Church of Naperville United Church of Christ, owns the property located at 25 E. Benton Avenue, Naperville, IL 60540 which is legally described as Lots 1, 2, and 3 on **Exhibit A** and depicted on **Exhibit B** (the "**Subject Property**"). The Subject Property is currently zoned R2 (Single-Family and Low Density Multiple-Family Residence District).
2. **WHEREAS**, the structure located on the Subject Property is comprised of three building sections:

- a. The original structure constructed in 1906 in the Gothic Revival architectural style located on Lot 3 and also on approximately the eastern ten feet (10') of Lot 2 (hereinafter the "**1906 Building**");
  - b. An addition constructed in 1930 which is located on Lot 2 (hereinafter the "**1930 Building**"); and
  - c. An addition constructed in 1979 which is located on Lot 1 (hereinafter the "**1979 Building**").
3. **WHEREAS**, the First Congregational Church Landmarking Taskforce ("**Petitioner**"), submitted a Landmark Application seeking to designate the 1906 Building, which is located on Lot 3 of the Subject Property and approximately the eastern ten feet (10') of Lot 2 of the Subject Property as a Landmark in accord with Section 6-11-3 (Designation of Landmarks) of the Naperville Municipal Code.
4. **WHEREAS**, the First Congregational Church of Naperville has consented to the landmark nomination as provided in **Exhibit C** ("**Owner Consent**").
5. **WHEREAS**, the Landmark Application attached hereto as **Exhibit D** was prepared with technical assistance from Naperville Preservation, Inc.
6. **WHEREAS**, upon passage of this Ordinance, the 1906 Building will be subject to the regulations included in Chapter 11 (Historic Preservation) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code (hereinafter "**Historic Preservation Regulations**").
7. **WHEREAS**, upon passage of this Ordinance, the Historic Preservation Regulations shall not be applicable to the 1930 Building or the 1979 Building subject to the requirement that modifications to any shared structural components of the 1906 and 1930 Buildings shall be allowed only upon demonstration to the satisfaction of the Director of

Transportation, Engineering, and Development for the City of Naperville that the proposed modifications will not adversely affect the structural integrity of the 1906 Building.

8. **WHEREAS**, all notices required to be given related to designation of the Subject Property as a Landmark as set forth in the Naperville Municipal Code were properly given.
9. **WHEREAS**, on December 4, 2025, the Historic Preservation Commission conducted a public hearing concerning the proposed designation of the 1906 Building as a Landmark and issued Findings of Fact, attached hereto as **Exhibit E** (“**Findings of Fact**”), stipulating that the 1906 Building meets the Criteria for Designation as a Landmark as set forth in 6-11-3 of the Naperville Municipal Code.
10. **WHEREAS**, the City Council of the City of Naperville has determined that the 1906 Building located on the Subject Property should be designated as a Landmark and subject to the Landmark provisions set forth in the Naperville Municipal Code.

**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 herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** The 1906 Building located at 25 E Benton Avenue is hereby designated as a Landmark under the Naperville Municipal Code and shall be subject to all applicable provisions included in Chapter 11 (Historic Preservation) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code, as amended from time to time.

**SECTION 3:** The 1930 Building and 1979 Building located at 25 E Benton Avenue are not designated as a Landmark and shall not be subject to any provisions included in Chapter 11 (Historic Preservation) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code subject to the requirement that modifications to any shared structural components of the 1906 and 1930 Buildings shall be allowed only upon demonstration to the satisfaction of the Director of Transportation, Engineering, and Development for the City of Naperville that the proposed modifications will not adversely affect the structural integrity of the 1906 Building.

**SECTION 4:** This Ordinance is subject to all conditions and requirements set forth in Title 6 (Zoning) of the Naperville Municipal Code, as amended, and to all supporting documents and exhibits contained as a part of the record of the public hearing before the Historic Preservation Commission.

**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 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.

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Scott Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk