

**PIN:**  
**08-17-302-062**

**PROPERTY ADDRESS:**  
**1180 E CHICAGO AVENUE**  
**NAPERVILLE, IL 60540**

**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-0163-2025**

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

**AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF SUBDIVISION  
AND THE OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE FOR THE  
IMBURGIA SUBDIVISION (1180 E. CHICAGO AVENUE)**

**RECITALS**

1. **WHEREAS**, Joseph D. Imburgia, 1060 Prairie Avenue, Naperville, IL 60540 ("Owner") is the owner of real property located at 1180 E. Chicago Avenue, Naperville, IL 60540, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property").
2. **WHEREAS**, Daniel J. Roberts, 5105 Dewitt Lane, Downers Grove, IL 60515 ("Petitioner"), has petitioned with the City of Naperville for approval of a Preliminary/Final Plat of Subdivision in order to subdivide the Subject Property into two (2) lots to allow for construction of two (2) single family residences on Lot 1 and Lot 2.

3. **WHEREAS**, approval of the Preliminary/Final Plat of Subdivision is subject to the terms and conditions set forth in the Owner's Acknowledgement and Acceptance Agreement attached hereto as **Exhibit C**.
4. **WHEREAS**, the Preliminary/Final Plat of Subdivision for the Imburgia Subdivision is subject to review and approval by the Naperville City Council per Section 7-2-2:5 (Subdivision plat Procedures: Review) of the Naperville Municipal Code.
5. **WHEREAS**, the City Council of the City of Naperville has determined that the Final Plat of Subdivision for the Imburgia Subdivision, attached to this Ordinance as **Exhibit B**, 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 Preliminary/Final Plat of Subdivision for the Imburgia Subdivision, attached to this Ordinance as **Exhibit B**, is hereby approved.

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

**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, the Preliminary/Final Plat of Subdivision for the Imburgia Subdivision, and the Owners

Acknowledgement and Acceptance, approved by 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