

**PINS:  
07-13-443-009  
07-13-443-005  
07-13-443-010**

**ADDRESSES:  
419-423 S. WASHINGTON STREET  
NAPERVILLE, IL 60540**

**AND**

**400 S. MAIN STREET  
NAPERVILLE, IL 60540**

**PREPARED BY:  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
630/420-4170**

**RETURN TO:  
CITY OF NAPERVILLE  
CITY CLERK'S OFFICE  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540**

**PZC Case #21-1-105**

**ORDINANCE NO. 22 -**

**AN ORDINANCE REZONING 419-423 S. WASHINGTON STREET AND  
400 S. MAIN STREET, LOCATED AT THE NORTHWEST CORNER OF  
WASHINGTON STREET AND AURORA AVENUE, FROM  
B5 (SECONDARY DOWNTOWN DISTRICT) TO B4 (DOWNTOWN CORE DISTRICT)**

1. **WHEREAS**, the properties located at 400 S. Main Street (identified as Parcel A on **Exhibit A**) and 419-423 S. Washington Street (identified as Parcel B on **Exhibit A**) in the City of Naperville, legally described on **Exhibit A** and depicted on **Exhibit B** (hereinafter "**Subject Property**"), are owned by Willoway LLC Series 4-419 South Washington and Willoway LLC Series 2-400 S. Main (hereinafter together referenced as "**Property Owner**" or "**Petitioner**");and
2. **WHEREAS**, the Subject Property is presently zoned B5 (Secondary Downtown District) in the City of Naperville and is currently improved with two commercial buildings and associated off-street parking; and

3. **WHEREAS**, the Petitioner has petitioned the City of Naperville for rezoning the Subject Property to B4 (Downtown Core District); and
4. **WHEREAS**, the requested rezoning meets the Standards for Granting a Map Amendment as set forth in **Exhibit C** attached hereto; and
5. **WHEREAS**, on March 2, 2022 the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioner's request; and
6. **WHEREAS**, the City Council of the City of Naperville has determined that, subject to the terms and conditions set forth and referenced herein, the Property Owner's request for rezoning of the Subject Property should be granted; and
7. **WHEREAS**, the provisions of this Ordinance shall be binding upon the Property Owner and its successors, assigns, and transferees.

**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 from B5 (Secondary Downtown District) to B4 (Downtown Core District) in the City of Naperville.

**SECTION 3:** 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:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Steve Chirico  
Mayor

ATTEST:

\_\_\_\_\_  
Pam Gallahue, Ph.D.  
City Clerk