

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 GRANTING A DEVIATION FROM 7-4-1 (STANDARD OF DESIGN  
AND REQUIRED IMPROVEMENTS) AND THE CITY OF NAPERVILLE DESIGN  
MANUAL FOR PUBLIC IMPROVEMENTS 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 approval of a deviation to Section 7-4-1 of the Naperville Municipal Code and the City of Naperville Design Manual for Public Improvements to develop the property with 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**, Section 7-4-1 (Standard of Design and Required Improvements) of the Naperville Municipal Code establishes minimum standards of design of a subdivision and the improvements required to be constructed or installed therein as further detailed in the "**Naperville Design Manual for Public Improvements**".
4. **WHEREAS**, pursuant to Section 2.5.4.2 of the Naperville Design Manual for Public Improvements, the maximum side-slope of all sides of a detention basin adjacent to a residential area shall be 6 :1.
5. **WHEREAS**, the Petitioner is requesting a deviation to Section 2.5.4.2 to permit a maximum side-slope of 4:1 for the north side of the detention basin adjacent to a residential area in lieu of 6:1.
6. **WHEREAS**, the requested deviation meets the Standards for Granting a Subdivision Deviation as provided in **Exhibit C** ("**Response to Standards**").
7. **WHEREAS**, the Petitioner has requested that the City approve this ordinance ("**Ordinance**") along with ordinances approving an annexation agreement for the Subject Property, an annexation of the Subject Property, rezoning of the Subject Property to R1A (Low Density Single Family Residence District), a preliminary/final plat of subdivision with a subdivision deviation from the ninety-percent rule, and a variance to the rear yard setback (hereinafter cumulatively referenced herein as the "**The Reserves of Saddle Creek Ordinances**").
8. **WHEREAS**, the City Council of the City of Naperville has determined that it is in the best interests of the City of Naperville to grant the requested subdivision deviation 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:** A deviation to Section 2.5.4.2 of the City of Naperville Design Manual for Public Improvements for maximum side-slope of the north side of the detention basin adjacent to a residential area as provided on **Exhibit C** ("**Response to Standards**") 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, together with the exhibits attached hereto, with the Will County Recorder.

**SECTION 6:** If this Ordinance and the subdivision deviation it approves is 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 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