

PIN: 07-12-418-013

ADDRESS:  
229 W OGDEN AVENUE  
NAPERVILLE, IL 60563

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-0158-2025

## ORDINANCE NO. 25 -

### AN ORDINANCE APPROVING A MINOR CHANGE TO THE CONDITIONAL USE FOR A HOME TO OFFICE CONVERSION AT 229 W OGDEN AVENUE APPROVED BY ORDINANCE 96-106 FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF W OGDEN AVENUE AND EAGLE STREET

#### RECITALS

1. **WHEREAS**, Manor Law Group, LLC, 1300 Iroquois Avenue Suite 210, Naperville, Illinois 60565 ("**Petitioner**") has petitioned the City of Naperville for a minor change to the conditional use for a home-to-office conversion as approved by Ordinance 96-106 for property located at 229 W Ogden Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, William Bojak, 2525 Bebble Creek Dr., Lisle, Illinois 60532 ("**Owner**") is the owner of the Subject Property.
3. **WHEREAS**, on June 18, 1996 the City Council of the City of Naperville ("**City**") approved Ordinance 96-106, approving a conditional use for a home-to-office conversion to operate a chiropractic office in accordance with Section 6-6B-3

(Conditional Uses) of Article B (R1B Medium Density Single-Family Residence District) and Section 6-6A-3 (Conditional Uses) of Chapter 6 (Residence District) of Title 6 (Zoning) of the Naperville Municipal Code.

4. **WHEREAS**, the approved conditions per Ordinance 96-106 and attached to this Ordinance as **Exhibit C**, states that the subject property, including 1,688 square feet of space, may be used for a chiropractic office, which shall exclude any office expansion into the existing garage.
5. **WHEREAS**, the chiropractic business will no longer occupy the space.
6. **WHEREAS**, the Petitioner requests approval of a minor change to alter the approved conditions applicable to the conditional use approved by Ordinance 96-106 to allow the subject property to be used for a law office.
7. **WHEREAS**, the Petitioner also plans to renovate the garage space from a storage room to a copy and file room for administrative purposes.
8. **WHEREAS**, the requested minor change to the approved conditional use meets the Standards for Amending a Conditional Use as provided in **Exhibit D** attached hereto.
9. **WHEREAS**, the City Council has determined that the Petitioner's requests 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:** A minor change to the conditional use as approved by Ordinance 96-106 to alter the approved conditions applicable to the home-to-conversion to allow a law office to occupy the primary structure and the garage to be used as accessory storage space for administrative purposes, is hereby approved for the Subject Property.

**SECTION 3:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 4:** 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 5:** The City Clerk is directed to record this Ordinance and its exhibits with the DuPage County Recorder.

**SECTION 6:** This Ordinance shall be in full force and effect upon its recordation with the DuPage County Recorder.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Scott A. Wehrli

ATTEST:

Mayor

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Dawn C. Portner  
City Clerk