

PIN:
08-19-218-001

PROPERTY ADDRESS:
706 PARKSIDE 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-0045-2025

ORDINANCE NO. 25 - ____

**AN ORDINANCE REZONING THE PROPERTY
LOCATED AT 706 PARKSIDE ROAD TO
R1B (MEDIUM DENSITY SINGLE-FAMILY RESIDENCE DISTRICT)**

RECITALS

1. **WHEREAS**, Bartlomiej Kosinski and Karolina Kosinski, as owners of NexGen Realty Solutions, Inc., 9141 South 83rd Avenue, Hickory Hills, IL 60457 ("**Petitioners**" and "**Owners**") are the owners of real property located at 706 Parkside Road, Naperville, Illinois, 60540 legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the Subject Property is currently zoned R-4 in unincorporated DuPage County and improved with a single-family residence.
3. **WHEREAS**, the Petitioners have petitioned the City of Naperville ("**City**") for a map amendment to rezone the Subject Property to the R1B (Medium Density Single-Family Residence District) upon annexation into City in order to construct a new single-family residence.

4. **WHEREAS**, the Petitioners plan to demolish the existing single-family residence on the Subject Property.
5. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Granting a Map Amendment as provided in **Exhibit C** ("**Response to Standards**") attached hereto.
6. **WHEREAS**, on June 4, 2025 the Planning and Zoning Commission conducted a public hearing to consider the rezoning request and recommended approval of the Petitioners' request.
7. **WHEREAS**, the Petitioners have requested that the City approve this ordinance ("Ordinance") rezoning the Subject Property to R1B (Medium Density Single-Family Residence District) upon annexation, along with ordinances approving an annexation agreement for the Subject Property, annexation of the Subject Property, and a platted setback deviation (hereinafter cumulatively referenced herein as the "**706 Parkside Road Ordinances**").
8. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioners' request 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: Subject to approval, execution, and recording of the 706 Parkside Road Ordinances as provided herein, the Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to R1B (Medium Density Single-Family Residence District) in the City of Naperville.

SECTION 3: Subject to approval, execution, and recording of the 706 Parkside Road Ordinances as provided herein, 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, together with the exhibits attached hereto, with the DuPage County Recorder.

SECTION 6: If this Ordinance and the rezoning it approves are 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 and the rezoning it approves 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 DuPage 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