

PINS:  
07-13-442-019  
07-13-442-017

ADDRESSES:  
115 AURORA AVENUE  
NAPERVILLE, IL 60540

AND

405 S. MAIN STREET  
NAPERVILLE, IL 60540

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-0029-2026

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

**AN ORDINANCE APPROVING THE PRELIMINARY/FINAL PLAT OF  
AURORA AVENUE PROFESSIONAL BUILDING SUBDIVISION**

**[JOHN GREENE COMMERCIAL]**

**RECITALS**

1. **WHEREAS**, Water Street Investments LLC, an Illinois limited liability company, 1311 S. RT. 59, Naperville, IL 60564 and Jerome A. Bergamini Jr., not personally or individually, but as sole Trustee of the Leslie M. Bergamini Martial Trust U/A dated January 23, 2010, 1528 Alan Rd., Naperville, IL 60564, are the owners ("**Owners**") of real property located at 115 Aurora Avenue and 405 S. Main Street, Naperville, IL 60540, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").

2. **WHEREAS**, the Owners have authorized John Greene Enterprises, Inc., an Illinois corporation, doing business as John Greene Realtor, 1311 S. Route 59, Naperville, IL 60564 (“**Petitioner**”), to seek entitlements to allow development of an office building on the Subject Property (“**John Greene Commercial**”).
3. **WHEREAS**, Petitioner has petitioned the City of Naperville for approval of a preliminary/final plat of subdivision for the Subject Property (“**Preliminary/Final Plat of Aurora Avenue Professional Building Subdivision**”) to consolidate two lots and dedicate additional right-of-way at the northwest corner of Aurora Avenue and Main Street as depicted on **Exhibit B**.
4. **WHEREAS**, the Petitioner has requested that the City approve this ordinance (“**Ordinance**”) along with ordinances approving the following: (i) rezoning the Subject Property from R2 (Single-Family & Low Density Multiple-Family Residence District) to the TU (Transitional Use District); (ii) variances to Section 6-7I-8 of the Naperville Municipal Code (“**Code**”) to permit a maximum height of 43 ft. 8 in. in lieu of 35 ft., Section 6-7I-4:7 of the Code to permit a building that is not residentially styled and Section 6-9-2:4.3.2 of the Code to permit parking spaces to be located 3 ft. 7 in. from the public alley in lieu of 5 ft.; and, (iii) a resolution authorizing approval to utilize the parking fee-in-lieu provisions set forth in Section 11-2E-2 and Section 11-2E-3 of the Naperville Municipal Code (together hereinafter referenced as the “**The John Greene Entitlements**”).
5. **WHEREAS**, the City Council of the City of Naperville has determined that the Preliminary/Final Plat of Aurora Avenue Professional Building Subdivision, attached hereto 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 Aurora Avenue Professional Building Subdivision, attached hereto as **Exhibit B**, is hereby approved.

**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:** The City Clerk is authorized and directed to record this Ordinance, along with The John Greene Entitlements, with the DuPage County Recorder.

**SECTION 5:** 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 DuPage County Recorder.

**SECTION 6:** 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.

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Scott A. Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk