

PIN: Part of 07-14-101-017

ADDRESS:  
628 N RIVER ROAD  
NAPERVILLE, IL 60563

PREPARED BY:  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
630/420-4170  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

RETURN TO:  
CITY OF NAPERVILLE  
CITY CLERK/COMMUNITY SERVICES DEPT.  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case #24-1-067

ORDINANCE NO. 24 - \_\_\_\_\_

**AN ORDINANCE APPROVING A MAJOR CHANGE TO THE RIVER WOODS OFFICE  
CAMPUS PLANNED UNIT DEVELOPMENT AND A CONDITIONAL USE FOR A NEW  
DAY CARE CENTER BUILDING FOR THE PROPERTY LOCATED AT  
628 N RIVER ROAD (CYPRESS SCHOOL)**

**RECITALS**

1. **WHEREAS**, BHC Construction LLC, 640 N River Road, Naperville, IL 60563 (“**Petitioner**”), has petitioned the City of Naperville for approval of a major change to the River Woods Office Campus Planned Unit Development and a conditional use for a day care center in the B2 (Community Shopping Center District) zoning district, for the property located at 628 N River Road, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”); and
2. **WHEREAS**, the Petitioner is also the owner of the Subject Property, which is currently zoned B2 PUD (Community Shopping Center District Planned Unit Development) and is a 1.19-acre vacant pad site located within the 7.8-acre River Woods Office Campus property; and

3. **WHEREAS**, on September 4, 2007, the City Council of the City of Naperville passed Ordinance 07-205, approving a conditional use for a Planned Unit Development, a Preliminary Plat of Planned Unit Development, and variances to Section 6-9-5 (Off-Street Loading Requirements) for the River Woods Office Campus for the development of six, single-story office buildings with a combined total of approximately 73,800 square feet of building floor area situated on a single lot; and
4. **WHEREAS**, on March 19, 2008, the City Council of the City of Naperville passed Ordinance 08-055, approving a Final Plat of Planned Unit Development for the River Woods Office Campus. Currently, four of the six buildings have been constructed; and
5. **WHEREAS**, the Petitioner proposes to construct an approximately 14,016 square foot daycare center and associated outdoor play areas on the Subject Property; and
6. **WHEREAS**, pursuant to Section 6-7B-3 (B2/Conditional Uses) of the Naperville Municipal Code, the Petitioner requests approval of a conditional use for a daycare center to operate a Cypress School; and
7. **WHEREAS**, the requested conditional use meets the standards for granting a conditional use as provided in **Exhibit C** attached hereto; and
8. **WHEREAS**, pursuant to Section 6-4-6:1 (Changes to a Final Planned Unit Development) of the Naperville Municipal Code, the Petitioner requests approval of a major change to the River Woods Office Campus Planned Unit Development, attached hereto as **Exhibit D**, to amend the Final Plat of Planned Unit Development to change the land use designation of Building "F" from office to office/daycare and to permit the construction of the daycare center building and associated site plan changes; and

9. **WHEREAS**, the requested major change meets the standards for granting or amending a planned unit development as provided in **Exhibit C** attached hereto; and
10. **WHEREAS**, on November 20, 2024, the Planning and Zoning Commission conducted a public hearing to consider the requested major change and conditional use and recommended approval of the Petitioner's requests; and
11. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's requests should be granted as provided herein; and

**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 conditional use to allow for a day care center pursuant to Section 6-7B-3 (B2/Conditional Uses) of the Naperville Municipal Code is hereby granted.

**SECTION 3:** A major change to the River Woods Office Campus Planned Unit Development pursuant to Section 6-4-6:1 of the Naperville Municipal Code is hereby granted.

**SECTION 4:** The Final Plat of Planned Unit Development for the River Woods Office Campus, attached to this Ordinance as **Exhibit D**, is hereby approved.

**SECTION 5:** The Final Landscape Plan for the Subject Property, attached to this Ordinance as **Exhibit E**, is hereby approved.

**SECTION 6:** The Building Elevations for the Subject Property, attached to this Ordinance as **Exhibit F**, are hereby approved.

**SECTION 7:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 8:** 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 9:** The City Clerk is directed to record this Ordinance and its exhibits with the DuPage County Recorder.

**SECTION 10:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scott A. Wehrli  
Mayor

ATTEST:

\_\_\_\_\_  
Dawn C. Portner  
City Clerk