

PINs:
07-34-300-036

ADDRESS:
1932 SPRINGBROOK SQUARE DRIVE
NAPERVILLE IL 60564

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #17-1-015

ORDINANCE NO. 17- ____

**AN ORDINANCE APPROVING A MAJOR CHANGE TO
THE SPRINGBROOK SQUARE PUD FOR A CONDITIONAL USE
IN THE B2 (COMMUNITY SHOPPING CENTER DISTRICT)
TO ALLOW A DAYCARE CENTER AT 1932 SPRINGBROOK SQUARE DRIVE**

WHEREAS, LMLC-Naperville LLC ("Petitioner") has petitioned the City of Naperville for approval of a Major Change to the Springbrook Square Planned Unit Development (PUD) for a conditional use in the B2 (Community Shopping Center District) to allow a daycare center on the subject property legally described in **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

WHEREAS, LMLC-Naperville LLC ("Owner") is the owner of the Subject Property;
and

WHEREAS, the petitioner proposes an approximately 11,500 square foot daycare center with an outdoor play area on the Subject Property, which requires a conditional use in the B2 district; and

WHEREAS, the Municipal Code of the City of Naperville requires that a conditional use be subject to a Major Change to the PUD; and

WHEREAS, on June 21, 2017, the Planning and Zoning Commission conducted a public hearing to consider the Petitioner's request for the Subject Property, and recommended approval of the request; and

WHEREAS, the requested major change to the PUD and conditional use meet the standards as provided in **Exhibit C** attached hereto; and

WHEREAS, the City Council of the City of Naperville has determined that the Major Change to the Springbrook Square PUD for a conditional use to allow a daycare center on the Subject Property should be approved.

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 herein 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 Major Change to the Springbrook Square PUD for a conditional use in the B2 district to allow for a daycare center, as depicted on the Final PUD Plat for Springbrook Square Lot 9 attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: The Final Landscape Plan for Springbrook Square Lot 9, attached to this Ordinance as **Exhibit D**, is hereby approved.

SECTION 4: The Building Elevations for Springbrook Square Lot 9, attached to this Ordinance as **Exhibit E**, are hereby approved.

SECTION 5: The City Clerk is directed to record this Ordinance and its exhibits with the DuPage County Recorder at the direction of the City Attorney.

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

PASSED this _____ day of _____, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this ___ day of _____, 2017.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk