

PIN:  
08-05-100-028

ADDRESS:  
1151 E. WARRENVILLE ROAD  
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 #24-1-130

ORDINANCE NO. 25 - \_\_\_\_

AN ORDINANCE APPROVING REZONING 1151 E. WARRENVILLE ROAD FROM  
RD (RESEARCH AND DEVELOPMENT DISTRICT) TO  
OCI (OFFICE, COMMERCIAL, AND INSTITUTIONAL)

[NORTHWOODS OF NAPERVILLE]

RECITALS

1. **WHEREAS**, the Illinois Hospital Association, an Illinois not-for-profit corporation, 1151 Warrenville Road, Naperville, IL 60563, is the owner ("**Owner**") of approximately 12.18 acres of real property located within the corporate limits of the City of Naperville ("**City**") having a common address of 1151 E. Warrenville Road, Naperville, Illinois, and which is legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the Owner has authorized M/I Homes of Chicago, LLC, a Delaware limited liability company authorized to transact business in the State of Illinois, 2135 City Gate Lane, Suite 620, Naperville, IL 60563, ("**Petitioner**"), to seek

entitlements from the City to allow development of a residential community consisting of 64 single-family townhomes identified as the Northwoods of Naperville (“**Northwoods of Naperville**”) on the Subject Property.

3. **WHEREAS**, Petitioner seeks the following entitlements for the Northwoods of Naperville development (together hereinafter referenced herein as the “**Initial Northwoods of Naperville Ordinances**”): (i) rezoning of the Subject Property from RD (Research and Development District) to OCI (Office, Commercial and Institutional District); (ii) a conditional use for single-family attached dwellings in the OCI zoning district; and (iii) a preliminary plat of subdivision for Northwoods of Naperville including a subdivision deviation to permit a private street on the Subject Property.
4. **WHEREAS**, the Subject Property is currently zoned RD (Research and Development District) and is improved with an underperforming, three-story office building owned by Illinois Health and Hospital Association .
5. **WHEREAS**, the Subject Property consists of a flag lot with minimal frontage or visibility from Warrenville Road, and a variety of land uses and zoning districts surround it, including: the Herrick Lake Forest Preserve owned by the Forest Preserve District of DuPage County to the west (zoned E1/Low Density Estate District in the City); unincorporated single-family homes to the north and east; and offices to the south (zoned ORI/Office, Research, and Light Industry District in the City).

6. **WHEREAS**, the Petitioner has petitioned the City of Naperville for approval to rezone the Subject Property from RD (Research and Development District) to OCI (Office, Commercial and Institutional District).
7. **WHEREAS**, the intent of the OCI zoning district is to act as a transitional zone between intensive business areas and residential neighborhoods.
8. **WHEREAS**, on February 19, 2025, the City's Planning and Zoning Commission conducted a public hearing regarding Petitioner's rezoning request and recommended approval of Petitioner's request.
9. **WHEREAS**, the requested rezoning of the Subject Property meets the Standards for Rezoning as provided in **Exhibit C** attached hereto.
10. **WHEREAS**, the City Council of the City of Naperville has determined that Petitioner's rezoning request should be granted as provided in this ordinance ("**Ordinance**") subject to the terms and conditions set forth and referenced 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 Subject Property, legally described on **Exhibit A** and depicted on **Exhibit B**, is hereby rezoned to OCI (Office, Commercial and Institutional District) in the City of Naperville.

**SECTION 3:** 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:** 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.

**SECTION 7:** The City Clerk is authorized and directed to record this Ordinance, including all exhibits hereto, 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  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk