

PIN: 08-08-102-016

PROPERTY ADDRESS:
1163 E. OGDEN AVENUE
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 #DEV-0072-2025

ORDINANCE NO. 26 - _____

**AN ORDINANCE APPROVING A MINOR CHANGE TO THE IROQUOIS CENTER
PLANNED UNIT DEVELOPMENT AND FINAL PLAT OF PUD LOCATED AT
1163 E. OGDEN AVENUE**

RECITALS

1. **WHEREAS**, Northpond Partners, 640 N. LaSalle Drive, Suite 605, Chicago, IL 60654, (“**Petitioner**”) has petitioned the City of Naperville, 400 S. Eagle Street, for approval of a Minor Change to the Iroquois Center Planned Unit Development (PUD) and Final Plat of PUD to make enhancements to the existing building facades, monument signs, and parking areas at the real property located at 1163 E. Ogden Avenue, Naperville, Illinois, which property is legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”).
2. **WHEREAS**, NP Iroquois Center, LLC, 640 N. LaSalle Drive, Suite 605, Chicago, IL 60654, (“**Owner**”) is the Owner of the Subject Property and has authorized the Petitioner to submit the request.

3. **WHEREAS**, the Subject Property is currently zoned B3 (General Commercial District) and improved with Building “A” and Building “B” on Lot 1 of the Iroquois Center Resubdivision.
4. **WHEREAS**, on October 5, 1981, the City Council of the City of Naperville passed Ordinance 81-119, approving a Preliminary PUD Plat to allow for the development of the shopping center on the Subject Property.
5. **WHEREAS**, on July 6, 1982, the City Council passed Ordinance 82-069, approving a Final PUD Plat on the Subject Property.
6. **WHEREAS**, on February 22, 1983, the City Council passed Ordinance 83-20, approving a Minor Change to the Iroquois Center PUD to permit a change in the size of Building “A” on the Subject Property.
7. **WHEREAS**, on June 2, 1992, the City Council passed Ordinance 92-91, approving a Minor Change to the PUD to permit façade remodeling, parking lot reconfiguration, and landscaping modification on the Subject Property.
8. **WHEREAS**, on April 16, 2024, the City Council passed Ordinance 24-028, approving a Major Change to the PUD and associated deviations to demolish approximately 29,500 square feet of the “Building A” building footprint to develop a 5,025 square foot standalone drive-through restaurant (Chick-fil-A) on the Subject Property.
9. **WHEREAS**, on October 15, 2024, the City Council passed Ordinance 24-107 and Ordinance 24-108, approving a Minor Change to the Iroquois Center PUD, a Final Plat of PUD, and a Preliminary/Final Plat of Subdivision for the Iroquois Center Resubdivision to demolish an additional 26,500 square feet of a portion of Building “A” and subdivide the Subject Property into two legal lots of record.

10. **WHEREAS**, with the authorization of the Owner, the Petitioner requests a Minor Change to the Iroquois Center PUD and a Final Plat of PUD to make enhancements to the Building “A” and Building “B” facades, the existing surface parking areas, and the existing monument signs at the Subject Property.

11. **WHEREAS**, the total number of parking spaces in the Iroquois Center PUD will increase from 571 spaces to 588 spaces with this request and will continue to comply with the parking regulations as outlined in Title 6, Chapter 9 (Off Street Parking) of the Naperville Municipal Code.

12. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner’s requested Minor Change to the Iroquois Center PUD and Final Plat of PUD meet the Standards for Amending a Planned Unit Development as provided in **Exhibit C** (“**Response to Standards**”) attached hereto and 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: A Minor Change to the Iroquois Center Final Plat of PUD to make enhancements to the Building “A” and Building “B” facades, monument signs, and parking areas at the Subject Property is hereby approved.

SECTION 3: The Final Plat of PUD attached to this Ordinance as **Exhibit D** (“**Final Plat of PUD**”), is hereby approved for the Subject Property.

SECTION 4: The Site Plan attached to this Ordinance as **Exhibit B** (“**Site Plan**”), is hereby approved for the Subject Property.

SECTION 5: The Building Elevations attached to this Ordinance as **Exhibit E** (“**Building Elevations**”), are hereby approved for the Subject Property.

SECTION 6: The Final Landscape Plan attached to this Ordinance as **Exhibit F** (“**Final Landscape Plan**”), is hereby approved for the Subject Property.

SECTION 7: Future development of the Subject Property will be subject to approval through the PUD process as outlined in Section 6-4-6 (Changes to a Final PUD).

SECTION 8: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 9: 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 10: The City Clerk is directed to record this Ordinance and its exhibits with the DuPage County Recorder.

SECTION 11: 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.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk