

PIN:07-34-300-037

PROPERTY ADDRESS:
1936 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
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case # DEV-0016-2025

ORDINANCE NO. 25- ____

**AN ORDINANCE APPROVING A MAJOR CHANGE TO THE SPRINGBROOK
SQUARE PLANNED UNIT DEVELOPMENT FOR A HEALTH SPA AND RESTAURANT
ESTABLISHMENT AND A PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
PLAT FOR THE PROPERTY LOCATED AT
1936 SPRINGBROOK SQUARE DRIVE (NAPERVILLE SWEAT LODGE)**

RECITALS

1. **WHEREAS**, Alex Loyfman, 4117 Oakton Avenue, Skokie, Illinois, 60076 ("Petitioner"), has petitioned the City of Naperville for approval of a major change to the Springbrook Square Planned Unit Development for the property located at 1936 Springbrook Square, Naperville, Illinois, legally described on **Exhibit A** ("Legal Description") and depicted on **Exhibit B** ("Subject Property").
2. **WHEREAS**, the owner of the Subject Property is Steve Wagner, 9S130 Chandelle Drive, Naperville, Illinois, 60564 ("**Owner**").
3. **WHEREAS**, the Owner has authorized the Petitioner to submit the subject petition.
4. **WHEREAS**, the Subject Property is currently zoned B2 PUD (Community Shopping Center District Planned Unit Development) and is unimproved.

5. **WHEREAS**, the Subject Property is Lot 10 in the Springbrook Square Planned Unit Development.
6. **WHEREAS**, Lot 10 of the Springbrook Square Planned Unit Development has a designated land use of “office/mixed use” pursuant to the approved Amended Preliminary/Final Planned Unit Development plat passed on June 6, 2006 as Ordinance 06-132.
7. **WHEREAS**, the Petitioner proposes to construct an approximately 12,700 square foot building to utilize as a health spa and restaurant establishment.
8. **WHEREAS**, the City’s Land Use Master Plan identifies the future place type for the Subject Property as Neighborhood Center, with the proposed uses being compatible with this designation.
9. **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 Springbrook Square Planned Unit Development to facilitate the change in designated land uses.
10. **WHEREAS**, the requested major change meets the standards for granting or amending a planned unit development as provided in **Exhibit C** (“**Response to Standards**”) attached hereto.
11. **WHEREAS**, the petitioner requests approval of a Preliminary/Final Planned Unit Development Plat for Lot 10 of the Springbrook Square Planned Unit Development to reflect the proposed land use, as illustrated on **Exhibit B** (“**Preliminary/Final PUD Plat**”)

12. **WHEREAS**, on April 16, 2025 the Planning and Zoning Commission conducted a public hearing to consider the requested major change and Preliminary/Final PUD plat and recommended approval of the Petitioner's requests.

13. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's requests 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 major change to the Springbrook Square Planned Unit Development pursuant to Section 6-4-6:1 of the Naperville Municipal Code is hereby granted to permit an approximately 12,700 square foot health spa and restaurant establishment as depicted on **Exhibit D** ("Site Plan"), **Exhibit E** ("Building Elevations"), **Exhibit F** ("Landscaping Plan") is hereby approved.

SECTION 3: The Preliminary/Final Planned Unit Development Plat for Lot 10 of the Springbrook Square Planned Unit Development, attached to this Ordinance as **Exhibit B** ("**Preliminary/Final PUD Plat**"), is hereby approved.

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: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 6: 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.

SECTION 7: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2025.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk