Zoning & Feasibility Report

River North Subdivision, Lot 6 · commonly addressed 636 Raymond Drive
Naperville, Illinois 60563 · DuPage County · PIN 07-14-113-011

1. Executive Summary

This sample report reviews a vacant, privately owned commercial parcel at the northwest corner of W. Ogden Avenue (U.S. 34) and N. River Road in northern Naperville. City of Naperville GIS classifies the site as River North Subdivision Lot 6, land use "Vacant/Pending Development," zoned **B2 PUD — Community Shopping PUD**. DuPage County GIS records 2.75 calculated acres, a commercial property class, land-only fair cash value of $798,169, and no improvement value.[1, 2]

> **Bottom line (research summary, not a legal conclusion).** Underlying B2 rules contemplate a multi-tenant shopping center — not a standalone use and not dwelling units — with a maximum floor-area ratio of 0.325, equal to about 39,100 square feet of floor area on the City-measured lot area. Permitted uses include general retail, business and professional offices, medical and dental offices, eating establishments, banks, and fitness facilities. Hotels, motor-vehicle uses, and daycares are listed as conditional uses. Because the parcel carries a PUD overlay, site-specific PUD plans may modify these standards; the controlling PUD ordinance was not located in the public sources reviewed. Residential development would be a high-entitlement path. Clients should have outside counsel and licensed design professionals confirm all findings before any offer or site plan.[3, 4]

2. Parcel Facts

Property / legal	River North Subdivision, Lot 6 (county legal: "RIVER NORTH SUB / ALL," legal code 000006000). Campus/mailing address recorded as 636 Raymond Drive, Naperville, IL 60563. That address is shared with adjoining River North parcels, including an improved office lot.
PIN	07-14-113-011 (county GIS PIN 0714113011)
Location	City of Naperville, Naperville Township, DuPage County. Approximate parcel centroid 41.780938, −88.181011 (WGS 84). West Branch DuPage River basin (watershed label only).
Lot area	City GIS: 120,319 sq. ft. (actual) ≈ 2.76 acres. County GIS: 2.75 acres (calculated) ≈ 119,790 sq. ft. Both figures are cited below where used.
Owner of record	Billed owner in DuPage County GIS: Northwestern Memorial, 211 E. Ontario St., 14th Floor, Chicago, IL 60611. Parcel ownership in City GIS: private. Exempt code 0 (not flagged as exempt in this layer).
Assessment / tax	Property class C (commercial). Fair cash value: land $798,169; improvements $0; total $798,169. Tax code 7030. Published tax rate 5.8963. Current tax-bill amount is not populated in the county GIS layer (value recorded as 0.0) and is therefore **not available from public sources reviewed**.
Land use / plan	Current land use: Vacant/Pending Development. Future land-use label: Urban Center. Incorporated: yes. Historic district: no. Zoning variance flag: N. Conditional-use flag: Y (consistent with a PUD, which the code classifies as a conditional use; this is not itself a finding that a new conditional use has been approved for a specific building).
Schools / districts	Indian Prairie School District 204 (Brookdale Elementary, Hill Middle, Metea Valley High). Naperville Park District, Naperville Library District, College of DuPage 502, DuPage Water Commission.
Traffic	IDOT: Ogden Avenue (U.S. 34) AADT 27,400 (2025), heavy commercial 975. N. River Road AADT 4,400 (2020 count; more recent River Road volume not published in the segment queried).

Floodplain	A spatial query of DuPage County Regulatory Flood Map floodway, 1% annual-chance (Zones A/AE), and 0.2% annual-chance (500-year) layers against the parcel envelope on November 17, 2026 returned no intersecting features. The City GIS flood field for this parcel is blank. This is **not** a formal FEMA flood determination.
Market context	A LoopNet listing (ID 33146108, dated on market September 11, 2024) markets two vacant sites at this address, including a 2.75-acre lot zoned B-2 PUD, as available land. No asking price was published on the page reviewed. This is listing information, not a closed sale. Closed comparable land sales were **not available from public sources reviewed**.

3. Zoning Analysis

The findings below summarize published code text and GIS designations. They are not a determination of rights as applied to a particular site plan. The official Code of Ordinances of the City of Naperville, Title 6, controls. PUD documents, recorded plats, and easements were not independently retrieved.

3.1 District intent and required form

Section 6-7B-1 states that the B2 Community Shopping Center District is intended for a larger consumer population than B1 and that "these facilities shall be in the form of a shopping center." Section 6-7B-4 requires that each B2 district "be developed as a shopping center containing more than one business establishment," that businesses be retail or service establishments dealing directly with consumers, and that (with listed exceptions) business activity occur inside completely enclosed buildings.[3]

3.2 Permitted and conditional uses (selected)

Permitted uses under § 6-7B-2 include any B1 permitted use except dwelling units — among them bakeries, banks and financial institutions, business or professional offices, medical or dental offices, eating establishments (including outdoor cafés), food stores, carryout establishments, and coffee shops — plus a longer B2 list that includes general retail, drinking establishments, indoor theaters, fitness facilities, veterinary offices, department and discount stores, and cannabis dispensing organizations (subject to that use's separate rules).[3]

Conditional uses under § 6-7B-3, processed under § 6-3-8 and Chapter 4, include amusement establishments, automobile service stations and related car washes, daycare centers and nursery schools, vehicle repair garages, hotels and motels, motor-vehicle sales, planned unit developments, utility facilities, and indoor vocational schools.[3]

Not permitted under the standard B2 use list: dwelling units are expressly excluded. A residential or mixed-use residential program would require a change of zoning, a PUD use deviation, or another formal entitlement — none of which should be assumed.[3, 4]

Drive-through facilities are not named as a separate permitted or conditional use in Chapter 7B. Chapter 9 does set stacking standards (for example, 12 total stacking spaces for a restaurant drive-through, with at least five between order and pickup; three per teller window for a bank). Whether a drive-through is allowed on this lot depends on the use, any PUD conditions, and confirmation from the Zoning Administrator.[5]

3.3 Bulk, yards, and PUD overlay

- **Maximum FAR:** 0.325 for all buildings and structures in the B2 district (§ 6-7B-8). Using the City lot area of 120,319 sq. ft., maximum floor area is 120,319 × 0.325 = **39,104 sq. ft.** Using the County 2.75-acre figure (119,790 sq. ft.), the same FAR yields **38,932 sq. ft.** No maximum building height is stated in § 6-7B-8; any height limit would have to be confirmed from the PUD, other generally applicable code sections, or staff — and was **not available from public sources reviewed**.[3]
- **District area / lot width:** A B2 district has a minimum area of 10 acres (§ 6-7B-5). That is a district minimum, not a minimum for this 2.75-acre lot. There are no B2 lot-width requirements (§ 6-7B-6).[3]
- **Yards:** § 6-7B-7 requires side and rear yards of 12 or 15 feet, with 75% opaque screening, only where the B2 district abuts or sits across a right-of-way from a residence district (R, E, or AG). Parcels immediately around Lot 6 that were queried are zoned B2 PUD, B2, B3, B3 PUD, or I — not a residence district. Adjacent land uses include office, commercial, and Kingston Green senior housing (itself zoned B2 PUD). Standard B2 residential-yard setbacks therefore do not appear to be triggered by those designations, but PUD, landscape, and parking-yard rules may still impose setbacks.[3, 1]

- **PUD standards (Chapter 4):** A PUD is granted as a conditional use and is intended to allow deviations from otherwise applicable use and bulk rules when justified. Design criteria include 20% outdoor common area for mixed-use or nonresidential PUDs, and generally require conformity with the underlying district's area, yard, and bulk rules unless a deviation is approved by the Planning and Zoning Commission and City Council (§ 6-4-3). The specific River North PUD ordinance, plat conditions, and any approved deviations were **not located** in a November 17, 2026 keyword search of the City's Legistar database for "River North," "636 Raymond," and PIN 0714113011, or in the other public sources reviewed. Those documents must be obtained from the City before relying on as-of-right bulk or use assumptions.[4]

3.4 Off-street parking (selected ratios)

Chapter 9 ratios that would commonly apply to a B2 shopping-center program, as published:[5]

Use (as listed in § 6-9-3)	Published parking ratio
General retail; shopping center less than 250,000 sq. ft., exclusive of fast-food, eating, and/or drinking establishments	4.5 spaces per 1,000 sq. ft. GFA (shopping centers 250,000 sq. ft. or larger: 4.0 / 1,000)
Drinking establishment	10 spaces per 1,000 sq. ft. GFA
Fast-food establishments	17.0 spaces per 1,000 sq. ft. GFA
Eating establishment exclusive of fast food	Numeric ratio was not clearly separated from the adjoining fast-food line in the compiled table layout reviewed; **confirm in official § 6-9-3**
Business or professional office	Initial construction: 1 space per 400 sq. ft. GFA, with land reserved and a recorded covenant to build the full § 6-9-3.5 requirement if demand warrants. The full numeric ratio was not clearly isolated from the compiled table; **confirm in official § 6-9-3.5**
Medical or dental office/clinic	5 spaces per 1,000 sq. ft. GFA
Fitness facility	4 spaces per 1,000 sq. ft. GFA (City may require more for events)
Bank / financial institution	1 space per 250 sq. ft. GFA, plus drive-through stacking if applicable

In business districts, parking is generally prohibited in the required front and corner side yards and must sit at least five feet from property lines, with exceptions for combined facilities and perpendicular access drives (§ 6-9-2).[5]

4. Development Scenarios

The table below applies published B2 FAR and parking ratios to the City lot area (120,319 sq. ft.; max GFA 39,104 sq. ft.). These are research illustrations only — not site plans, not yield guarantees, and not a finding that the PUD allows them as drawn. Parking for mixed programs is additive by use. Construction costs, rents, cap rates, and absorption are **not available from public sources reviewed** and are omitted rather than estimated.

Scenario	Entitlement path (as published)	Illustrative program	Parking (illustrative)	Relative risk
A. Multi-tenant retail / service center	Consistent with required B2 shopping-center form; confirm PUD and site-plan review	Up to 39,104 sq. ft. GFA of general retail and similar B2-permitted shops and services (more than one establishment)	4.5 / 1,000 × 39,104 ≈ 176 spaces, if no eating, drinking, or fast-food area is included	Lower, subject to PUD, access, and stormwater review
B. Retail and professional / medical office mix	Offices are permitted B1-via-B2 uses; still must be part of a multi-establishment shopping center under § 6-7B-4	Example split: 20,000 sq. ft. retail + 19,104 sq. ft. medical/dental office (or business office)	Retail: 20,000 × 4.5/1,000 = 90 spaces. Medical: 19,104 × 5/1,000 ≈ 96 spaces. Combined ≈ 186 spaces. Business-office parking must be confirmed under § 6-9-3.5	Lower to moderate; office-parking covenant rules may apply

Scenario	Entitlement path (as published)	Illustrative program	Parking (illustrative)	Relative risk
C. Restaurant- or QSR-anchored center	Eating establishments and carryout are permitted via B1; drinking is a B2 permitted use; fast food is a parking class, not a separately listed Chapter 7B use. Drive-through permission is not confirmed	Example: 6,000 sq. ft. fast food + 33,104 sq. ft. other retail in a multi-tenant building, within the same FAR cap	Fast food: 6,000 × 17.0/1,000 = 102 spaces. Retail: 33,104 × 4.5/1,000 ≈ 149 spaces. Combined ≈ 251 spaces, plus any required stacking (12 for a restaurant drive-through, if allowed)	Moderate. Higher parking demand and uncertain drive-through status; traffic at a signalized U.S. 34 corner will be closely reviewed
D. Hotel or auto-related use	Hotel/motel, motor-vehicle sales, service stations, and repair garages are conditional uses	Would still be capped by FAR 0.325 unless a PUD deviation is approved; hotel parking is per unit plus employees and accessory uses	Not calculated here (unit count and accessory areas unknown)	Higher. Requires conditional-use (and likely PUD) approval; outcome is discretionary
E. Residential or mixed-use apartments	Dwelling units are excluded from B2 permitted uses	Not an as-of-right B2 program. Would need rezoning and/or a PUD use deviation, plus comprehensive-plan consistency review (future land-use label is Urban Center)	Not applicable unless entitlements change	Highest entitlement risk of the scenarios reviewed

5. Risks, Open Items, and Recommended Next Steps

1. **Obtain the River North PUD ordinance, recorded plat, and any site-plan conditions** from the City of Naperville. Until those are in hand, FAR, uses, access, and common-area rules could differ from the underlying B2 text.
2. **Order a current title commitment, ALTA survey, and utility letters.** Easements, cross-access, shared parking, and stormwater obligations for this campus were not reviewed. County GIS shows a small City-owned Ogden River Subdivision parcel nearby, which may relate to right-of-way or drainage.
3. **Confirm flood and stormwater status formally.** County flood-map layers did not intersect the parcel envelope, but that is not a lender-ready determination. The West Branch DuPage River basin label is not a flood-zone designation.
4. **Pull the current tax bill and exemption status** from the DuPage County Property Lookup Portal or the Treasurer. GIS did not publish a tax-bill amount.
5. **Meet with City planning staff (or have counsel do so)** on shopping-center form, drive-through status, Ogden Avenue access, and whether a PUD amendment is needed for the intended program.
6. **Commission a parking and traffic study** if restaurants or drive-through uses are contemplated. IDOT counts show 27,400 vehicles per day on Ogden Avenue (2025).
7. **Do not treat the assessor fair cash value ($798,169, or about $290,200 per acre) as market value.** No closed land comps were located in the public sources reviewed. Any pricing opinion should come from a licensed appraiser or from a broker’s comparable-sales work.
8. **Retain Illinois land-use counsel, a civil engineer, and (if needed) an environmental consultant** before an offer, entitlement filing, or development decision. Naperville Analytics does not provide legal advice or representation.

6. Sources

1. City of Naperville GIS, hosted parcel layer (queried Nov. 17, 2026), prop_id 55897, River North Lot 6: zoning B2 PUD, land use Vacant/Pending Development, 120,319 sq. ft. actual, PUD = Y, future land use Urban Center. Feature service: https://portal.naperville.il.us/arcgis2/rest/services/Hosted/GISViewer_Parcels_and_related/FeatureServer/3. City GIS maps portal: https://www.naperville.il.us/gis-maps.
2. DuPage County GIS, Parcels with Real Estate, PIN 0714113011 (07-14-113-011): 2.75 acres, 636 Raymond Dr, billed owner Northwestern Memorial, class C, FCV land $798,169, improvements $0, tax rate 5.8963, tax code 7030, exempt code 0. https://gis.dupageco.org/arcgis/rest/services/DuPage_County_IL/ParcelsWithRealEstateCC/FeatureServer/0. County property lookup: https://propertylookup.dupagecounty.gov/forms/htmlframe.aspx?mode=content/home.htm.
3. City of Naperville Code of Ordinances, Title 6, Chapter 7, Article B (B2 Community Shopping Center District), §§ 6-7B-1 through 6-7B-8, including permitted and conditional uses, required conditions, area, yards, and FAR 0.325. Official code: https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI. Text reviewed Nov. 17, 2026 via a public compilation of the same ordinance at https://www.zoneomics.com/code/naperville-IL/chapter_7. The Municode text controls if the two ever differ. Municode listed the code as current through Ordinance No. 26-049 (May 19, 2026) as of the search performed for this report.
4. City of Naperville Code of Ordinances, Title 6, Chapter 4 (Planned Unit Developments), especially § 6-4-3 (design standards, 20% outdoor common area for mixed-use or nonresidential PUDs, and deviation process). Official code: https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH4PLUNDE. Compilation: https://www.zoneomics.com/code/naperville-IL. Legistar search: https://naperville.legistar.com/Legislation.aspx and API https://webapi.legistar.com/v1/naperville/Matters.
5. City of Naperville Code of Ordinances, Title 6, Chapter 9 (Off-Street Parking), including §§ 6-9-1, 6-9-2, and 6-9-3 (parking classes and drive-through stacking). Official code: https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA. Compilation: https://www.zoneomics.com/code/naperville-IL/chapter_9.
6. Illinois Department of Transportation, Traffic Volume (AADT) map service, queried at Ogden Avenue / River Road on Nov. 17, 2026: Ogden Ave (U.S. 34) AADT 27,400 (2025); River Rd AADT 4,400 (2020). https://gis1.dot.illinois.gov/arcgis/rest/services/AdministrativeData/AADT/MapServer/0. Public viewer: https://idot.maps.arcgis.com/apps/webappviewer/index.html?id=3b727581bda74bae90954863185a8e8f.
7. DuPage County Stormwater Regulatory Flood Map and Special Flood Hazard Area services, queried against the Lot 6 envelope on Nov. 17, 2026 (no intersecting floodway, Zone A/AE, or 500-year polygons): https://gis.dupageco.org/arcgis/rest/services/Stormwater/DuPage_RFM_Flood_Zones/MapServer; https://gis.dupageco.org/arcgis/rest/services/Stormwater/SpecialFloodHazardAreasDuPage/MapServer.
8. LoopNet listing 33146108, 636 Raymond Dr, Naperville, IL 60563 (two commercial land lots, 2.75 and 1.16 acres, B-2 PUD; date on market September 11, 2024). Asking price not published on the page reviewed. https://www.loopnet.com/Listing/636-Raymond-Dr-Naperville-IL/33146108/.

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