

PIN: 01-15-210-001

PROPERTY ADDRESS:
4055 BOOK RD
NAPERVILLE, IL 60564

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-0011-2026

ORDINANCE NO. 26- ____

**AN ORDINANCE APPROVING A MINOR CHANGE TO THE CONDITIONAL USE
FOR A RELIGIOUS INSTITUTION FOR ALLELUIA LUTHERAN CHURCH
FOR THE PROPERTY LOCATED AT 4055 BOOK ROAD**

RECITALS

1. **WHEREAS**, Alleluia Lutheran Church, 4055 Book Road, Naperville, IL 60564 (“**Owner**”), is the owner of real property located at 4055 Book Road, Naperville, IL 60564, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”).
2. **WHEREAS**, the Owner has authorized The Studios Performing Arts, 218 W Franklin Avenue, Naperville, IL 60540 (“**Petitioner**”) to seek approval of a minor change to the conditional use for a religious institution for the Subject Property approved by Ordinance 95-021.
3. **WHEREAS**, the Subject Property is currently zoned R1A PUD (Low Density Single Family PUD) and is improved with a religious institution and surface parking lot.

4. **WHEREAS**, on January 1, 1995, the City Council passed Ordinance No. 95-021 approving, as part of an annexation agreement, a conditional use for a religious institution in the R1A District for Alleluia Lutheran Church for the Subject Property.
5. **WHEREAS**, Petitioner is requesting approval of a minor change to the conditional use for a religious institution for Alleluia Lutheran Church pursuant to Section 6-6A-3 (R1A District: Conditional Uses) and Section 6-3-8 (Conditional Uses: Minor Changes) of the Naperville Municipal Code to allow for The Studios Performing Arts to lease and occupy approximately 8,229 square feet of the existing building for musical theater instructional facilities and a performance space.
6. **WHEREAS**, the proposed improvements will modify existing office and community gathering space depicted on **Exhibit C** (“**Existing Floor Plan**”) to create Studio Space, Office Space, and a Theater Space depicted on **Exhibit D** (“**Proposed Floor Plan**”).
7. **WHEREAS**, the Owner and Petitioner have agreed to limit the hours of operation for The Studios Performing Arts to ensure the parking supply on the Subject Property remains sufficient.
8. **WHEREAS**, the requested minor change to the conditional use meets the Standards for Granting or Amending a Conditional Use as provided in **Exhibit E** (“**Response to Standards**”) attached hereto.
9. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner’s request 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 conditional use for a religious institution approved by Ordinance 95-021 to allow The Studios Performing Arts to lease and occupy space for musical theater instructional facilities and a performance space as depicted on **Exhibit D**, pursuant to Section 6-3-8 (Conditional Uses: Minor Changes) of the Naperville Municipal Code is hereby approved.

SECTION 3: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 4: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

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 office of the Recorder in which the Subject Property is located within.

SECTION 6: 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