

PIN: 07-22-209-043

ADDRESS:  
424 FORT HILL DR SUITE 142  
NAPERVILLE, IL 60540

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 #24-1-028

ORDINANCE NO. 24- \_\_\_\_

AN ORDINANCE APPROVING A CONDITIONAL USE  
FOR A BODY ART ESTABLISHMENT AS A PRINCIPAL USE IN THE B3 DISTRICT  
FOR  
THE PROPERTY LOCATED AT 424 FORT HILL DRIVE SUITE 142

RECITALS

1. **WHEREAS**, Eris Qesari, on behalf of Venture Tattoo Studio Inc., 1120 Langley Circle, Naperville, Illinois, 60563 ("**Petitioner**"), has petitioned the City of Naperville for approval of a conditional use for a body art establishment as a principal use in the B3 (General Commercial District) for the property located at 424 Fort Hill Drive Suite 142, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the owner of the Subject Property is Eris Qesari, on behalf of VTS Properties LLC, 424 Fort Hill Drive, Suite 142, Naperville, Illinois, 60540 ("**Owner**").
3. **WHEREAS**, the Subject Property is currently zoned B3 (General Commercial District) and is improved with a multi-tenant commercial building.

4. **WHEREAS**, with authorization of the Owner, Petitioner is requesting approval of a conditional use for a body art establishment as a principal use to locate Venture Tattoo Studio in Suite 142 of the building on the Subject Property.
5. **WHEREAS**, the requested conditional use meets the standards for conditional uses as provided in **Exhibit C** (“**Response to Standards**”) attached hereto.
6. **WHEREAS**, on May 1, 2024, the Planning and Zoning Commission conducted a public hearing to consider the requested conditional use and recommended approval of the Petitioner’s request.
7. **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 conditional use to allow for a body art establishment as a principal use in Suite 142 of the Subject Property pursuant to Section 6-7C-3 (B3 District: Conditional Uses) of the Municipal Code is hereby granted.

**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 \_\_\_\_\_, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scott A. Wehrli  
Mayor

ATTEST:

\_\_\_\_\_  
Dawn C. Portner  
City Clerk