

**PIN:**  
**08-07-411-019-0000**  
**08-07-411-021-0000**

**ADDRESS:**  
**780 AND 850 E. OGDEN AVENUE, NAPERVILLE, IL 60563**

**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 #20-1-102**

**ORDINANCE NO. 21- \_\_\_\_**

**AN ORDINANCE APPROVING A CONDITIONAL USE FOR AN  
AUTOMOBILE SERVICE STATION IN THE B3 DISTRICT FOR THE PROPERTY  
LOCATED AT 780 AND 850 E. OGDEN AVENUE (JET BRITE)**

**RECITALS**

1. **WHEREAS**, JB Development, Inc., 590 Kildeer Drive, Bolingbrook, IL 60440 (“**Petitioner**”), has petitioned the City of Naperville for approval of a conditional use for an automobile service station in the B3 District for real property located at 780 and 850 E. Ogden Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”); and
2. **WHEREAS**, Miki Properties, LLC-Weber, 590 Kildeer Drive, Bolingbrook, IL 60440 (“**Owner**”) is the owner of the Subject Property; and
3. **WHEREAS**, the Subject Property is currently zoned B3 (General Commercial District) and was previously occupied by a restaurant; and
4. **WHEREAS**, the Petitioner proposes to demolish the existing commercial building and to redevelop the property with a Jet Brite car wash facility; and

5. **WHEREAS**, an automobile service station requires approval of a conditional use per Section 6-7C-3 (B3 District: Conditional Uses) of the City's Municipal Code; and
6. **WHEREAS**, the requested conditional use meets the standards for conditional uses as provided in **Exhibit C** attached hereto; and
7. **WHEREAS**, on January 6, 2021, the Planning and Zoning Commission conducted a public hearing to consider PZC 20-1-102 and recommended approval of the Petitioner's request; and
8. **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 an automobile service station on the Subject Property pursuant to Section 6-7C-3 (B3 District: Conditional Uses) of the Municipal Code, as depicted on **Exhibit D**, is hereby granted.

**SECTION 3:** The Building Elevations for Jet Brite car wash, attached to this Ordinance as **Exhibit E**, are hereby approved.

**SECTION 4:** The Landscape Plan, attached to this Ordinance as **Exhibit F**, is hereby approved.

**SECTION 5:** The Noise Study, attached to this Ordinance as **Exhibit G**, is hereby approved.

**SECTION 6:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 7:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 8:** 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 9:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Steve Chirico  
Mayor

ATTEST:

\_\_\_\_\_  
Pam Gallahue, Ph. D.  
City Clerk