

PIN: 07-01-10-300-028  
07-01-10-300-029

ADDRESS:  
3720 Quick Fire 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 #20-1-025

**ORDINANCE NO. 20 - \_\_\_\_\_**

**AN ORDINANCE GRANTING A VARIANCE  
FROM SECTION 5-10-3:5.2.4.1 OF THE NAPERVILLE MUNICIPAL CODE TO PERMIT  
VEGITATIVE SCREENING IN LIEU OF FENCING  
FOR COMPASS COMMUNITY CHURCH LOCATED AT 3720 QUICK FIRE DRIVE**

**RECITALS**

1. **WHEREAS**, Compass Community Church ("**Petitioner**"), is the owner of real property located at 3720 Quick Fire Drive, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and
2. **WHEREAS**, the Subject Property is currently zoned OCI (Office, Commercial and Institutional District) and is unimproved, but planned to be a church; and
3. **WHEREAS**, the Petitioner proposes to screen the parking lot from the adjacent residences on the Subject Property with an existing landscaped berm, three feet tall at planting vegetation buffer, and shade trees; and

4. **WHEREAS**, pursuant to Section 6-3-5:2 (Standards for Variances) of the Naperville Municipal Code, in order to use vegetation in lieu of fencing the Petitioner requests approval of a variance from Section 5-10-3:5.2.4.1 (Parking Lot Landscaping Abutting Residential Property) of the Naperville Municipal Code; and
5. **WHEREAS**, on May 6, 2020, the Planning and Zoning Commission conducted a public hearing to consider PZC 20-1-025 and recommended approval of the request; and
6. **WHEREAS**, the requested variance meets the Standards for Variances as provided in **Exhibit C** attached hereto; and
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 variance from Section 5-10-3:5.2.4.1 (Parking Lot Landscaping Abutting Residential Property) of the Naperville Municipal Code to allow use of vegetative screening in lieu of fencing for the Subject Property, as depicted on the Site Plan attached hereto as **Exhibit B**, is hereby approved.

**SECTION 3:** The Site Plan, attached to this Ordinance as **Exhibit B**, is hereby approved as the controlling site plan for the Subject Property.

**SECTION 4:** The variance approved by this Ordinance shall expire unless within two (2) years from the effective date of this Ordinance if: (1) a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started, or (2) the use specified in this Ordinance has commenced.

**SECTION 5:** This variance shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

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

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

ATTEST:

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Pam Gallahue, Ph. D.  
City Clerk