

PIN: 07-25-302-001

PROPERTY ADDRESS:  
1310 SHEPHERD DRIVE  
NAPERVILLE, IL 60565

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-0116-2025

**ORDINANCE NO. 25- \_\_\_\_**

**AN ORDINANCE APPROVING A MINOR CHANGE TO THE CONDITIONAL USE  
FOR A RELIGIOUS INSTITUTION FOR GOOD SHEPHERD LUTHERAN CHURCH  
FOR THE PROPERTY LOCATED AT 1310 SHEPHERD DRIVE**

**RECITALS**

1. **WHEREAS**, Good Shepherd Lutheran Church, 1310 Shepherd Drive, Naperville, IL 60565 ("**Owner and Petitioner**"), is the owner of real property located at 1310 Shepherd Drive, Naperville, IL 60565, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"), and has petitioned the City of Naperville for approval of a minor change to the conditional use for a religious institution for the Subject Property.
2. **WHEREAS**, the Subject Property is currently zoned R3 (Medium Density Multiple-Family Residence District) and is improved with a church building and surface parking lot.
3. **WHEREAS**, on October 8, 1985, the City Council passed Ordinance No. 85-188 approving, as part of an annexation agreement, a conditional use for a religious

institution in the R3 District for Good Shepherd Lutheran Church for the Subject Property.

4. **WHEREAS**, on April 4, 2000, the City Council passed Ordinance No. 00-50, approving a major change to the conditional use for a religious institution for Good Shepherd Lutheran Church authorizing a 24,305 square foot expansion to the church for classrooms, a kitchen, an activity center, meeting rooms, restrooms, an additional 51 parking spaces, and 55 temporary parking spaces as part of the Phase I development and an expansion of approximately 26,300 square feet and an additional 155 stalls for Phase II of the development for the Subject Property.
5. **WHEREAS**, on February 17, 2009, the City Council passed Ordinance No. 09-015 approving a major change to the conditional use for a religious institution for Good Shepherd Lutheran Church to permit a 33,123 square foot addition to accommodate additional worship spaces to support children's ministry activities and a fellowship/gathering area to complete the Phase II construction and a variance to Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code to reduce the required parking spaces from 445 parking spaces to 413 parking spaces for the Subject Property.
6. **WHEREAS**, the Owner and Petitioner is requesting approval of a minor change to the conditional use for a religious institution for Good Shepherd Lutheran Church pursuant to Section 6-6E-3 (R3 District: Conditional Uses) and Section 6-3-8 (Conditional Uses: Minor Changes) of the Naperville Municipal Code to allow for improvements to the surface parking lot, the addition of a vestibule at the western building entrance, and a 1,135 square foot patio.

7. **WHEREAS**, the proposed improvements will allow for improved accessibility for people with limited mobility and modernize the existing building façade.
8. **WHEREAS**, the proposed improvements create a net increase of two (2) parking spaces, including one additional ADA space, bringing the total parking spaces to 418 spaces on the Subject Property and in compliance with the minimum 413 spaces required by Ordinance No. 09-015.
9. **WHEREAS**, the proposed improvements are limited to a portion of the Subject Property as depicted on **Exhibit B** (“**Site Plan**”) and the west building façade as depicted on **Exhibit C** (“**Building Elevations**”).
10. **WHEREAS**, the requested minor change to the conditional use meets the Standards for Granting or Amending a Conditional Use as provided in **Exhibit D** (“**Response to Standards**”) attached hereto.
11. **WHEREAS**, the City Council of the City of Naperville has determined that the Owner and 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 for Good Shepherd Lutheran Church to allow for site improvements as depicted on **Exhibit B** and building elevation changes as depicted on **Exhibit C** on the Subject Property pursuant

to Section 6-6E-3 (R3 District: Conditional Uses) and Section 6-3-8 (Conditional Uses: Minor Changes) of the Naperville Municipal Code is hereby granted.

**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 Building Elevations, attached to this Ordinance as **Exhibit C**, are hereby approved as the controlling building elevations for the west building facade for the Subject Property.

**SECTION 5:** The Landscape Plan, attached to this Ordinance as **Exhibit E**, is hereby approved as the controlling landscape plan for the portion of the Subject Property being improved with this request.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Scott A. Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk