

PIN: 07-15-401-005

ADDRESS:
1701 QUINCY AVENUE SUITE 17-19
NAPERVILLE, IL 60540

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 #22-1-121

ORDINANCE NO. 23- __

**AN ORDINANCE APPROVING A CONDITIONAL USE
FOR PUBLIC ASSEMBLY IN THE I DISTRICT FOR THE PROPERTY LOCATED AT
1701 QUINCY AVENUE SUITE 17-19 (ALIGN MINISTRIES)**

RECITALS

1. **WHEREAS**, Align Ministries (“**Petitioner**”), has petitioned the City of Naperville for approval of a conditional use for public assembly to operate a religious institution in the I (Industrial) zoning district, for the property located at 1701 Quincy Avenue Suite 17-19, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”); and
2. **WHEREAS**, the owner of the Subject Property is Naper Small Business, LLC, 1805 High Grove Lane, Naperville, IL 60540 (“**Owner**”); and
3. **WHEREAS**, the Owner has authorized the Petitioner to submit the subject petition;
and
4. **WHEREAS**, the Subject Property is currently zoned I (Industrial District) and is improved with a one story, 101,377 square foot, multi-tenant office and warehouse building; and

5. **WHEREAS**, pursuant to Section 6-8C-3:34 (I/Conditional Uses) of the Naperville Municipal Code, the Petitioner requests approval of a conditional use for public assembly to operate Align Ministries; and
6. **WHEREAS**, Align Ministries is a religious institution that maintains a worship room, ministry resource center, and administrative offices; and
7. **WHEREAS**, the Petitioner proposes utilizing approximately 9,000 sq. ft. of the 101,377 square foot building to conduct their services and activities; and
8. **WHEREAS**, approximately 92,377 square feet, or 89% of the building, will continue to be used for standard permitted uses; and
9. **WHEREAS**, services and operations are anticipated to be held at off peak business hours; and
10. **WHEREAS**, Align Ministries complies with the public assembly regulations identified in Section 6-2-29 (Public Assembly Uses) of the Naperville Municipal Code; and
11. **WHEREAS**, the City's Land Use Master Plan identifies the future place type for the Subject Property as Employment Center, and the proposed use is compatible with this designation since places of worship are identified as supporting uses in this place type; and
12. **WHEREAS**, the requested conditional use meets the standards for conditional uses as provided in **Exhibit C** attached hereto; and
13. **WHEREAS**, on January 18, 2023, the Planning and Zoning Commission conducted a public hearing to consider the requested conditional use and recommended approval of the Petitioner's request; and

14. **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 public assembly use pursuant to Section 6-8C-3:34 (I/Conditional Uses) of the Naperville 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.

SECTION 6: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2023.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2023.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk