

PIN:07-03-305-005

ADDRESS:
1601 BOND STREET SUITE 305
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 #24-1-075

ORDINANCE NO. 24- __

**AN ORDINANCE APPROVING A CONDITIONAL USE
FOR A VOCATIONAL OR TRADE SCHOOL WHICH DOES NOT QUALIFY AS A
PUBLIC ASSEMBLY USE PER SECTION 6-2-29 OF THE NAPERVILLE MUNICIPAL
CODE IN THE I DISTRICT FOR THE PROPERTY LOCATED AT
1601 BOND STREET (PHLEBOTOMY TRAINING SPECIALISTS)**

RECITALS

1. **WHEREAS**, Phlebotomy Training Specialists, Brian Treu CEO, 1971 W 700N Suite 102, Lindon, Utah, 84042 ("**Petitioner**"), has petitioned the City of Naperville for approval of a conditional use for a vocational school which does not qualify as a Public Assembly Use per Section 6-2-29 of the Naperville Municipal Code in the I (Industrial) zoning district, for the property located at 1601 Bond Street Suite 305, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the owner of the Subject Property is Ramsey Elshafei, 2200 Cabot Drive, Suite 110, Lisle, Illinois 60532 ("**Owner**").
3. **WHEREAS**, the Owner has authorized the Petitioner to submit the subject petition.

4. **WHEREAS**, the Subject Property is currently zoned I (Industrial District) and is improved with a three story multi-tenant office building.
5. **WHEREAS**, pursuant to Section 6-8C-3 (I/Conditional Uses) of the Naperville Municipal Code, the Petitioner requests approval of a conditional use for a vocational or trade school which does not qualify as a Public Assembly Use per Section 6-2-29 of the Naperville Municipal Code to operate a vocational school.
6. **WHEREAS**, the Petitioner proposes utilizing approximately 1,184 sq. ft. of the building to conduct their training courses and operations.
7. **WHEREAS**, the Petitioner's operations are anticipated to be partially held at off peak business hours.
8. **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 schools are identified as supporting uses in this place type.
9. **WHEREAS**, the requested conditional use meets the standards for conditional uses as provided in **Exhibit C** attached hereto.
10. **WHEREAS**, on September 4, 2024 the Planning and Zoning Commission conducted a public hearing to consider the requested conditional use and recommended approval of the Petitioner's request.
11. **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 vocational or trade school which does not qualify as a Public Assembly User per Section 6-2-29 Of the Naperville Municipal Code pursuant to Section 6-8C-3 (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 _____, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2024.

Scott A. Wehrl
Mayor

ATTEST:

Dawn C. Portner
City Clerk