



Legislation Details (With Text)

**File #:** 24-0148      **Version:** 1

**Type:** Ordinance      **Status:** Agenda Ready

**File created:** 2/5/2024      **In control:** City Council

**On agenda:** 4/2/2024      **Final action:**

**Title:** Pass the ordinance approving a minor change to the conditional use approved by ordinance 21-026 for the Islamic Center of Naperville located at 3540 248th Avenue - PZC 23-1-053

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Exhibit A - Legal, 3. Exhibit B - Plat, 4. Exhibit C - Approved Elevations, 5. Exhibit D - Proposed Elevations, 6. Exhibit E - Standards, 7. Development Petition

Date	Ver.	Action By	Action	Result
4/2/2024	1	City Council	passed	Pass

**CITY COUNCIL AGENDA ITEM**

**ACTION REQUESTED:**

Pass the ordinance approving a minor change to the conditional use approved by ordinance 21-026 for the Islamic Center of Naperville located at 3540 248<sup>th</sup> Avenue - PZC 23-1-053

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Sara Kopinski, AICP, Community Planner

**BOARD/COMMISSION REVIEW:**

N/A

**BACKGROUND:**

On November 16, 2021, City Council approved ordinance 21-026, approving a conditional use for a religious facility comprised of a mosque, school, multi-purpose hall, and gymnasium to be built in phases potentially over the next forty years, and an Owner’s Acknowledgement and Acceptance Agreement (OAA) for the Islamic Center of Naperville (ICN) - 248<sup>th</sup> Avenue. The Subject Property is zoned R1 and is comprised of approximately 13.36 acres. The religious facility is currently under construction.

Ordinance 21-026 included approved building elevations for the religious facility, which depicted white, metal domes on the roof. At this time, the petitioner requests approval of a minor change to the approved conditional use to change the dome color from white to an earthtone, green color (Benjamin Moore Stonybrook), as illustrated in the attachments.

**DISCUSSION:**

The petitioner proposes modifying the approved dome color from white to green (Benjamin Moor Stonybrook) in an effort to implement a color scheme that complements surrounding properties. The

proposed building height, massing, footprint, and overall site design remain substantively consistent with the plans approved in ordinance 21-026.

Staff does not have concern with the proposed change in dome color and finds it to be neutral and complementary to the proposed elevations. The petitioner's responses to the Standards for Amending a Conditional Use can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by City Council.

**FISCAL IMPACT:**

N/A