



Legislation Details (With Text)

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Title: Conduct the public hearing for 1701 Quincy Ave Suite 17 - 19 (Align Ministries) - PZC 22-1-121

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Petition, 3. Response to standards, 4. Site Plan, 5. Legal Description

Date	Ver.	Action By	Action	Result
1/18/2023	1	Planning and Zoning Commission	approved	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for 1701 Quincy Ave Suite 17 - 19 (Align Ministries) - PZC 22-1-121

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Adam Beaver, AICP Candidate

ENTITLEMENTS REQUESTED:

A conditional use pursuant to Section 6-8C-3:34 (I Industrial/Conditional Uses) for a public assembly use in the I district for Align Ministries.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 22-1-121 was published in the Naperville Sun on Sunday, January 1st, 2023.

BACKGROUND:

The subject property is located at the northeast corner of Quincy Avenue and Berkshire Court. It is zoned I and is developed with a one-story, multi-tenant commercial and warehouse building. The petitioner, Align Ministries, is seeking to continue utilizing approximately 9,000 sq. ft. of the overall 101,377 sq.ft. building as a religious institution.

Align Ministries requests approval of a conditional use for a public assembly use on the subject property, pursuant to Section 6-8C-3:34 (I Industrial/Conditional Uses) of the Municipal Code. Align Ministries (formerly named Grace Christian Fellowship) has occupied this space since October of 2000 with no registered code enforcement complaints. Conditional use approval was previously granted for a separate religious institution in the same building (Hope Community United Church of Christ) in 2011 per Ordinance number 11-074; however, staff cannot find any records of a prior

conditional use request for Align Ministries. The requested conditional use will bring the subject tenant into compliance with zoning requirements.

DISCUSSION:

Align Ministries maintains a 75-seat worship room, a ministry resource center, as well as administrative offices in their 9,000 square foot space. There is sufficient parking for this use at the site with all of the activities conducted by Align Ministries being held at off-peak business hours. Therefore, the use is not anticipated to negatively impact the parking availability of the other tenants in the building.

Align Ministries is classified as a “public assembly use” which requires a conditional use approval in the I zoning district. Align Ministries utilizes approximately 9,000 sq. ft. of a 101,377 sq. ft. multi-tenant commercial and warehouse building.

The impact on adjacent users is anticipated to be minimal as the services and activities conducted by Align Ministries are contained fully within their allotted space at off peak business hours with ample parking available on the site.

The City’s Land Use Master Plan identifies the future place type for the subject property as Employment Center. Staff finds the proposed use to be compatible with this designation as religious institutions are identified as supporting uses in this place type. Furthermore, the underlying land use designation for the site will remain consistent with existing conditions as the majority of the building (approximately 92,377 sq. ft. / 89% of the building) will continue to be used for standard permitted uses.

Findings of Fact

The petitioner’s responses to the Standards for Granting a Conditional Use can be found in the attachments. Staff concurs with the petitioner’s findings and recommends their approval by the Planning and Zoning Commission.

RELATED FILES

N/A