

City of St. Charles
Ordinance No. 2024-Z-_____

**An Ordinance Granting Approval of a Special Use for a
Place of Worship
(3809 Illinois Ave – Rino Miulli, Promise Church)**

WHEREAS, on or about February 1, 2024, Rino Miulli, Promise Church (“the Applicant”) filed a petition for Special Use for a Place of Worship for the real estate commonly known as 3809 Illinois Ave. and legally described in Exhibit “A”, attached hereto and incorporated herein (the "Subject Property"), for the purpose of operating a place of worship on the Subject Property addressed as 3809 Illinois Ave.; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use was published on or about February 19, 2024 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about March 5, 2024, on said Special Use petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties were afforded an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said petition on or about March 5, 2024; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petition on or about March 11, 2024; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Special Use for a Place of Worship respect to the Subject Property pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant’s petition and the evidence

presented at the Public Hearing, the City Council hereby adopts the Findings of Fact for Special Use, set forth in Exhibit “B”, which is attached hereto and incorporated herein.

3. That approval of said Special Use for a Place of Worship is subject to substantial compliance with the plans attached hereto and incorporated herein as Exhibit “C”.

4. The Subject Property shall be developed and used only in accordance with all ordinances of the City as now in effect and as hereafter amended,

5. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of March 2024.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of March 2024.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of March 2024.

Lora A. Vitek, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 OF TRANSAM RESUBDIVISION, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PIN# 09-25-477-001

EXHIBIT “B”

FINDINGS OF FACT FOR SPECIAL USE

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

Common area of 3809 Illinois includes separate men’s and women’s bathrooms and a break room accessible from Suite 300.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

At time of original construction of 3809 Illinois Ave. all utilities, access roads, drainage and/or necessary utilities were provided and approved by the City of St. Charles.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The special use for Promise Church will not alter the exterior of the building or the landscaping; and will not impede neighboring properties regarding their orderly development and improvement of their properties. Nor, should the use impact the neighboring industrial/commercial property values. The lessor is providing Promise Church with adequate parking on the property and noise will be consistent with typical office use for neighboring businesses.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The requested Special Use will not impact orderly development and improvement of surrounding properties. There are no planned changes to the building property or landscaping other than the addition of signage facing Illinois Ave.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Promise Church’s use of 3809 Illinois is expected to lightly increase traffic on Sunday mornings between 8 am and 1 pm. Illinois Ave. has only light traffic passing by the property during these hours. We do not anticipate any nearby intersections to be impacted. We do not anticipate creating noise pollution, using any kind of hazardous material or participating in any illegal activities. Our intention is to be a great neighbour and a positive asset to St. Charles.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

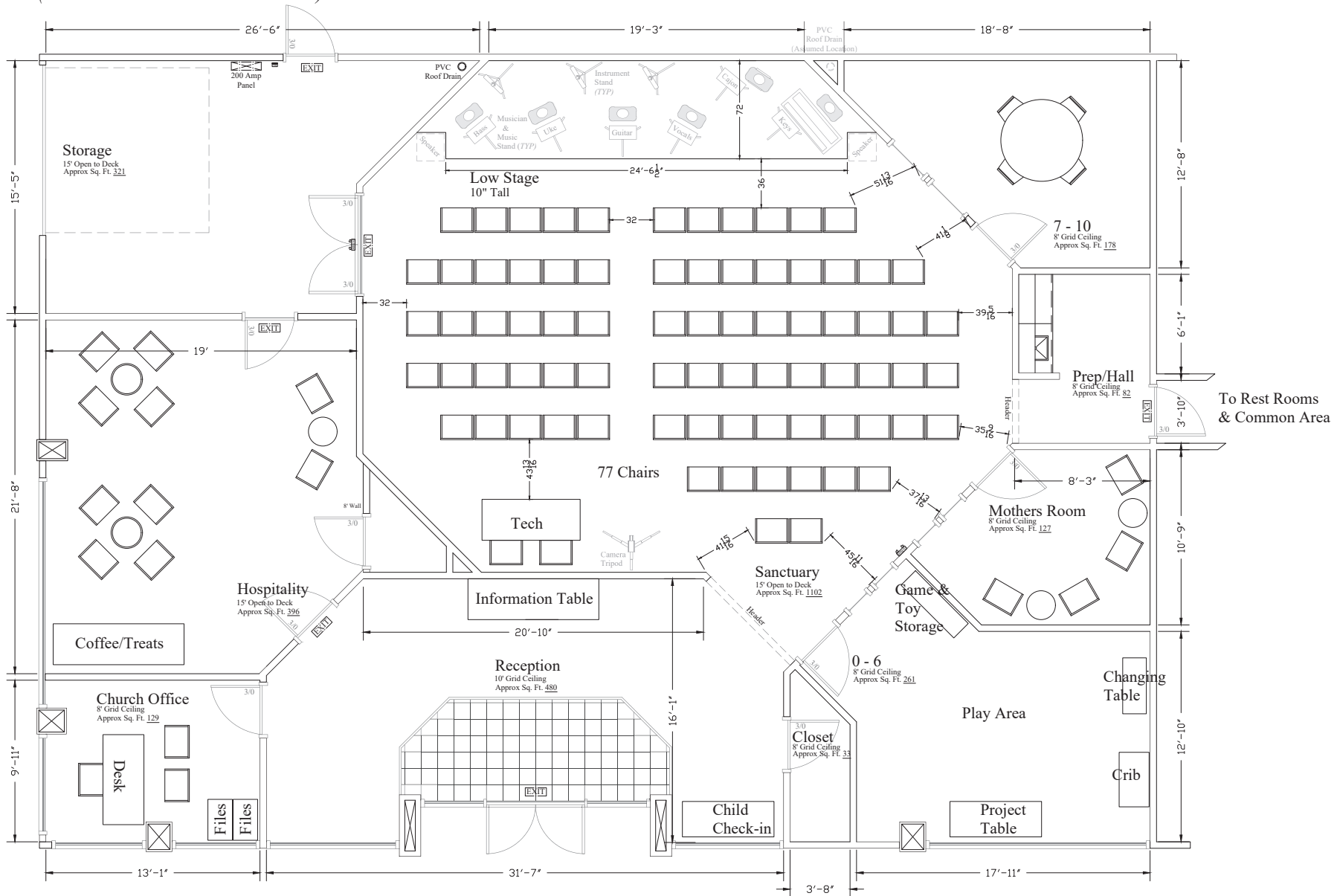
The Special Use for Promise Church will conform to all Municipal Codes and will meet or exceed all the provisions of the Special Use. Our use of suite 300 in 3809 Illinois will be primarily as a typical office user. The location is surrounded by businesses operating 9 am to 5 pm, most days, who we expect will not perceive any impact to their operations.

EXHIBIT "C"

PLANS

Proposed Use
(Onsite measurements - 12/11/2023)

Exhibit F - Office Interior



Promise Church

Promise Church
Proposed Use - Rental Space
3809 Illinois Ave. Unit 300 - Saint Charles IL 60174

Rev. # 1	01/16/2024
Rev. #	Rev. Date

January 16, 2024	2
Joe Lyon	
38" - 1'-0"	