

PIN: 01-16-207-012

ADDRESS:
3032 English Rows
Naperville, IL 60564

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 #21-1-138

ORDINANCE NO. 22 - ____

**AN ORDINANCE GRANTING A SIGN VARIANCE FROM
SECTION 6-16-5: 2.2.1 (GROUND SIGNS: NUMBER) OF TITLE 6 (ZONING
REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE FOR THE
PROPERTY LOCATED AT 3032 ENGLISH ROWS (SPARTAN ALE HOUSE)**

RECITALS

1. **WHEREAS**, Karen Dodge, ("Petitioner"), has petitioned the City of Naperville to grant a variance from Section 6-16-5:2.2.1 (Ground Signs: Number) of the Naperville Municipal Code to permit a ground sign at the real property legally described on Exhibit A and depicted on Exhibit B ("Subject Property");and
2. **WHEREAS**, the Owner of the Subject Property is Spartan Ventures 3032, LLC ("Owner"); and
3. **WHEREAS**, the Owner has authorized the Petitioner to submit the petition referenced herein; and
4. **WHEREAS**, the Subject Property is currently zoned B2 PUD (Community Shopping Center District Planned Unit Development) and is improved with a 8,000 sf

commercial building which is currently occupied by Spartan Ale House restaurant;
and

5. **WHEREAS**, a monument sign currently exists on the Subject Property at the northern entrance; and
6. **WHEREAS**, the Subject Property has 311' of frontage along Route 59; and
7. **WHEREAS**, the Petitioner requests approval of a variance from Section 6-16-5: 2.2.1 (Ground Signs: Number) to allow for a second sign on the property that is less than 200' from the existing sign for a lot than has less than 500' of lot frontage; and
8. **WHEREAS**, the requested variances meet the Standards for Variances as provided in **Exhibit C** attached hereto; and
9. **WHEREAS**, the Planning and Zoning Commission conducted a public hearing on February 16, 2022 and provided a positive recommendation on the request; and
10. **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 herein.
All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A variance from Section 6-16-5:2.2.1 (Ground Signs: Number) of the Naperville Municipal Code to allow for a second sign on the property that is less than 200' from the existing sign for a lot than has less than 500' of lot frontage.

SECTION 3: The variance approved by this Ordinance shall expire unless within two (2) years from the effective date of this Ordinance if: (1) a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started, or (2) the use specified in this Ordinance has commenced.

SECTION 4: This variance shall be subject to revocation for failure to comply with all other applicable provisions set forth in the Naperville Municipal Code, as amended from time to time, and all other applicable laws.

SECTION 5: The City Clerk is authorized and directed to record this Ordinance with the Will County Recorder.

SECTION 6: 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 7: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2022.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk