

PIN:
07-01-03-307-138

ADDRESS:
2920 LEVERENZ ROAD
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 #18-1-063

ORDINANCE NO. 18 -

**AN ORDINANCE GRANTING A SIGNAGE VARIANCE FROM
SECTION 6-16-4:2 OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY
LOCATED AT 2920 LEVERENZ ROAD**

WHEREAS, CSH Naperville, LLC (hereinafter referenced as “Owner” and also as “Petitioner”) has petitioned the City of Naperville for approval of a variance from Section 6-16-4:2 (Signs on Residential Property) of the Naperville Municipal Code to permit a wall sign to be installed on a residential property located at 2920 Leverenz Road, Naperville (“Subject Property”), which is legally described in **Exhibit A**, and depicted on **Exhibit B** (Sign Rendering); and

WHEREAS, the Subject Property is developed with Arbor Terrace of Naperville, an assisted living facility; and

WHEREAS, the requested variance meets the Standards for Granting a Variance as set forth in **Exhibit C** attached hereto; and

WHEREAS, on August 1, 2018, the Planning and Zoning Commission considered the Petitioner’s request and recommended approval of a variance to permit a wall sign to be installed on a residential property for Arbor Terrace of Naperville; and

WHEREAS, the City Council of the City of Naperville has determined that the variance should be granted to the extent set forth in this Ordinance.

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 herein as though fully set forth.

SECTION 2: A variance from 6-16-4:2 (Signs on Residential Property) of the Naperville Municipal Code to permit a wall sign to be installed on a residential property for Arbor Terrace of Naperville located at 2920 Leverenz Road is hereby granted as depicted on **Exhibit B** (Sign Rendering).

SECTION 3: The variance approved by this Ordinance shall be subject to revocation for the failure to comply with all other applicable conditions set forth in the city's zoning regulations and all other applicable laws and ordinances.

SECTION 4: The City Clerk is directed to record this Ordinance and its exhibits with the Will 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 _____, 2018.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2018.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk