

**PIN:**

08-17-212-001

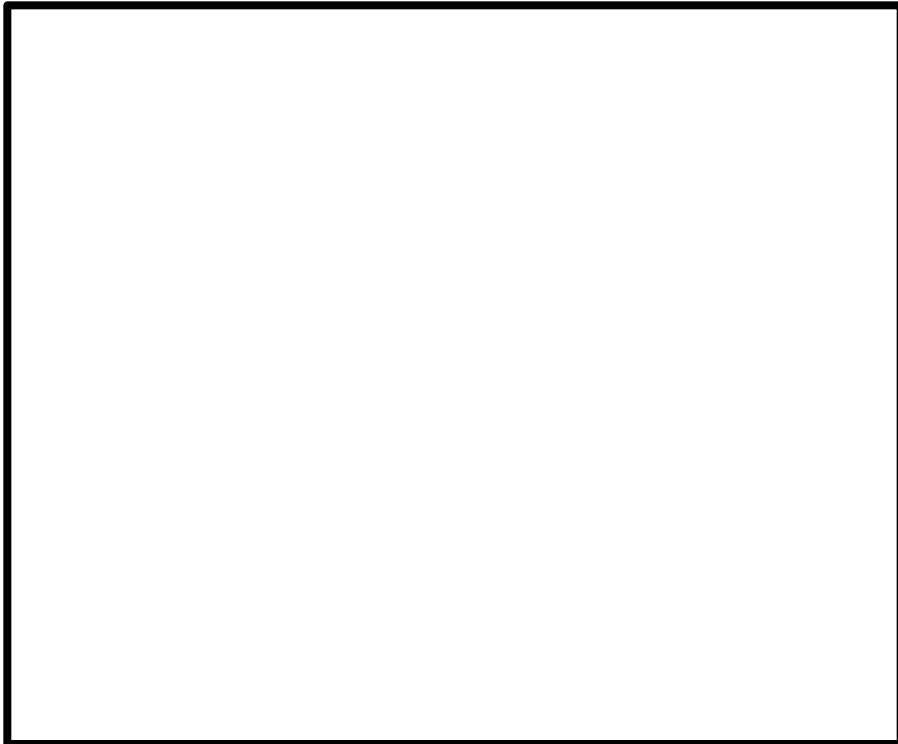
**PROPERTY ADDRESS:**

1474 E. CHICAGO AVENUE  
NAPERVILLE, IL 60540

**WHEN RECORDED**

**RETURN TO:**

CITY CLERK  
CITY OF NAPERVILLE  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540



**ORDINANCE NO. 24\_\_\_\_\_**

**AN ORDINANCE GRANTING A VARIANCE TO SHREE BALCHANDRA 2 LLC  
D/B/A AJ'S LIQUORLAND PURSUANT TO SECTION 3-3-6 OF CHAPTER  
THREE (LIQUOR AND TOBACCO CONTROL) OF THE NAPERVILLE  
MUNICIPAL CODE FOR THE PREMISES AT 1474 E. CHICAGO AVENUE**

**WHEREAS**, Shree Balchandra 2 LLC ("Petitioner"), has petitioned the City of Naperville for approval of a variance from Section 3-3-11:2 (Off-premises consumption liquor licenses) to permit the issuance of a Class D – Package Store for a premise with less than 60,000 square feet; and

**WHEREAS**, the City of Naperville grandfathered in the existing Class D – Package Store, Solo Liquors, at 1474 E. Chicago Avenue; and

**WHEREAS**, the Petitioner seeks to acquire Solo Liquors and continue operations of the Class D – Package Store with a new name of AJ'S Liquorland; and

**WHEREAS**, Chapter 3 (Liquor and Tobacco Control) of the Naperville Municipal Code was repealed and replaced on September 6, 2016, and the amended Chapter 3 (Liquor and Tobacco Control) created a procedure for processing variances to liquor license requirements; and

**WHEREAS**, the variance requested is in harmony with the general purpose and intent of Chapter 3 (Liquor and Tobacco Control) of the Naperville Municipal Code; and

**WHEREAS**, strict enforcement of Section 3-3-11:2 (Off-premises consumption liquor licenses) Class D – Package Store would result in practical difficulties due to the special circumstances; and

**WHEREAS**, the variance would not alter the essential character of the liquor establishment or underlying liquor license requirements and will not be a substantial detriment to adjacent property; 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.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS**, in exercise of its home rule authority as follows:

**SECTION 1:** The Recitals above are incorporated herein and made part hereof as fully set forth in this Section 1.

**SECTION 2:** A variance to Section 3-3-11:2 (Off-premises consumption liquor licenses) to permit the issuance of a Class D – Package Store liquor license for a premise less than 60,000 square feet to Shree Balchandra 2 LLC d/b/a AJ's Liquorland at 1474 E. Chicago Avenue, is hereby granted.

**SECTION 3:** The 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 4:** The variance shall be subject to the transferability restrictions in Section 3-3-5 which states that any sale, transfer or assignment of more than fifty percent (50%) of the shares of a corporation shall terminate said liquor license for the purpose

of payment of a fee for a first and initial liquor license; said variance shall become null and void upon suspension, revocation, or non-renewal of the liquor license.

**SECTION 5:** The City Clerk is directed to record this Ordinance with the DuPage County Recorder.

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

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scott A. Wehrli  
Mayor

ATTEST:

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