

PIN:
01-03-307-139

ADDRESS:
2708 FORGUE DR
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 #18-1-065

ORDINANCE NO. 18 - _____

**AN ORDINANCE GRANTING VARIANCES FROM
SECTION 6-16-3 AND SECTION 6-16-5 OF TITLE 6
OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY LOCATED AT
2708 FORGUE DRIVE (NAPERVILLE SELF STORAGE AKA CUBESMART)**

WHEREAS, 5995 Naperville Self Storage LLC (“Petitioner”), has petitioned the City of Naperville for approval of sign variances to allow for the installation of an off premise monument sign, and wall signage on the west and south façades of the building located on the property commonly known as 2708 Forgue Drive, Naperville, IL, which is legally described in **Exhibit A** and depicted on **Exhibit B** (“Subject Property”); and

WHEREAS, the owner of the Subject Property is 5995 Naperville Self Storage LLC, 600 W Van Buren Street, Suite 204, Chicago IL 60661 (“Owner”); and

WHEREAS, the Petitioner has requested approval of a variance from Municipal Code Section 6-16-3 (Prohibited Signs) to allow for installation of an off premise monument sign, and a variance from Municipal Code Section 6-16-5 (Signs on Commercial and Institutional Property) to allow for installation of wall signage on the west and south facades of the building on the Subject Property; and

WHEREAS, on September 5, 2018, the Planning and Zoning Commission conducted a public hearing concerning PZC 18-1-065 and recommended approval of the Petitioner's request; and

WHEREAS, at the September 5, 2018 Planning and Zoning Commission meeting, in response to concerns from nearby residents, the Petitioner stated the wall sign on the south façade of the building would not be illuminated; and

WHEREAS, the requested variance meets the standards for variances as provided in **Exhibit C** attached hereto; and

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 here in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A variance from Naperville Municipal Code Section 6-16-3 to install an off premise monument sign on the property commonly known as 2920 Leverenz Road is hereby granted as depicted on **Exhibit D.**

SECTION 3: A variance from Naperville Municipal Code Section 6-16-5 to install wall signage on the west façade of the building on the Subject Property is hereby granted as depicted on **Exhibit E.**

SECTION 4: A variance from Naperville Municipal Code Section 6-16-5 to install wall signage on the south façade of the building on the Subject Property is hereby granted as depicted on **Exhibit F,** subject to the condition that the signage is not illuminated.

SECTION 5: The variances approved by this Ordinance shall expire unless a building permit has been obtained and the construction or alteration of the improvements as specified in this Ordinance has been started within two (2) years from the effective date of this Ordinance.

SECTION 6: These variances 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 7: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 8: 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