

**PIN: 08-18-102-004**

**ADDRESS:  
620 N. WASHINGTON ST  
NAPERVILLE, IL 60563**

**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 #17-1-140**

**ORDINANCE NO. 18 -**

**AN ORDINANCE GRANTING VARIANCES  
FROM SECTION 6-16-5 (SIGNS ON COMMERCIAL AND INSTITUTIONAL  
PROPERTY) OF THE NAPERVILLE MUNICIPAL CODE  
FOR THE LUXESKIN SPA AT 620 N. WASHINGTON ST.**

**WHEREAS**, Vince Rosanova (“Petitioner”), has petitioned to the City of Naperville on behalf of the owner, 600 Washington Street, LLC of real property located at 620 N. Washington Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“Subject Property”), for approval of variances to the Naperville sign code for said property; and

**WHEREAS**, the Subject Property is currently zoned OCI (General Commercial District) and is improved with a 1,200 square foot building and associated parking lot; and

**WHEREAS**, the petitioner is proposing to install a 5' 8" tall, 20 square foot monument sign on the subject property located 10' from the property line adjacent to Washington Street; and

**WHEREAS**, the existing property has 50' of lot frontage adjacent to Washington Street; and

**WHEREAS**, pursuant to Section 6-16-5: 2.1.1 (Ground Signs: Number) a minimum of 100' of lot frontage is required to install a monument sign; and

**WHEREAS**, pursuant to Section 6-16-5: 2.2.5.3 (Setbacks: Interior Property Line) a 40' setback from interior property lines is required to install a monument sign; and

**WHEREAS**, the Petitioner requests approval of a variance from Section 6-16-5: 2.1.1 (Ground Signs: Number) to reduce the required lot frontage from 100' to 50' and a variance from Section 6-16-5: 2.2.5.3 (Setbacks: Interior Property Line) to allow installation of monument sign located 31' from the northern property line and 17' from the southern property line on the Subject Property; and

**WHEREAS**, the requested variances meet the Standards for Variances as provided in **Exhibit C** attached hereto; and

**WHEREAS**, on March 7, 2018, the Planning and Zoning Commission considered the requested variances and recommended approval of the Petitioner's request; 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 herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

**SECTION 2:** A variance from Section 6-16-5: 2.1.1 (Ground Signs: Number) of the Naperville Municipal Code to allow for the reduction of the required 100' of lot frontage to 50' of lot frontage in order to install a monument sign on the Subject Property, as depicted on the Site Plan attached hereto as **Exhibit B**, is hereby approved.

**SECTION 3:** A variance from Section 6-16-5: 2.2.5.3 (Setbacks: Interior Property Line) of the Naperville Municipal Code to reduce the required 40' setback from the interior property lines to 31' from the northern property line and 17' from the southern property line in order to install a monument sign on the Subject Property, as depicted on the Site Plan attached hereto as **Exhibit B**, is hereby approved.

**SECTION 4:** 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 5:** 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 6:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 7:** 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 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