

PIN: 07-23-100-019

ADDRESS:
1527 AURORA AVE
NAPERVILLE, IL 60540

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #23-1-073

ORDINANCE NO. 24 - ____

**AN ORDINANCE GRANTING A SIGNAGE VARIANCE
FROM SECTION 6-16-5:2.2.4 (GROUND SIGNS) OF TITLE 6 (ZONING
REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE
FOR THE PROPERTY LOCATED AT 1527 AURORA AVE**

RECITALS

1. **WHEREAS**, Olympik Sign Co, 1130 N. Garfield, Lombard, IL 60148 ("**Petitioner**"), has petitioned the City of Naperville for approval of a sign variance to Section 6-16-5:2.2.4 of the Municipal Code for real property located at 1527 Aurora Ave, Naperville, IL, legally described on **Exhibit A** ("**Legal**") and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the owner of the Subject Property is William Napleton, 15 Ambriance Dr, Burr Ridge, IL 60521 ("**Owner**") and has authorized the Petitioner to submit the subject petition.

3. **WHEREAS**, the Subject Property is currently zoned B3 (General Commercial District) and is improved with the Audi Naperville showroom and service center, as well as a surface parking lot.
4. **WHEREAS**, in accordance with Section 6-16-5:2.2.4 (Ground Signs) of the Naperville Municipal Code, ground signs are permitted a maximum height of ten (10) feet for this property.
5. **WHEREAS**, the Petitioner has requested approval of a variance from Section 6-16-5:2.2.4 of the Naperville Municipal Code in order to allow one ground sign that is approximately twenty (20) feet in height as depicted on **Exhibit C** (“**Sign Elevations**”).
6. **WHEREAS**, the Petitioner will install a landscaped area located around the base of each ground sign equal to one square foot for each one square foot of monument sign area as required by Section 6-16-5:2.2.6 of the Naperville Municipal Code.
7. **WHEREAS**, the requested variance meets the Standards for Variances as provided in **Exhibit D** (“**Standards for Variances**”) attached hereto.
8. **WHEREAS**, on January 17, 2024, the Planning and Zoning Commission considered the requested sign variance and recommended approval of the Petitioner’s request (approved 5-0).
9. **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 in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A variance from Section 6-16-5:2.2.4 (Ground Signs) of the Naperville Municipal Code to allow one ground sign to measure approximately twenty (20) feet in height, as depicted on the Sign Elevations attached hereto as **Exhibit C**, is hereby approved.

SECTION 3: The variance approved by this Ordinance shall expire within two (2) years from the effective date of this Ordinance if a building permit has not been obtained and the construction or alteration of the structure as specified in this Ordinance has not been started within that two (2) year period.

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 DuPage 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. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the Recorder in which the Subject Property is located within.

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

PASSED this _____ day of _____, 2024.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2024.

Scott A. Wehrl
Mayor

ATTEST:

Dawn C. Portner
City Clerk