

PIN:
08-32-102-030

ADDRESS:
1800 S. WASHINGTON ST.
NAPERVILLE IL 60565

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
P.O. BOX 3020
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #17-1-072

ORDINANCE NO. 17- ____

**AN ORDINANCE APPROVING A MAJOR CHANGE TO A CONDITIONAL USE
TO GRANT A VARIANCE FOR THE HEIGHT AND STYLE OF A FENCE AT
1800 S. WASHINGTON STREET**

WHEREAS, the City of Naperville ("Petitioner") has petitioned for approval of a Major Change to the conditional use to grant a variance for the height and style of a fence on the subject property legally described in **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

WHEREAS, on June 19, 1961 the City Council of the City of Naperville passed Ordinance 38-61, approving a special use for a public service utility building or function for the Subject Property; and

WHEREAS, on September 16, 2008, the City Council of the City of Naperville passed Ordinance 08-171, approving a minor change to the conditional use to allow the partial demolition of an existing maintenance/office building in order to construct a 4,000 square foot single-story addition; and

WHEREAS, the petitioner proposes to replace an existing 6' tall chainlink fence located along the front property line with a 6' tall solid style wooden fence located along the front property line on the Subject Property, which requires a variance in the R1A district; and

WHEREAS, the Municipal Code of the City of Naperville requires that a variance be subject to a major change to a conditional use; and

WHEREAS, on July 19, 2017, the Planning and Zoning Commission conducted a public hearing to consider the Petitioner's request for the Subject Property, and recommended approval of the request; and

WHEREAS, the requested major change to the conditional use and variance meet the standards as provided in **Exhibit C** attached hereto; and

WHEREAS, the City Council of the City of Naperville has determined that the major change to the conditional use to allow a variance for the height and style of a fence on the Subject Property should be approved.

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

SECTION 2: A major change to the conditional use to allow a variance to permit a 6' tall solid style fence in the required front yard, as depicted on the Plat of Survey attached to this Ordinance as **Exhibit B**, is hereby approved.

SECTION 3: The City Clerk is directed to record this Ordinance and its exhibits with the DuPage County Recorder at the direction of the City Attorney.

SECTION 4: This Ordinance shall be in full force and effect upon its recordation with the DuPage County Recorder.

PASSED this _____ day of _____, 2017.

AYES:

NAYS:

ABSENT:

APPROVED this ___ day of _____, 2017.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk