

**PIN: 07-27-102-017**

**ADDRESS:  
1120 S. ROUTE 59  
NAPERVILLE, IL 60540**

**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 #19-1-05**

**ORDINANCE NO. 19 -**

**AN ORDINANCE GRANTING A SIGNAGE VARIANCE  
FROM SECTION 6-16-5:2.2.1 OF TITLE 6 (ZONING REGULATIONS)  
OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY  
LOCATED AT 1120 S. ROUTE 59 (SEIGLE'S CABINET CENTER)**

**WHEREAS**, Wes Investments LLC, 6800 Industrial Loop, Greendale, Wisconsin, 53129, is the owner ("Owner") of real property located at 1120 S. Route 59, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property"); and

**WHEREAS**, Doyle Signs, Inc. on behalf of Seigle's Cabinet Center, LLC, 1120 S Route 59, Suite 116, Naperville, IL 60540 ("Petitioner") has petitioned the City of Naperville for approval of a variance from the Naperville Municipal Code in order to install a monument sign for said property; and

**WHEREAS**, the Subject Property is currently zoned B2 (Community Shopping Center District) and is improved with a 38,788 square foot building and associated parking lot; and

**WHEREAS**, the Petitioner is proposing to install a 10'10" tall, 44.3 square foot, double sided multi-tenant monument sign on the Subject Property located 10' from the property line adjacent to Route 59; and

**WHEREAS**, the existing property has 450' of lot frontage adjacent to Route 59; and

**WHEREAS**, a monument sign currently exists at the south end of the property, located 208' from the location of the proposed monument sign; and

**WHEREAS**, pursuant to Section 6-16-5:2.2.1 (Ground Signs: Number) a minimum of 500' of lot frontage is required to install two monument signs with a minimum separation of 200'; and

**WHEREAS**, the Petitioner requests approval of a variance from Section 6-16-5:2.2.1 (Ground Signs: Number) to reduce the required lot frontage from 500' to 450' at the Subject Property; and

**WHEREAS**, the proposed monument sign complies with all other requirements provided in Section 6-16-5: 2.2 (Ground Signs) of the Naperville Municipal Code; and

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

**WHEREAS**, on March 20, 2019, the Planning and Zoning Commission considered the requested sign variance 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 6-16-5:2.2.1 (Ground Signs: Number) of the Naperville Municipal Code is hereby granted to allow for a reduction of the required 500' of lot frontage to 450' of lot frontage in order to install a monument sign, located as depicted on **Exhibit B** and depicted on the sign rendering as **Exhibit D** attached hereto.

**SECTION 3:** 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 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.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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Steve Chirico  
Mayor

ATTEST:

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Pam Gallahue, Ph. D.  
City Clerk