

**PIN:**  
**08-08-100-025**

**ADDRESS:**  
**1255 E. OGDEN AVENUE, 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 #20-1-003**

**ORDINANCE NO. 20 - \_\_\_\_**

**AN ORDINANCE GRANTING PARKING LOT LIGHTING AND WALL  
SIGNAGE VARIANCES FOR THE SUBJECT PROPERTY LOCATED AT  
1255 E. OGDEN AVE. (COSTCO)**

**RECITALS**

1. **WHEREAS**, Costco Wholesale Corporation c/o TJ Design Strategies LTD, LLC. (“**Petitioner**”), has petitioned the City of Naperville for approval of parking lot lighting and wall signage variances for real property located at 1255 E. Ogden Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”); and
2. **WHEREAS**, Norcor Naperville Associates, LLC., c/o Newcastle Properties (“**Owner**”) is the owner of the Subject Property; and
3. **WHEREAS**, the Subject Property is currently zoned B2 (Community Shopping District) and is improved with a multi-tenant commercial building; and

4. **WHEREAS**, the Petitioner proposes to demolish the existing multi-tenant commercial building and to construct a new 161,210 square foot Costco warehouse and associated automobile service station; and
5. **WHEREAS**, pursuant to Section 6-3-5:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of a variance from Section 6-14-4:3.2.5 (Luminaire Design Factors) to allow parking lot light poles up to 36.5' in height on the Subject Property; and
6. **WHEREAS**, pursuant to Section 6-3-5:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of a variance from Section 6-16-5:2.1.1 (Signs on Commercial and Institutional Property) to allow an increase in sign area from 300 square feet to approximately 438 square feet on the building's east façade; and
7. **WHEREAS**, pursuant to Section 6-3-5:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of a variance from Section 6-16-5:2.1.1 (Signs on Commercial and Institutional Property) to allow an increase in sign area from 300 square feet to approximately 311 square feet on the building's south façade; and
8. **WHEREAS**, the requested variances meet the Standards for Variances as provided in **Exhibit C** attached hereto; and
9. **WHEREAS**, on May 6, 2020, the Planning and Zoning Commission considered PZC 20-1-003 and recommended approval of the Petitioner's requests; and
10. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's requests 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 to Section 6-14-4:3.2.5 (Luminaire Design Factors) of the Naperville Municipal Code to permit the height of the parking lot light poles to increase from 25' to 36.5', as depicted on the Photometric Plan attached hereto as **Exhibit D**, is hereby approved.

**SECTION 3:** A variance to Section 6-16-5:2.1.1 (Signs on Commercial and Institutional Property) of the Naperville Municipal Code to allow an increase in sign area from 300 square feet to approximately 438 square feet on the building's east façade, as depicted on the Sign Plan attached here to as **Exhibit E**, is hereby approved.

**SECTION 4:** A variance to Section 6-16-5:2.1.1 (Signs on Commercial and Institutional Property) of the Naperville Municipal Code to allow an increase in sign area from 300 square feet to approximately 311 square feet on the building's south façade, as depicted on the Sign Plan attached here to as **Exhibit E**, is hereby approved.

**SECTION 5:** The variances 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 6:** 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 7:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 8:** 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 9:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Steve Chirico  
Mayor

ATTEST:

\_\_\_\_\_  
Pam Gallahue, Ph. D.  
City Clerk