

PIN: 08-18-327-019 (part)

ADDRESS:
415 S BRAINARD STREET
NAPERVILLE, IL 60540

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

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK/COMMUNITY SERVICES DEPT.
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #23-1-092

ORDINANCE NO. 23 - _____

**AN ORDINANCE GRANTING A SIGNAGE VARIANCE
FROM SECTION 6-16-6:1 OF TITLE 6 (ZONING REGULATIONS)
OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY
LOCATED AT 415 S BRAINARD STREET (NORTH CENTRAL COLLEGE)**

RECITALS

1. **WHEREAS**, North Central College, 30 N Brainard Street, Naperville, Illinois 60540 (“**Petitioner**” and “**Owner**”), is the owner of real property located at 415 S Brainard Street, Naperville, Illinois, legally described on **Exhibit A** and as depicted on **Exhibit B** (“**Subject Property**”) and has petitioned the City of Naperville for approval of a sign variance in order to install a wall sign on the new parking pavilion structure located on the Subject Property.
2. **WHEREAS**, the Subject Property is located within the North Central College campus, is currently zoned CU (College/University District) and is improved with a new parking pavilion.

3. **WHEREAS**, the Petitioner has requested approval of a variance to Section 6-16-6:1 (Special Areas of Control: Educational Campus) in order to install non-illuminated wall signage on the east circulation tower of the building.
4. **WHEREAS**, Section 6-16-6:1 (Special Areas of Control: Educational Campus) of the sign code permits a maximum wall sign allowance of 32 square feet per building frontage for buildings located within an educational campus.
5. **WHEREAS**, specific to the new parking pavilion located on the subject property, the allowable wall signage is one, 32 square foot wall sign placed on the north façade facing Brainard Street and visible from Chicago Avenue.
6. **WHEREAS**, the petitioner is requesting approval of a variance in order to install a 90 square foot wall sign on the north façade of the east circulation tower as depicted on **Exhibit C – Sign Plans**.
7. **WHEREAS**, the requested sign variance meets the standards for variances as provided in **Exhibit D** attached hereto.
8. **WHEREAS**, on November 15, 2023, the Planning and Zoning Commission considered the requested sign variance and recommended approval of the Petitioner’s request.
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 6-16-6:1 of the Naperville Municipal Code is hereby granted to permit wall signage on the northern façade of the east circulation tower of the parking pavilion, as depicted on **Exhibit C** attached hereto, at 415 S Brainard Street.

SECTION 3: The variance approved by this Ordinance shall expire unless a sign permit has been obtained and the erection of the sign as specified herein has been started within two (2) years from the effective date of this Ordinance.

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 _____, 2023.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2023.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk