

PIN: 08-06-408-006

ADDRESS:
1837 CENTRE POINT CIRCLE
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 #19-1-117

ORDINANCE NO. 19 -

AN ORDINANCE GRANTING A VARIANCE TO SECTION 6-16-2 OF TITLE 6 (ZONING REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 1837 CENTRE POINT (HOLIDAY INN EXPRESS)

WHEREAS, QT Signs, Inc. ("**Petitioner**") has petitioned the City of Naperville to grant a variance from Section 6-16-2 (Signs: Definitions) of the Naperville Municipal Code for the real property located at 1837 Centre Point Circle, Naperville, Illinois legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and

WHEREAS, Vidyut Patel ("**Owner**") is the owner of the Subject Property; and

WHEREAS, the Subject Property is zoned B3 (General Commercial District) and is improved with a 4-story hotel; and

WHEREAS, the Owner is rebranding the existing hotel, refacing the existing signage, and adding a new monument sign near the southwest corner of the Subject Property; and

WHEREAS, Section 16-6-2 (Signs: Definitions) requires a monument sign to be permanently attached to the ground and anchored by a support structure a minimum of 80% of the width of the sign; and

WHEREAS, the proposed monument sign has a support structure that is approximately 64% of the width of the sign; and

WHEREAS, the purpose of the support structure width requirement for monument signs is to prevent the use of pole signs; and

WHEREAS, the proposed sign, with a support structure width of 64%, does not provide the appearance of a pole sign; and

WHEREAS, on December 4, 2019, the Planning and Zoning Commission conducted a public hearing to consider PZC 19-1-117 and recommended approval of the request; and

WHEREAS, the requested variance meets the standards for granting a variance as provided in **Exhibit C** attached hereto; and

WHEREAS, the City Council of the City of Naperville has determined that the Petitioners' 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 here. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A variance to Section 6-16-2 (Signs: Definitions) of the Naperville Municipal Code is hereby granted to permit a monument sign with a support structure that is approximately 64% of the width of the sign, as depicted on the Sign Rendering attached hereto as **Exhibit D.**

SECTION 3: The variance approved by this Ordinance shall expire unless a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance 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: 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 6: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

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.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk