

**PIN: 07-16-207-006**

**ADDRESS:  
631 N. Route 59  
Naperville, IL 60563**

**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 60566-7020**

**PZC Case #14-1-111**

**ORDINANCE NO. 14 – 167**

**AN ORDINANCE GRANTING A SIGN VARIANCE  
FROM SECTION 5-4-5:2.6 (COMMERCIAL SIGNS; MONUMENT SIGNS; MONUMENT  
SIGN SETBACK (FROM FRONT PROPERTY LINE)) OF THE BUILDING  
REGULATIONS FOR THE PROPERTY LOCATED AT  
631 N. ROUTE 59 (aka SPEEDWAY)**

**WHEREAS**, Speedway LLC (“Petitioner”) has petitioned the City of Naperville for approval of a signage variance for the property located at 631 N. Route 59, Naperville, IL (“Subject Property”), which is legally described in Exhibit A, and depicted on Exhibit B (site plan); and

**WHEREAS**, the Subject Property is currently zoned B3 (General Commercial District) and is improved with a gas station and a parking lot; and

**WHEREAS**, Section 5-4-5:2.6 (Commercial Signs; Monument Signs; Monument Sign Setback) of the Naperville Municipal Code provides that monument signs adjacent to major arterial roadways be setback a minimum of ten (10) feet from the front property line; and

**WHEREAS**, the Petitioner requested approval of a variance to Section 5-4-5:2.6 (Commercial Signs; Monument Signs; Monument Sign Setback) to locate a monument sign adjacent to Route 59 at a distance of eight (8) feet from the front property line of the subject property; and

**WHEREAS**, on October 8, 2014, the Planning and Zoning Commission considered the Petitioner's request and recommended approval of a sign variance for the Subject Property to allow a monument sign to be constructed at a distance of eight (8) feet from the front property line adjacent to Route 59; and

**WHEREAS**, the City Council of the City of Naperville has determined that the variance should be granted to the extent set forth in this Ordinance.

**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.

**SECTION 2:** A variance from 5-4-5:2.6 (Commercial Signs; Monument Signs; Monument Sign Setback) of the Municipal Code to allow for a monument sign setback eight (8) feet from the front property line as depicted on **Exhibit B** and **Exhibit C** (sign rendering) is hereby granted.

**SECTION 3:** The variance approved by this Ordinance shall expire two years from the effective date of this Ordinance if (a) a building permit has not been obtained and the construction of the monument sign as specified in this Ordinance has not been started within that two-year period. The variance shall be subject to revocation for the failure to comply with all other applicable conditions set forth in the city's zoning regulations and all other applicable laws and ordinances.

**SECTION 4:** The City Clerk is directed to record this Ordinance and its exhibits with the DuPage County Recorder.

**SECTION 5:** This Ordinance shall be in full force and effect upon its passage and approval.


PASSED this 5<sup>th</sup> day of November, 2014.

AYES: PRADEL, CHIRICO, FIESELER, HINTERLONG, KRAUSE,  
McELROY, WEHRLI, WENTZ

NAYS: NONE

ABSENT: BRODHEAD

APPROVED this 6<sup>th</sup> day of November, 2014.

  
A. George Pradel  
Mayor

ATTEST:

  
Pam LaFéber, Ph.D.  
City Clerk





**Speedway LLC**

Lake Shore Division  
8200 W. 185th St. Suite E  
Tinley Park, IL 60477

**LEGAL DESCRIPTION FROM ALTA SURVEY:**

OVERALL MEETS & BOUNDS LEGAL DESCRIPTION FOR LOT 1 THAT PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINES OF ROUTE 59 AND NORTH AURORA ROAD; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 208.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 23 SECONDS WEST, 72.95 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 59 ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 57 MINUTES 39 SECONDS WEST ALONG SAID LINE, 136.49 FEET; THENCE SOUTH 61 DEGREES 14 MINUTES 59 SECONDS WEST, 45.51 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 23 SECONDS WEST, 205.10 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 158.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 23 SECONDS EAST, 252.05 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

NOTE: OVERALL LEGAL DESCRIPTION FOR LOT 1 WAS PREPARED PER CLIENT REQUEST

**STREET ADDRESS:**

SPEEDWAY, LLC  
631 N. ROUTE 59  
NAPERVILLE, IL 60563-2052

**PIN:**

07-16-207-006

**EXHIBIT A**

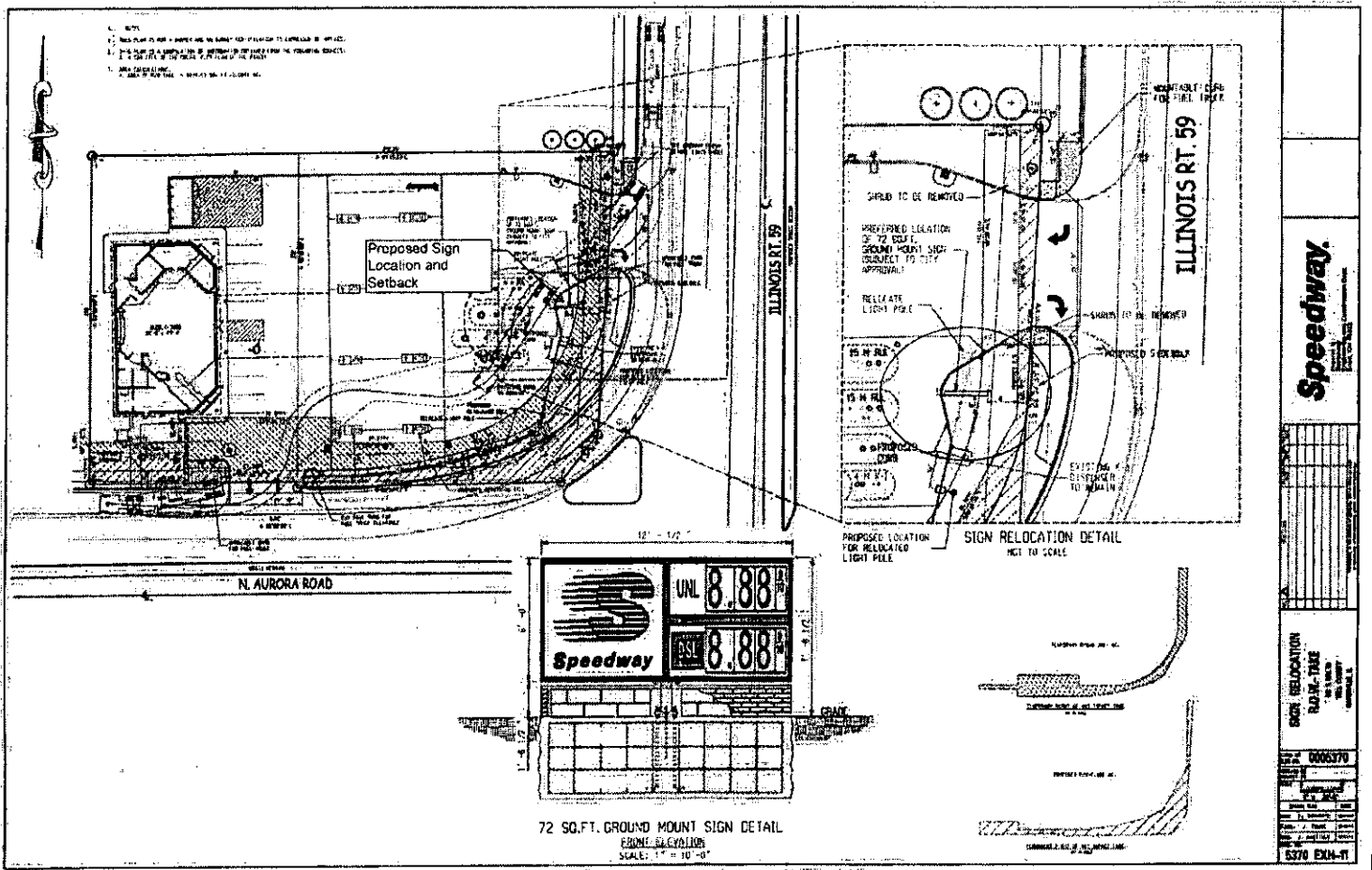


EXHIBIT B