

P.I.N.S
05-32-300-014
08-05-027-036

ADDRESS:
LOT 4 OF NOKIA CAMPUS SUBDIVISION
NWC OF NAPERVILLE ROAD & WARRENVILLE ROAD
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

ORDINANCE NO. 21 - _____

**AN ORDINANCE GRANTING A
TEMPORARY USE TO PERMIT A TEMPORARY CONSTRUCTION SIGN THAT
EXCEEDS THE HEIGHT AND SIZE REQUIREMENTS AT
NAPER COMMONS**

1. **WHEREAS**, Pulte Home Company, LLC, 1900 East Golf Road, Suite 300, Schaumburg, Illinois, 60173 ("**Owner**" and "**Petitioner**") has received approval from the City of Naperville to develop approximately sixty-five (65) acres of real property located at the northwest corner of Naperville Road and Warrenville Road within the corporate limits of the City of Naperville ("**City**"), legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**") and known as Lot 4 of the Nokia Campus Subdivision, for a subdivision known as Naper Commons; and
2. **WHEREAS**, on July 20, 2021, the City Council of the City of Naperville passed Ordinance 21-087, approving the final plats of subdivision for the 3 phases of Naper Commons in order to develop the Subject Property into 66 single-family attached residences and 161 single-family detached residences; and

3. **WHEREAS**, Section 6-14-4:1.6 (Signs on Residential Property: Construction Signs) of the Naperville Municipal Code permits the display of one (1) construction sign up to a maximum of forty-eight (48) square feet in size and ten (10) feet in height to be displayed through the completion of the development project; and
4. **WHEREAS**, Petitioner has erected a sign that is compliant with the Code regulations but has found the sign has limited visibility due to the high rate of speed along Naperville Road; and
5. **WHEREAS**, Petitioner requests to replace the existing sign with one (1) temporary construction sign that is eighty (80) square feet in size and 13 (thirteen) feet in height that will remain in place through the completion of the development project; and
6. **WHEREAS**, pursuant to Section 6-2-11 (Temporary Buildings, Structures and Uses of Land), the City Council has the authority to grant the temporary use of a building, structure, or use of land that does not conform to the regulations prescribed in Title 6 for the zoning district in which it is located; and
7. **WHEREAS**, the City Council has determined that the temporary use should be granted as requested the Petitioner.

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 temporary use to permit the Petitioner to display the proposed temporary construction sign, as depicted on **Exhibit C**, is hereby approved. the completion of the development project.

SECTION 3: The Petitioner shall remove the temporary construction sign approved by this Ordinance immediately following the issuance of the last final occupancy permit for any residential unit located within the Naper Commons development.

SECTION 4: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 5: The City Clerk is authorized and direct to record this Ordinance with the DuPage County Recorder.

SECTION 6: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2021.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph.D.
City Clerk