

PIN:
07-13-444-006

ADDRESS:
430 S. WASHINGTON STREET
NAPERVILLE, ILLINOIS 60540

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 #22-1-047

ORDINANCE NO. 22- ____

AN ORDINANCE APPROVING VARIANCES TO SECTION 6-16-6:3 AND SECTION 6-3-6:4.1 OF THE NAPERVILLE MUNICIPAL CODE TO PERMIT A SIGN TO BE INSTALLED ON AN ACCESSORY STRUCTURE AND TO EXTEND THE EFFECTIVE PERIOD OF THE VAIRANCE FOR THE PROPERTY LOCATED AT 430 S. WASHINGTON STREET

RECITALS

1. **WHEREAS**, North Central College (“**Owner**” and “**Petitioner**”), has petitioned the City of Naperville for approval of a variance to Section 6-16-6:3 of the Municipal Code to permit a wall sign to be located on an accessory structure and a variance to Section 6-3-6:4.1 to extend the effective period of the variance for the property at 430 S. Washington Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”); and
2. **WHEREAS**, the Subject Property is zoned B5 (Secondary Downtown District) and is currently vacant; and

3. **WHEREAS**, Section 6-16-6.3 (Special Areas of Control: Downtown Central Business District) of the Naperville Municipal Code requires a wall sign to be installed on a building facade; and
4. **WHEREAS**, the Petitioner proposes a wall sign to be installed on an accessory structure to serve as a gateway feature to identify the property as an entrance to North Central College's campus as depicted on **Exhibit C**; and
5. **WHEREAS**, the subject property is adjacent to the Washington Street Bridge and will be impacted by the Washington Street Bridge Replacement Project (Washington Project); and
6. **WHEREAS**, the Petitioner is working closely with the City of Naperville to allow for the Subject Property to be used for staging activities during the reconstruction; and
7. **WHEREAS**, Section 6-3-6:4.1 (Effective Period of Variance) of the Naperville Municipal Code restricts the effective period of a variance to two years from the date of the ordinance granting the variance unless a building permit is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period; and
8. **WHEREAS**, the Petitioner intends to install the proposed gateway improvements in conjunction with overall improvement of the Subject Property as a park; however, said park improvements will not be made until the Washington Project has been completed; and
9. **WHEREAS**, the Petitioner is accordingly seeking a variance to Section 6-3-6:4.1 to permit the installation of the gateway improvements following completion of the

Washington Project and installation of the park improvements at the Subject Property; and

10. **WHEREAS**, the requested variances meet the standards for granting a variance as provided in **Exhibit D** attached hereto; and

11. **WHEREAS**, on July 6, 2022, the Planning and Zoning Commission conducted a public hearing to consider PZC 22-1-047 and recommended approval of the Petitioner's request; and

12. **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 to 6-16-6.3 (Special Areas of Control: Downtown Central Business District) of the Naperville Municipal Code to permit a wall sign to be installed on an accessory structure for the property located at 430 S. Washington Street, as depicted on **Exhibit C** (Sign Rendering), is hereby granted.

SECTION 3: A variance to Section 6-3-6:4.1 (Effective Period of Variance) is hereby granted such that the effective period of the variances granted herein shall be extended to two years from the date of completion of the Washington Street Bridge Project and/or improvement of the Subject Property as a park, whichever comes later, unless a building

permit is obtained within such period and the erection of the improvements are commenced within such period.

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 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 _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2022.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk