

PIN:
08-05-408-030

ADDRESS:
1303 RIDGELAND AVE.
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 #17-1-147

ORDINANCE NO. 18 - ____

**AN ORDINANCE GRANTING A SIGN VARIANCE FROM SECTION 6-16-3:7
(PROHIBITED SIGNS) OF TITLE 6 (ZONING REGULATIONS) OF THE NAPERVILLE
MUNICIPAL CODE FOR THE PROPERTY AT
1303 RIDGELAND AVE**

WHEREAS, Naper Ridge LLC c/o Highland Management Associates, Inc
("Petitioner") has requested approval of a variance from Section 6-16-3:7 (Prohibited Signs)
in order to construct a ground sign on the property commonly known as 1303 Ridgeland,
Naperville, IL, which is legally described in Exhibit A, and depicted on Exhibit B ("Subject
Property"); and

WHEREAS, the Subject Property was developed in 1994 as Lot 2 of the Naper Ridge
Subdivision and is improved with a single-story bank building, an associated asphalt parking
lot, an existing ground sign, and an existing off-premises sign; and

WHEREAS, Lot 1 of Naper Ridge Subdivision, located directly east of the Subject Property, is improved with a 2-story commercial building, an associated asphalt parking lot, and a ground sign; and

WHEREAS, the Petitioner has requested approval of a variance to Section 6-16-3:7 (Prohibited Signs) in order to allow for the replacement of an off-premises ground sign on Lot 2; and

WHEREAS, the proposed sign on the Subject Property will also be utilized by Lot 1 and is therefore considered off-premises; and

WHEREAS, the Petitioner also requested approval of variances to Section 6-16-5:2.2.2 (Sign Area) and Section 6-16-5:2.2.4 (Sign Height) of the Municipal Code to allow the proposed off-premises ground sign to exceed the Municipal Code requirements for area and height; and

WHEREAS, on April 4, 2018, the Planning and Zoning Commission conducted a public hearing concerning PZC 17-1-147, and recommended approval of the Petitioner's request; and

WHEREAS, the City Council does not concur with the recommendation of the Planning and Zoning Commission with respect to the requested variances to Section 6-16-5:2.2.2 (Sign Area) and Section 6-16-5:2.2.4 (Sign Height) of the Municipal Code to allow the proposed off-premises ground sign to exceed the Municipal Code requirements for area and height; and

WHEREAS, City Council does concur that the requested variance to Section 6-16-3:7 (Prohibited Signs) in order to allow for the replacement of an off-premises ground sign

on Lot 2 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 variance to Section 6-16-3:7 (Prohibited Signs) in order to allow for the replacement of an off-premises ground sign on Lot 2 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 as though fully set forth here in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A variance to Section 6-16-3:7 (Prohibited Signs) of the Naperville Municipal Code is hereby granted to allow the location of an off-premises ground sign at 1303 Ridgeland Avenue, located as depicted on **Exhibit B**, attached hereto. The sign to be installed at the Subject Property shall comply with all other requirements provided in Section 6-16-5 (Signs on Commercial and Institutional Property).

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

SECTION 4: The 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 directed to record this Ordinance and its exhibits 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 _____, 2018.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2018.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk