

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.

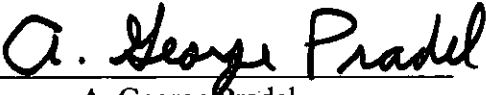
PASSED this 5th day of November, 2014.

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

NAYS: NONE

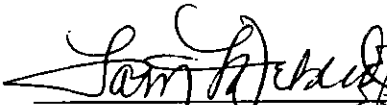
ABSENT: BRODHEAD

APPROVED this 6th day of November, 2014.



A. George Pradel
Mayor

ATTEST:



Pam LaFaber, 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 5'
MINUTES 39 SECONDS WEST ALONG SAID LINE, 136.44 FEET; THENCE SOUTH 61 DEGREES 14 MINUTES 54 SECONDS
WEST, 45.51 FEET; THENCE SOUTH 04 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

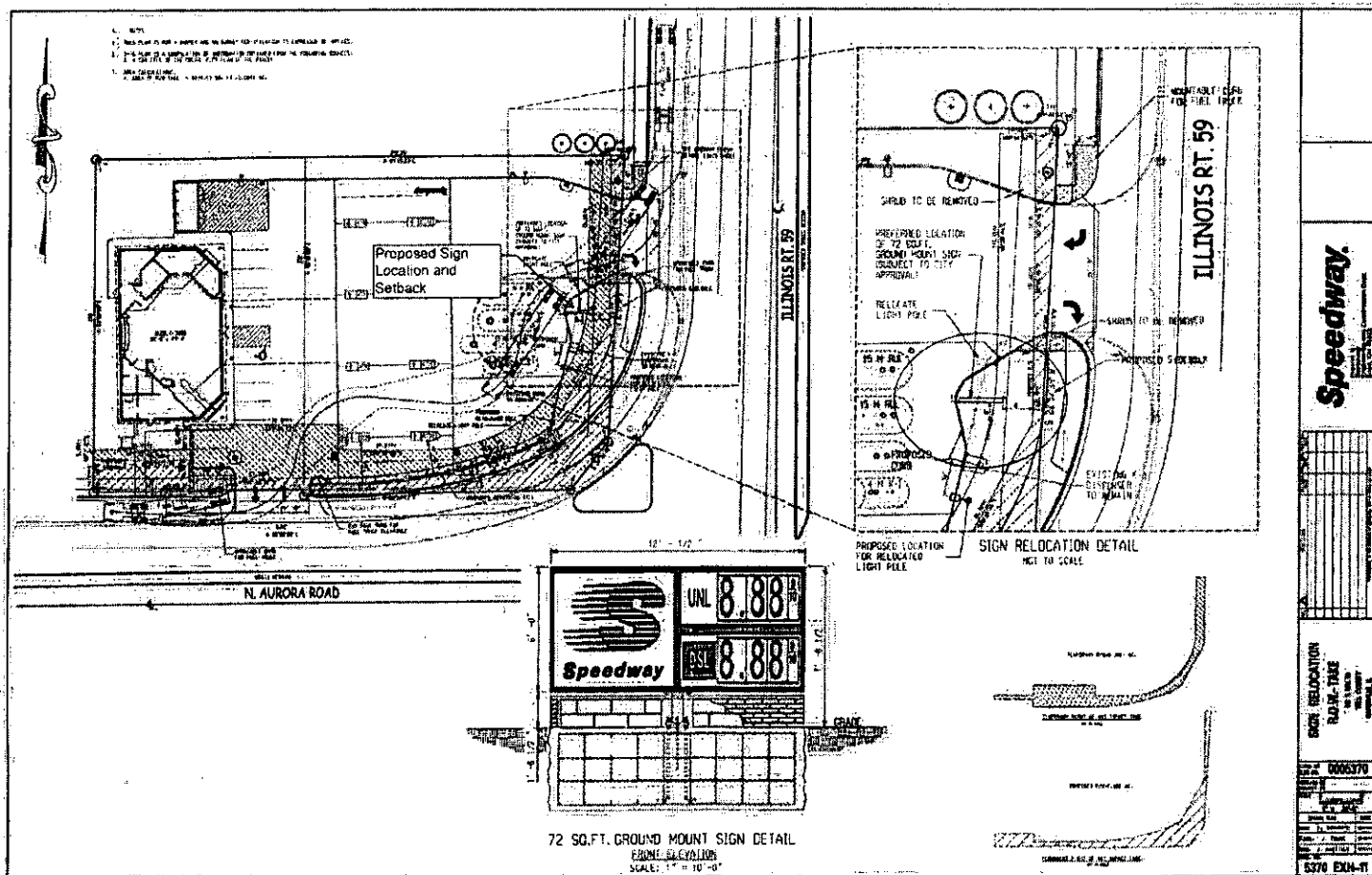


EXHIBIT B