

PIN:
07-15-304-036

ADDRESS:
1951 W. JEFFERSON
NAPERVILLE, IL 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 #19-1-105

ORDINANCE NO. 20 -

**AN ORDINANCE GRANTING VARIANCES FROM SECTION
6-16-5:2.1.1 OF TITLE 6 OF THE NAPERVILLE MUNICIPAL CODE FOR
THE PROPERTY LOCATED AT AT 1951 W. JEFFERSON (TARGET)**

Recitals

1. **WHEREAS**, Kimley-Horn and Associates, 1001 Warrenville Road, Lisle, IL 60532 (“**Petitioner**”) has petitioned the City of Naperville for approval of three wall sign variances in order to add wall signs on the north, west, and south façades of the building located on the property commonly known as 1951 W. Jefferson Avenue, Naperville, IL, which is legally described in **Exhibit A** and depicted on **Exhibit B** (“Subject Property”); and
2. **WHEREAS**, the owner of the Subject Property is Target, Corporation, 50 S. 10th Street, Minneapolis, MN 55403 (“**Owner**”); and
3. **WHEREAS**, the Subject Property is currently zoned B2 (Community Shopping District) and is improved with a “Super Target” shopping center and surface parking;
and

4. **WHEREAS**, the Petitioner requests approval of variances from Municipal Code Section 6-16-5:2.1.1 (permanent signs: area) to allow for the installation of wall signage on the north, west, and south façades to exceed the allowable maximum of 300 square feet on each façade of the subject property; and
5. **WHEREAS**, on July 15, 2020, the Planning and Zoning Commission conducted a public hearing to consider PZC 19-1-105 and recommended approval of the request; and
6. **WHEREAS**, the requested variance meets the standards for granting a variance as provided in **Exhibit C** attached hereto; and
7. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioners' 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 herein. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A variance from Naperville Municipal Code Section 6-16-5:2.1.1 to install 747 square feet of wall signage on the north façade of the building on the Subject Property is hereby granted as depicted on **Exhibit D**.

SECTION 3: A variance from Naperville Municipal Code Section 6-16-5:2.1.1 to install 1867 square feet of wall signage on the west façade of the building on the Subject Property is hereby granted as depicted on **Exhibit D**.

SECTION 4: A variance from Naperville Municipal Code Section 6-16-5:2.1.1 to

install 1,132 square feet of wall signage on the south façade of the building on the Subject Property is hereby granted as depicted on **Exhibit D**.

SECTION 5: The variances approved by this Ordinance shall expire unless a building permit has been obtained and the construction or alteration of the improvements as specified in this Ordinance has been started within two (2) years from the effective date of this Ordinance.

SECTION 6: These variances 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 7: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 8: 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 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2020.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2020.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk