

PIN: 08-18-327-019 (part)

ADDRESS:
160 EAST CHICAGO AVENUE
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 #21-1-093

ORDINANCE NO. 21 - _____

**AN ORDINANCE GRANTING A SIGNAGE VARIANCE
FROM SECTION 6-16-6:1 OF TITLE 6 (ZONING REGULATIONS)
OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY
LOCATED AT 160 E. CHICAGO AVE (NORTH CENTRAL COLLEGE)**

RECITALS

1. **WHEREAS**, North Central College (“**Owner** and **Petitioner**”), has petitioned the City of Naperville for approval of a sign variance in order to install wall signage on all four sides of the building located at 160 E. Chicago Avenue, Naperville, Illinois, legally described on **Exhibit A** and as depicted on **Exhibit B** (“**Subject Property**”); and
2. **WHEREAS**, the Subject Property is located within the North Central College campus, is currently zoned CU (College/University District) and is improved with a new academic building known as the Health Sciences and Engineering Building; and
3. **WHEREAS**, the Petitioner has requested approval of a variance to Section 6-16-6:1 (Special Areas of Control: Educational Campus) in order to install non-illuminated wall signage on all four sides of the building; and

4. **WHEREAS**, Section 6-16-6:1 (Special Areas of Control: Educational Campus) of the sign code permits a maximum wall sign allowance of 32 square feet per building frontage for buildings located within an educational campus; and
5. **WHEREAS**, specific to the new academic building located on the subject property, the allowable wall signage is one, 32 square foot wall sign placed on the northern façade facing Chicago Avenue; and
6. **WHEREAS**, the petitioner is requesting approval of a variance in order to install a 71.6 square foot wall sign on the north and south façade, a 147.6 square feet wall sign on the west façade, and an 86.6 square foot wall sign on the east façade as depicted on **Exhibit C**; and
7. **WHEREAS**, the building is uniquely located on the edge of the NCC campus, is visible from Washington Street and the proposed wall signs have minimal impact given their non-illuminated design; and
8. **WHEREAS**, the requested sign variance meets the standards for variances as provided in **Exhibit D** attached hereto; and
9. **WHEREAS**, on August 18, 2021, the Planning and Zoning Commission considered the requested sign variance and recommended approval of the Petitioner's request; and
10. **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 from Section 6-16-6:1 of the Naperville Municipal Code is hereby granted to permit wall signage on all four sides of the building, as depicted on **Exhibit C,** at 160 E. Chicago Avenue attached hereto.

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

SECTION 4: This 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 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 _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2021.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk