



Naperville



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Receipt # T20080134140

Karen A. Stukel Will County Recorder 7P

MB Date 12/17/2008

Time 09 58 47

Recording Fees

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IL Rental Hsng Support Program

\$0 00

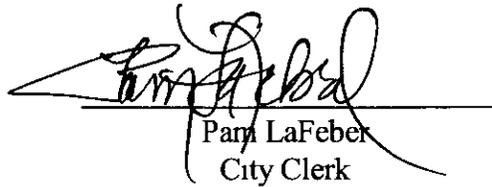
STATE OF ILLINOIS)
)
COUNTIES OF DUPAGE & WILL)

I, Pam LaFeber, the City Clerk for the City of Naperville, in the Counties of DuPage and Will, in the State of Illinois, do hereby certify that the following hereinafter described document is a true and correct copy of the records of my office as such City Clerk:

**ORDINANCE NO. 08-219,
AN ORDINANCE AMENDING CHAPTER 9 (COMPREHENSIVE PLAN)
OF TITLE 1 (ADMINISTRATIVE) OF THE NAPERVILLE MUNICIPAL
CODE**

I, hereby subscribe my name as City Clerk and affix the Official Corporate Seal of the City of Naperville on this 10th day of December, 2008

(SEAL)


Pam LaFeber
City Clerk

PL/sjc

mail to + prepared by:
City of Naperville
400 S Eagle St.
Naperville, IL 60540

1 of 7 cop

X

ORDINANCE NO. 08 - 219

**AN ORDINANCE AMENDING CHAPTER 9
(COMPREHENSIVE PLAN) OF TITLE 1 (ADMINISTRATIVE)
OF THE NAPERVILLE MUNICIPAL CODE**

WHEREAS, the Plan Commission of the City of Naperville has conducted a public hearing pursuant to public notice with respect to the adoption of an Amendment to the Official Comprehensive Plan of the City of Naperville for the purpose of including the Automobile Dealership Design Addendum to the Building Design Guidelines, and

WHEREAS, on August 6, 2008, the Plan Commission held a public hearing and recommended approval of the Automobile Dealership Design Addendum to the Building Design Guidelines; and

WHEREAS, the City Council of the City of Naperville finds that for the orderly growth of the City, it is in the best interests of the City that the Official Comprehensive Plan of the City of Naperville be amended to reflect the Automobile Dealership Design Addendum to the Building Design Guidelines, pursuant to an amendment initiated by the Naperville City Council on June 3, 2008.

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 authority, as follows:

SECTION 1: The attached Automobile Dealership Design Addendum is hereby adopted as an amendment to the Building Design Guidelines of the Naperville Comprehensive Master Plan, and incorporated herein by reference as **Exhibit A**.

SECTION 2: The official map, a copy of which is attached to Naperville Ordinance 85-42, as amended from time to time, and available for inspection in the City Clerk's Office, is hereby further amended to include the Automobile Dealership Design Addendum to the Building Design Guidelines

SECTION 3: That Section 1-11-1 (Comprehensive Plan) of Chapter 11 (Comprehensive Plan) of Title 1 (Administrative) of the Naperville Municipal Code, as amended, is hereby amended by adding the following underlined words

1-11-1: COMPREHENSIVE PLAN:

1. - 6.

*

*

*

7. **Building Design Guidelines:** The Building Design Guidelines, a copy of which is attached to Ordinance No. 07-261, 12-4-2007 (Ord No. 07-261, 12-4-2007).

7.1. **Automobile Dealership Design Addendum, a copy of which is attached to Ordinance No 08- , 9-16-2008. (Ord. No. 08- , 9-16-2008).**

SECTION 4: The Automobile Dealership Design Addendum shall be placed on file with the City Clerk and shall be available at all times during business hours for public inspection.

SECTION 5: That the City Clerk is hereby authorized and directed to file a "Notice of Adoption" of said amendment to the Comprehensive Plan in substantially the form provided and attached hereto with the DuPage County Recorder of Deeds and the Will County Recorder of Deeds.

SECTION 6: That this Ordinance shall be in full force and effect upon its passage and approval

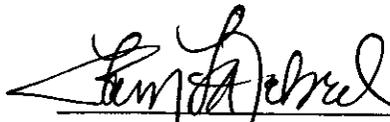
PASSED this 2nd day of December, 2008.

AYES: PRADEL, BOYAJIAN, FIESELER, FURSTENAU, KRAUSE, MILLER,
ROSANOVA, SENGER, WEHRLI

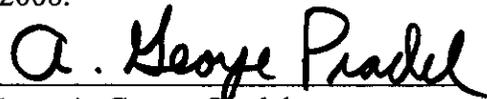
NAYS: NONE

ABSENT. NONE

APPROVED this 3rd day of December, 2008.


Pam LaFeber
City Clerk




A. George Pradel
Mayor

**NOTICE OF ADOPTION OF AMENDMENT TO
THE OFFICIAL COMPREHENSIVE PLAN OF THE
CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS**

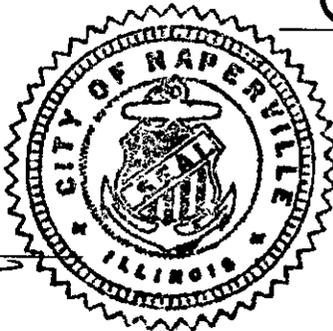
NOTICE IS HEREBY GIVEN, that by Ordinance No 08-219, passed the 2nd day of December, 2008, the City Council of Naperville has amended the Official Comprehensive Plan and Official Map of the City of Naperville, concerning the area as shown on the map, a copy of which is available for inspection in the Naperville City Clerk's office, and referred to as the Official Comprehensive Plan, all in the City of Naperville, County of DuPage, Illinois, respectively.

Said Automobile Dealership Design Addendum is on file with in the Naperville City Clerk's office at the Municipal Center, 400 South Eagle Street, Naperville, Illinois, and is available at all times during regular business hours for inspection.

DATED this 3rd day of December, 2008.

A. George Pradel

A. George Pradel
Mayor



ATTEST

Pam LaFeber

Pam LaFeber
City Clerk

City of Naperville Building Design Guidelines:
Automobile Dealership Design Addendum

The following design considerations are intended to reinforce the city's commitment to high-quality non-residential building design embodied by the citywide *Building Design Guidelines* while providing consideration for automobile dealership corporate branding. All new construction or substantial exterior remodeling of freestanding automobile dealerships shall abide by the design considerations provided below. These design considerations modify provisions of the *Design Guidelines* and shall take precedence when in conflict with the provisions therein, as applied to freestanding automobile dealerships.

- a. **Service Areas:** Doors which provide vehicular access to service or maintenance areas should be oriented away from adjacent right-of-ways and residential areas where possible. Doors oriented towards adjacent right-of-ways and residential areas should be decorative in nature and material, and shall be recessed from the primary building façade.
- b. **Building Setback:** New dealership sites should be designed so as to maintain a consistent building setback with structures along the adjacent right-of-way, except if in conflict with underlying Municipal Code requirements. If factors such as circulation, engineering, or site capacity necessitate alternate building placement, the applicant should consider design features (such as landscaping or building modulation) to mitigate neighborhood aesthetic continuity impacts.
- c. **Building Materials:** Masonry materials, such as brick or stone, should be utilized for new automobile dealerships. However, if the applicant can demonstrate that masonry materials are not conducive to distinctively represent the brand or image of a specific dealership as a primary material, alternative materials may be considered. In all instances, the primary building material should be consistent in quality and durability with the intent of the *Building Design Guidelines*.
- d. **Building Color:** The following considerations will be given equal weight when evaluating building color during the design review process: 1) compatibility with adjacent buildings and architectural context; 2) consistency with earth tone shades of beige, grey and cream encouraged within the *Building Design Guidelines*; and 3) franchise branding of the dealership.
- e. **Architectural Design:** Highest consideration should be given to building architecture (e.g. articulation, modulation, and proportion) to promote high-quality building design that enhances the image of the community. Building identification, including branding, signage, and architectural enhancements, should be secondary to overall aesthetic impact and compatibility.

- f. Landscaping Site and perimeter landscaping should be consistent with the underlying requirements of the Municipal Code. Where variances are sought for the placement of parkway and perimeter trees, consideration should be given to alternate placement of materials to enhance the overall aesthetic appearance of the site or improve the extent of buffering and transition between dissimilar uses. Alternate placement of foundation plantings that are required adjacent to low visibility building areas may be considered.

- g. Buffering. Site impacts to adjacent residential districts should be considered. Dealership site design should utilize additional buffering or screening mechanisms (berming, fencing, landscaping) to offset potentially adverse impacts to adjacent residential property. In addition to compliance with the photometric standards of the Municipal Code, installation of shield and dimming mechanisms on inventory lighting areas should be considered.

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