

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all persons interested that Gerald Realty Holdings, LLC, 213 Hansen Blvd, North Aurora, IL 60542 (“Petitioner”), has filed with the City of Naperville, 400 S. Eagle Street, Naperville, Illinois, a petition (“Petition”) for approval of variances to Naperville Municipal Code Section 6-16-5:2.2 to increase the allowed sign height from 10 feet to 20 feet and increase the allowed sign area from 45 square feet to 130 square feet, and any such other variances, departures or deviations as may be necessary in order to install a new ground sign under the provisions of Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), for the property (“Property”) having a common street address of 1661 Aurora Avenue, Naperville, IL 60540 and legally described as follows:

LOT 1 IN VAN ITEN RESUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1991 AS DOCUMENT R91-021178 IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-22-200-026

Commonly known as: 1661 Aurora Avenue, Naperville, IL 60540

The Property is currently zoned B3 (General Commercial District), and is owned by Gerald Realty Holdings, LLC, 213 Hansen Blvd, North Aurora, IL 60542 (“Property Owners”). The Petitioner, as authorized by the Property Owners, is seeking variances to install a ground sign with a height of 20 feet and an area of 130 square feet at the Property. The Petition is on file with the City as Case # 22-1-086 and may be viewed online at <https://nimbus.naperville.il.us/index.php/s/7jTpttM2Lg6iAwy>.

A public hearing will be held on the Petition before the Naperville Planning and Zoning Commission (PZC) at 7:00 p.m. on Wednesday, October 5, 2022. The meeting will be conducted in person during which the PZC will hear evidence presented on the Petition and such other matters as may properly come before it. The public hearing may also be viewed on WCNC (Ch. 6 – Astound, Ch. 10- Comcast, Ch. 99 – AT&T), and public input may be provided on the Petition as further described below.

Objections to the Petition, and testimony or comments in support of the Petition, may be provided by one or more of the following methods:

Submission of written comments prior to the meeting, or public hearing if applicable:

- Written comments may be emailed to planning@naperville.il.us.

- Written comments received by 5:00 p.m. the Wednesday before the meeting will be included in the meeting packet sent to the PZC. This meeting packet is also posted on the City's website.
- Written comments received after 5:00 p.m. the Wednesday before the meeting through 5:00 p.m. the day before the meeting will be emailed directly to the PZC, but will not be included in the PZC packet or posted online.
- Written comments received after 5:00 p.m. the day before the meeting will be added to the case file.

Speaking during the meeting, or public hearing, if applicable:

- Individuals who wish to speak must be present in-person in City Council chambers at 400 South Eagle Street, Naperville.
 - Appropriate COVID-19 safety protocols will be followed in City Council Chambers. Information can be found on the City's website and at the Naperville Municipal Center.
- **Public Accommodation:** Any individual who may require an accommodation to listen to or participate in the meeting should contact the Community Services Department at (630) 305-5300, by 5 p.m. the day of the meeting.