

PIN: 08-18-136-016

PROPERTY ADDRESS:
337 N. SLEIGHT STREET
NAPERVILLE, IL 60540

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK/COMMUNITY SERVICES DEPT.
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case # DEV-0101-2025

ORDINANCE NO. 25 - ____

**AN ORDINANCE GRANTING A VARIANCE FROM SECTION 6-2-10:3 (ACCESSORY BUILDINGS, STRUCTURES AND USES OF LAND) OF THE NAPERVILLE MUNICIPAL CODE TO PERMIT A DETACHED GARAGE / SUMMER KITCHEN AT
337 N. SLEIGHT STREET**

RECITALS

1. **WHEREAS**, Lisa Coronel, 605 E 4th Avenue, Naperville, IL 60540 (“**Owner**” and “**Petitioner**”), is the owner of real property located at 337 N. Sleight Street, Naperville, Illinois, 60540, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”), and has petitioned the City of Naperville for approval of a variance to the height limitation for an accessory structure at the Subject Property.
2. **WHEREAS**, the Subject Property is currently zoned R2 (Single-Family and Low Density Multiple-Family Residence District) and is improved with a two-story single-family residence and a detached, historic summer kitchen structure that is sixteen (16) feet in height and 319 square feet in size.

3. **WHEREAS**, the Owner and Petitioner proposes to lift the existing detached summer kitchen about six (6) feet and construct a garage and lean-to summer kitchen addition underneath the summer kitchen at the property.
4. **WHEREAS**, in accordance with Section 6-2-10:3 (Accessory Buildings, Structures and Uses of Land) of the Naperville Municipal Code, the height limitation for accessory buildings, structures or uses is eighteen (18) feet.
5. **WHEREAS**, pursuant to Section 6-3-6:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of a variance to Section 6-2-10:3 (Accessory Buildings, Structures and Uses of Land) of the Naperville Municipal Code to allow a two-story detached garage/summer kitchen with a footprint of 530 square feet to be constructed to a height of twenty-two (22) feet on the Subject Property as depicted on **Exhibit B** (“**Site Plan**”) and **Exhibit C** (“**Architectural Plans**”).
6. **WHEREAS**, the requested variance meets the Standards for Granting a Zoning Variance as provided in **Exhibit D** (“**Response to Standards**”) attached hereto.
7. **WHEREAS**, on November 19, 2025, the Planning and Zoning Commission considered the requested variance and recommended approval of the Petitioner’s request.
8. **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 6-2-10:3 (Accessory Buildings, Structures and Uses of Land) of the Naperville Municipal Code to allow a detached garage/summer kitchen to be twenty-two (22) feet in height on the Subject Property, as depicted on the Site Plan attached hereto as **Exhibit B**, and the Architectural Plans attached hereto as **Exhibit C**, is hereby approved.

SECTION 3: The Site Plan, attached to this Ordinance as **Exhibit B**, is hereby approved as the controlling site plan for the Subject Property.

SECTION 4: The Architectural Plans, attached to this Ordinance as **Exhibit C**, are hereby approved as the controlling elevation drawings for the detached garage/summer kitchen.

SECTION 5: The variance approved by this Ordinance shall expire two (2) years from the effective date of this Ordinance unless: (1) a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started, or (2) the use specified in this Ordinance has commenced.

SECTION 6: 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 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. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the office of the Recorder in which the Subject Property is located within.

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

PASSED this _____ day of _____, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2025.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk