

PIN:
PART OF 08-05-100-031

ADDRESS:
1203 E WARRENVILLE ROAD
NAPERVILLE, IL 60563

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-0067-2025

ORDINANCE NO. 25 - ____

AN ORDINANCE APPROVING VARIANCES TO
SECTION 6-16-4:2 (SIGNS ON RESIDENTIAL PROPERTY) OF THE
NAPERVILLE MUNICIPAL CODE TO ALLOW A SIGN TO BE USED FOR
RESIDENTIAL PURPOSES TO EXCEED PERMISSIBLE ALLOWANCES AT
1203 E. WARRENVILLE ROAD
(NORTHWOODS OF NAPERVILLE)

RECITALS

1. **WHEREAS**, 1203 Warrenville LLC, 801 Lakeview Dr., Suite 120, Blue Bell, PA 19422 ("**Owner**"), is the owner of real property located at 1203 E. Warrenville Road, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, as authorized by the Owner, M/I Homes of Chicago, LLC, a Delaware limited liability company, 2135 City Gate Lane, Suite 620, Naperville, IL 60563 ("**Petitioner**") has petitioned the City of Naperville for approval of variances to Section 6-16-4:2 (Signs on Residential Property) of the Naperville Municipal Code

to convert an existing ground sign from an office sign to a residential sign that identifies the Northwoods of Naperville on the Subject Property.

3. **WHEREAS**, the Northwoods of Naperville property consists of a flag lot, and due to limited visibility along Warrenville Road, signage for the Northwoods of Naperville property has been provided in an easement (recorded as Document Number R2015-038322) platted at 1203 Warrenville Road to provide adequate site identification to passersby.
4. **WHEREAS**, the existing sign on the Subject Property was previously used to identify an office building and measures 10 feet in height and 60 square feet in size ("**Existing Sign**").
5. **WHEREAS**, the Petitioner seeks to repurpose the Existing Sign into a residential sign, subject to the signage regulations provided in Section 6-16-4:2 (Signs on Residential Property) of the Naperville Municipal Code.
6. **WHEREAS**, Section 6-16-4:2 (Signs on Residential Property) of the Naperville Municipal Code permits signage being used for residential purposes to be 9 feet in height along an arterial roadway, and 32 square feet in size.
7. **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 6-16-4:2.1.2 (Sign Area) of the Naperville Municipal Code to increase the maximum sign area from 32 square feet to approximately 41.75 square feet as depicted on **Exhibit C** ("**Sign Rendering**").
8. **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 6-16-

4:2.1.2 (Sign Height) of the Naperville Municipal Code to increase the permitted sign height from 9 feet along an arterial roadway to 10 feet along an arterial roadway as depicted on **Exhibit C** (“**Sign Rendering**”).

9. **WHEREAS**, the requested variances meet the Standards for Variances as provided in **Exhibit D** attached hereto.

10. **WHEREAS**, on August 6, 2025, the Planning and Zoning Commission considered and recommended approval of the Petitioner’s request.

11. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner’s requests should be approved 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 to Section 6-16-4:2.1.2 (Sign Area) of the Naperville Municipal Code to increase the maximum sign area from 32 square feet to approximately 41.75 square feet as depicted on **Exhibit C** (“**Sign Rendering**”), is hereby approved.

SECTION 3: A variance to Section 6-16-4:2.1.2 (Sign Height) of the Naperville Municipal Code to increase the permitted sign height from 9 feet along an arterial roadway to 10 feet along an arterial roadway as depicted on **Exhibit C** (“**Sign Rendering**”), is hereby approved.

SECTION 4: The Sign Rendering, attached to this Ordinance as **Exhibit C**, is hereby approved as the controlling signage design for the Subject Property.

SECTION 5: The variances approved by this Ordinance shall expire unless within two (2) years from the effective date of this Ordinance if: (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: The 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: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 8: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 9: 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 DuPage County Recorder.

SECTION 10: 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