

CITY OF NAPERVILLE
ZONING VARIANCE FORM



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 1001 N Washington St. Naperville IL 60563

PARCEL IDENTIFICATION NUMBER (PIN): 07-12-417-017

I. PETITIONER: Craig Sikora

PETITIONER'S ADDRESS: 1001 N Washington St.

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): Property owner: FALA LLC (LLC created and owned by Alec Zurek)
Dental practice/operating business owners: Craig Sikora & Alec Zurek

OWNER'S ADDRESS: 1001 N Washington St

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT (review comments sent to this contact): Craig Sikora

RELATIONSHIP TO PETITIONER: Dental Practice Owner / Partner with Alec Zurek

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

IV. OTHER STAFF

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

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V. SUBJECT PROPERTY INFORMATION

ZONING OF PROPERTY: R1B ; home to office conversion

AREA OF PROPERTY (Acres or sq ft): 9,899 Sq ft

DETAILED DESCRIPTION OF VARIANCE (include relevant Section numbers of Municipal Code; attached additional pages if needed):

Please see attached document

VI. REQUIRED DISCLOSURE

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.

Mortgage: John Zurek (Father of Alec Zurek) ; Recording number: R2022-057805


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Exhibit A

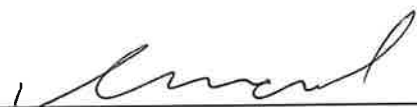
VII. PETITIONER'S SIGNATURE

I, CRAIG SIKORA, PARTNER, OWNER (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.


(Signature of Petitioner or authorized agent)

8-25-25
(Date)

SUBSCRIBED AND SWORN TO before me this 25TH day of AUGUST, 2025


(Notary Public and Seal)



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VII. OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).

[Signature]
(Signature of 1st Owner or authorized agent)

[Signature]
(Signature of 2nd Owner or authorized agent)

8/25/25
(Date)

8/25/25
(Date)

Ala Zurek ; Owner
1st Owner's Printed Name and Title

Elizabeth C Zurek
2nd Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 25TH day of AUGUST, 2025

[Signature]
(Notary Public and Seal)

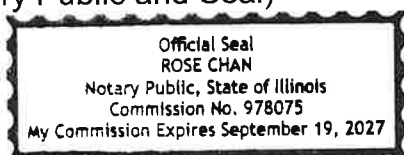


Exhibit A – Detailed Description of the Variance

This request seeks a zoning variance from the City of Naperville Municipal Code, Title 6 Zoning Regulation to allow our dental practice to install a new ground sign or post sign on our property at:

1001 N Washington Street, Naperville, IL 60563

PIN: 07-12-417-017

Zoning: R1B (Residential)

Specifically, we are requesting the following variances:

Variance #1:

Title 6, Chapter 6, Section 4:

Variance to the sign area limit of 4 square feet

6-6B-4:7 (R1B: Required Condition)- No sign, other than one identification sign not exceeding (4) square feet in area, shall be permitted for any such office use.

~~Variance #2:-~~

~~Title 6, Chapter 16, Section 5:-~~

~~Variance to allow a ground side with post/column support structures-~~

~~6-16-5:2.2 (Signs on Commercial and Institutional Property) Ground Signs: All permanent ground signs must be of monument type. — while this property is zoned residential, the sign code is based on the use of the property not the zoning.-~~

Background:

Our dental practice operates within a converted residential structure. Office use if a conditional use in the R1B district and dental practice operates as an approved home-to-office conversion. We have the existing sign for over a decade and the existing sign is deteriorating and no longer adequately serves the needs of our patients or our practice. Replacement is necessary for the following reasons:

1. The current sign is significantly deteriorated and in poor condition.
2. The provider names displayed are outdated due to changes in ownership and staff.

When we set out to design a new sign for our practice our initial intent was to design a monument sign that complied with the requirements outlined in Chapter 16 of the Zoning Regulations. The sign company proposed a design described as “monument sign style,” which we believed met the applicable criteria in (6-16-5: Signs on Commercial and Institutional Property).

However, after submitting a letter requesting approval, we were informed that our proposed sign did not meet the 6-16-5 requirements as it has columns to support it and does not have a base with ground contact of 80% or greater. We were also informed that our building falls under a different section of the code (6-6B4:-R1B required conditions) with specific and significantly more restrictive signage requirements (no greater than 4 square ft) than those applicable to commercial zones . These regulations create challenges for visibility and wayfinding that are essential for our patients. Consequently, we paused production of the sign mid-process to reevaluate the design in light of these unique conditions.

Proposed Sign Specifications: Please see attached proposed design for details on dimensions

- **Type:** Freestanding ground sign with support columns on either side
- **Sign Copy Dimensions:** 4’ height x 5’ width; approximately 20 sq ft
- **Support Column Dimensions:** 4’ height x 18” width
- **Description:** the proposed sign was designed to maintain the character of the existing sign while incorporating improved support columns on either side for architectural integration and aesthetic balance. The supports are made of faux stone which adds a positive, durable, and permanent appeal to the sign. We aimed for the sign to match the esthetic of the building and blend with our community.
- **Illumination:** The sign will not be internally illuminated; it will either remain non-illuminated or utilize external lighting consistent with neighborhood character and visibility needs

It is important to note that the proposed sign copy size is substantially below the 45 square feet permitted for monument signs in commercial zoning districts under **6-16-5:2.2.2** of the Municipal Code. This variance request is necessitated solely by the office use of this property limiting our sign to 4 sq ft.

The revised design was developed with careful consideration of scale and aesthetics appropriate to both our building and the surrounding neighborhood. We evaluated various monument sign configurations and determined that designs with solid bases appeared oversized and visually heavy for our modest lot and structure. In contrast, the proposed design—supported by two columns—reduces the overall footprint, preserves open space, and maintains clear sightlines. This elevated approach allows the sign to remain visible without obstructing landscaping or architectural features, enabling it to blend unobtrusively into its environment.

Justification for the Variance:

Many of our patients are older adults who rely on clear and legible signage to safely and easily locate our practice. Given that our office is situated on a busy section of Washington Street and housed within a converted residence, patients often experience difficulty finding us. Limiting the sign to 4 square feet would hinder visibility and legibility, especially for approaching patients. The proposed sign size strikes a balance between necessary visibility and appropriate scale for the neighborhood.

Enhanced signage promotes patient safety by minimizing confusion during arrival, particularly for older adults and those unfamiliar with the area.

We also aimed to retain visual continuity with our existing sign, which has historically featured a two-post vertical design. This familiarity fosters a sense of place for both patients and neighbors. While the existing sign is deteriorated, its form has become part of the identity of our practice. The proposed replacement preserves this recognizable shape while enhancing durability and material quality with more substantial permanent looking faux stone columns.

As a small, locally owned practice, we are committed to maintaining a professional and respectful presence within the neighborhood. We have been working to improve our appearance of our building with recent exterior paint and improved landscaping. Our objective is to provide clear identification while respecting the character and scale of our property and its surroundings.

We anticipate the proposed sign will have no negative impact on neighboring properties. Its size, scale, and placement have been thoughtfully chosen to avoid disrupting sightlines, privacy, or the residential ambiance. Furthermore, the sign will enhance neighborhood character by replacing a deteriorated feature with a tasteful, context-sensitive update.

This proposed sign design represents a thoughtful and practical solution that fulfills both functional and aesthetic requirements consistent with the character of the area. This narrative is submitted as part of our variance request documentation. We appreciate your consideration and welcome any questions or requests for additional information.

Summary of Justifications:

This variance request is supported by the following:

1. **Converted Residential Use:** The building's residential appearance complicates identification as a medical office without appropriately sized signage.
2. **Deteriorated and Inadequate Existing Sign:** The current signage is no longer functional or professional, necessitating replacement.

3. **Busy Corridor Location:** Located on a heavily trafficked section of North Washington Street, enhanced signage is necessary for safety and clear identification.
4. **Patient Demographics:** Many patients are seniors or visually impaired, requiring signage that is easily visible and legible.
5. **Design Compatibility:** The proposed sign is modest in scale, tastefully designed, and complements the building and neighborhood.
6. **No Negative Impact:** The sign is properly set back and professionally constructed to avoid interference with neighboring properties.

Conclusion:

We respectfully request a variance to install a 20 square foot ground sign with support columns and no internal illumination at 1001 N Washington Street. This sign size is consistent with signage permitted for similar uses in commercial districts and is necessary for safe, effective identification of our practice. The proposed sign respects the intent of the municipal code.