

PIN: 08-18-408-005

PROPERTY ADDRESS:  
32 SOUTH COLUMBIA 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-0001-2026

**ORDINANCE NO. 26 - \_\_\_\_**

**AN ORDINANCE GRANTING A SETBACK VARIANCE FROM  
SECTION 6-6C-7:1 (R2: YARD REQUIREMENTS) OF THE NAPERVILLE MUNICIPAL  
CODE TO CONSTRUCT AN ADDITION AT  
32 SOUTH COLUMBIA STREET**

**RECITALS**

1. **WHEREAS**, Mark and Melisa Urda (“**Petitioner**” and “**Owner**”), are the owners of real property located at 32 South Columbia Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”), and have petitioned the City of Naperville for approval of a variance to the corner side setback limitation for an addition 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 single-family structure and detached garage.

3. **WHEREAS**, in accordance with Section 6-6C-7:1 (Yard Requirements) of the Naperville Municipal Code, the required corner side yard setback is fifteen (15) feet in the R2 District.
4. **WHEREAS**, pursuant to Section 6-3-6:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of a variance from Section 6-6C-7:1 (R2: Yard Requirements) of the Naperville Municipal Code to allow an addition with a footprint of approximately 1,600 square feet to be constructed 10 ¼” into the required corner side yard on the Subject Property as depicted on **Exhibit C** (“**Site Plan**”).
5. **WHEREAS**, the requested variance meets the Standards for Variances as provided in **Exhibit E** (“**Response to Standards**”) attached hereto.
6. **WHEREAS**, given the property’s location in the Historic District, a Certificate of Appropriateness was required for the one and two-story addition to the primary facades, as set forth in Municipal Code Section 6-11-6 (Certificate of Appropriateness); in addition, the Historic Preservation Commission is required to provide a recommendation on the variance requested.
7. **WHEREAS**, on March 26, 2026, the Historic Preservation Commission approved Certificate of Appropriateness HPC-0003-2025 for the changes depicted in the elevations in **Exhibit D** (“**Elevations**”), and recommended approval of the setback variance request.
8. **WHEREAS**, on April 15, 2026, the Planning and Zoning Commission considered the corner side yard setback variance request and recommended approval of the Petitioner’s request.

9. **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 6-6C-7:1 (Yard Requirements) of the Naperville Municipal Code to allow an addition with a footprint of approximately 1,600 square feet to be constructed 10 ¼" into the required corner side yard setback, as depicted on the Site Plan attached hereto as **Exhibit C**, is hereby approved.

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

**SECTION 4:** The variance 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 5:** 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 6:** The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 7:** 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 8:** This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Scott A. Wehrli  
Mayor

ATTEST:

\_\_\_\_\_  
Dawn C. Portner  
City Clerk