

STATE OF ILLINOIS                    )  
  )  
COUNTY OF DUPAGE                 )  
  )  
CITY OF NAPERVILLE                )

**PETITION TO THE CITY OF NAPERVILLE FOR A TEMPORARY USE PERMIT  
FOR MARKETING SIGNAGE AND A VARIANCE FROM SECTION 6-16-4 TO  
REPURPOSE AN EXISTING MONUMENT SIGN**

THE UNDERSIGNED Petitioner, M/I Homes of Chicago, LLC, a Delaware limited liability company (hereinafter, “M/I” or the “Petitioner”), as the owner of the property legally described on **Exhibit A** (the “M/I Property”) respectfully petitions the City of Naperville to: (i) approve a temporary use to permit temporary marketing signage on the property legally described on **Exhibit B** (the “Property”), in accordance with the temporary signage package submitted herewith, for a period ending the sooner of (a) the date on which the final occupancy permit for any residential unit located within the Northwoods of Naperville development is issued or (b) the date on which the permanent monument sign for the community is installed; (ii) grant a variance from the City’s sign code under Section 6-16-4 to facilitate permanent signage for the Northwoods of Naperville development on the Property; and (iii) such other variances, departures, and deviations as may be necessary and appropriate pursuant to the appropriate provisions of the Municipal Code of Naperville Illinois (“Code”).

**BACKGROUND INFORMATION**

In support of this petition, the Petitioner represents to the City of Naperville as follows:

1. The Petitioner, M/I Homes of Chicago, LLC, whose address is 2135 City Gate Lane, Suite 620, Naperville, Illinois 60563, is the owner of the M/I Property.
2. 1203 Warrenville, LLC is the owner of approximately 13.16 acres of property legally described on Exhibit C and commonly known as 1203 Warrenville Road, Naperville, IL

(“1203 Property”).

3. Pursuant to a private easement agreement recorded as Document Number R2015-038322 (“Easement”), the owner of the 1203 Property granted an easement to the prior owner of the M/I Property for permanent monument signage (the “Existing Monument Sign”) which is located on a portion of the 1203 Property and legally described on Exhibit B.

4. The City of Naperville approved the following ordinances on May 6, 2025 in connection with the Northwoods of Naperville development on the Property:

- a. Ord. 25-042 rezoning the Property from RD to OCI.
- b. Ord. 25-043 approving a conditional use for single-family attached dwellings in the OCI District.
- c. Ord. 25-044 approving a preliminary plat of subdivision for Northwoods of Naperville with a deviation to Section 7-3-3:1 (right-of-way improvements: streets).

5. Petitioner seeks a temporary use permit for temporary marketing signage to be located within the existing Easement, in conformance with the marketing signage package for Northwoods of Naperville submitted herewith, for a period ending the sooner of (i) the date on which the final occupancy permit is issued or (ii) the date on which the permanent monument sign for the community is installed.

6. The Existing Monument Sign is 60 square feet with a height of ten feet (10’) and is presently used for the identification of a commercial building.

7. Petitioner seeks to repurpose the Existing Monument Sign as a permanent monument sign to identify Northwoods of Naperville (“Repurposed Monument Sign”).

8. Section 6-16-4 of the Code now applies to the Repurposed Monument Sign, as it

is signage that will be used for residential purposes and, therefore, Petitioner requires a variance for the height and size of the Repurposed Monument Sign.

9. The request meets the standards for a variance under Section 6-3-6:2 and is appropriate based on the following factors:

**A VARIANCE FROM SECTION 6-16-4 TO  
REPURPOSE AN EXISTING MONUMENT SIGN**

- a. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and*

The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan. A stated purpose of the Sign Code is to “advance the economy of the City by recognizing the need for adequate site identification through promoting the reasonable and objective display of signage, and to encourage effective communication between signs and the public.” The Property is a 12-acre flag lot with only 66’ of frontage along Warrenville Road. As such, no signage is currently permitted to identify the Property and its uses, which is a hardship in itself. In recognition of this hardship, Petitioner has an easement over the 1203 Property for a permanent monument sign to identify the entrance to the Property. The Existing Monument Sign is 60 square feet and ten feet (10’) tall and currently follows the Sign Code regulations for commercial properties. However, the Property was rezoned to OCI with a conditional use for a 64-unit townhome community named Northwoods of Naperville.

Petitioner now seeks to repurpose the Existing Monument Sign to properly identify the entrance to the Northwoods of Naperville development, a residential subdivision. As such, the proposed sign being used for residential purposes will exceed the maximum area and height for ground signs identified under Section 6-16-4 of the Code. At 41.75 square feet and with a height of 10’, the Repurposed Monument Sign will have smaller dimensions than the Existing Monument

Sign, which was installed to properly identify the entrance to the Property in line with the intent of this Title, regardless of the type of land use located 800 feet north of the entrance.

The Property is a 66' wide flag lot with an entrance provided off Warrenville Road, which has a speed limit between 45-50 mph. Under the Sign Code governing commercial properties, the Existing Monument Sign is permitted a height of 10' and an area of 90 square feet. The Repurposed Monument Sign is well-within these parameters and had the Repurposed Monument Sign not be used for the purpose of identifying a residential community, the Repurposed Monument Sign would be permitted by right. Considering the challenging location of the Property and the high-speed traffic along Warrenville Road, the proposed Repurposed Monument Sign will ensure adequate site identification for Northwoods of Naperville.

*b. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and*

Strict enforcement of the Sign Code would result in practical difficulties and impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district. The Property was recently rezoned from RD to OCI on May 6, 2025. The Existing Monument Sign exists to identify the 68,000 square foot commercial office building located 800 feet north of Warrenville Road, which has been located on the Easement since the 1980s. The Property is a unique 12-acre flag lot with limited 66' of frontage along Warrenville Road, and as such, larger signage is warranted in this location to properly identify the Property and allow drivers to safely reduce their speed prior to entering. In addition, strict enforcement of this Title would require a petition to demolish the existing sign and re-install new signage, which would cause more disturbance to the 1203 Property. As such, the conditions are unique to Petitioner and strict enforcement would result in not only a hardship for Petitioner, but also the

owner of the 1203 Property.

*c. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The essential character of the neighborhood will not be altered. Petitioner's proposal is to repurpose the Existing Monument Sign, which has been located on the 1203 Property identifying the subject Property for the prior owner of the M/I Property for approximately 10 years. Petitioner simply seeks to repurpose the Existing Monument Sign to tailor the message for identification of the Northwoods of Naperville residential subdivision, and, therefore, will not cause a detriment to, and will ensure compatibility with, the nearby properties.

**WHEREFORE**, by reason of the foregoing, and based on any testimony that may be proffered at the public hearing, the undersigned Petitioner requests the City to take the necessary steps to: (i) approve a temporary use permit for temporary marketing signage on the Easement in accordance with the temporary signage package submitted herewith for a period ending the sooner of (a) the date on which the final occupancy permit for any residential unit located within the Northwoods of Naperville development is issued or (b) the date on which the permanent monument sign for the community is installed; (ii) grant a variance from the City's sign code under Section 6-16-4 to facilitate permanent signage for the Northwoods of Naperville development; and (iii) such other variances, departures, and deviations as may be necessary and appropriate pursuant to the appropriate provisions of the Code.

RESPECTFULLY SUBMITTED this 11<sup>th</sup> day of July, 2025

PETITIONER:

M/I HOMES OF CHICAGO, LLC

A handwritten signature in black ink, appearing to read "Cathi E. Cook". The signature is fluid and cursive, with the first name "Cathi" and last name "Cook" being more prominent than the middle initial "E".

Attorney for Petitioner

**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL OF LOT 1 IN I.H.A. SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1982 AS DOCUMENT NO. R82-57652, EXCEPT THAT PART LOCATED IN "PARCEL B" CONVEYED TO CHRISTIANITY TODAY, INC. AND DESCRIBED AS FOLLOWS: THAT PART OF LOT 1 AND ALL OF LOT 2 IN I.H.A. SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1982 AS DOCUMENT NO. R82-57652 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 39 MINUTES 02 SECONDS VEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 133.98 FEET TO A LINE THAT IS 66.00 FEET EASTERLY, AS MEASURED PERPENDICULAR TO, OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, PARALLEL TO SAID WEST LINE OF LOT 1, A DISTANCE 470.00 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 02 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 443.91 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE NORTH 62 DEGREES 18 MINUTES 03 SECONDS EAST, ALONG SAID NORTHWESTERLY LINE OF LOT 2, A DISTANCE OF 285.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 27 DEGREES 41 MINUTES 57 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 665.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88 DEGREES 39 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 871.28 FEET TO THE POINT OF BEGINNING BEING SITUATED IN THE VILLAGE OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

PIN: 08-05-100-028

Commonly Known As: 1151 E. Warrenville Road, Naperville, Illinois 60563

**EXHIBIT B**  
**LEGAL DESCRIPTION**

THAT PART OF LOT 1 IN 1203 EAST WARRENVILLE SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 2014 AS DOCUMENT R2014-099667, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1: THENCE NORTH 00 DEGREES 51 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 21.45 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 01 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 20.98 FEET; THENCE SOUTH 46 DEGREES 29 MINUTES 50 SECONDS EAST, A DISTANCE OF 41.96 FEET; THENCE SOUTH 02 DEGREES 07 MINUTES 42 SECONDS EAST, A DISTANCE OF 20.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WARRENVILLE ROAD AS DEDICATED PER DOCUMENTS R57-008721, R87-098421 AND R81-020343; THENCE SOUTH 87 DEGREES 52 MINUTES 18 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 21.45 FEET; THENCE NORTH 46 DEGREES 29 MINUTES 50 SECONDS WEST, A DISTANCE OF 41.96 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: Part of 08-05-100-031

Commonly Known As: 1203 E. Warrenville Road, Naperville, Illinois 60563