



## CITY OF NAPERVILLE

TRANSPORTATION, ENGINEERING, AND DEVELOPMENT (TED)  
BUSINESS GROUP  
400 S. Eagle Street  
Naperville, IL 60540  
[www.naperville.il.us](http://www.naperville.il.us)

# PETITION FOR ZONING VARIANCE

January 1, 2021

## TRANSPORTATION, ENGINEERING, & DEVELOPMENT (TED) BUSINESS GROUP

Use this packet to request a variance from the City of Naperville zoning regulations. Zoning variances are subject to a public hearing before the Planning and Zoning Commission and approval by the Naperville City Council. This Petition for Zoning Variance is available on the City's website at <http://www.naperville.il.us/developmentpetition.aspx>. Questions may be directed to the City of Naperville TED Business Group at [DRT@naperville.il.us](mailto:DRT@naperville.il.us).

### ***E-Plan Review***

"E-plan review" is short-hand for electronic plan review. It is the process of reviewing development submittals in a digital format instead of on paper. All development projects submitted to the City require e-plan review. All plans (e.g., site plan, engineering plans, landscape plans, etc.) and application materials (e.g. parking and traffic studies, application forms, etc.) associated with these projects must be provided to the City of Naperville electronically per the following table:

<b>Required E-Plan Review Submittals</b>	<b>Format*</b>	<b>Page</b>
Zoning Variance Form (Exhibit A)	PDF File	5 - 7
Response to Standards (Exhibit B or Exhibit C)	PDF File	8 - 9
Disclosure of Beneficiaries (Exhibit D)	PDF File	10 - 11
Legal Description**	MS Word File	N/A
Site Plan (e.g., Plat Survey) depicting all existing structures, patios, decks, and proposed structures, additions, signs, and/or fences and the setbacks from lot lines to such improvements ( <i>drawn to scale</i> ).	PDF File	N/A
\$500 application fee	Check payable to the City of Naperville	N/A

\*Submittals must comply with the formatting and filename specifications detailed in the Naperville [PDF Submittal Requirements](#) and [Naperville Required Submittal List](#).

\*\*It is the petitioner's sole responsibility to verify that the correct legal description including address and PIN(s) is being submitted. Failure to do so may result in additional resubmittals, additional fees, meeting rescheduling, project delays, etc.

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### OVERVIEW OF ZONING VARIANCE PROCESS

1. Prior to submittal of a Petition for Zoning Variance, please email a brief description of your project to the TED Planning Department at [planning@naperville.il.us](mailto:planning@naperville.il.us) to determine whether or not a concept meeting is required. A project manager will be assigned to you at this time.
2. Following your concept meeting (if required), prepare a complete Petition for Zoning Variance including all items noted in the Required E-plan Review Submittals table above. All submittals shall comply with the formatting and filename specifications detailed in the Naperville [PDF Submittal Requirements](#) and [Naperville Required Submittal List](#).
3. Contact your Project Manager to obtain access to Naperville's e-Review Submittal Portal. See the [Naperville E-Review Submittal Instructions](#) for additional details.



4. Electronically submit the complete Petition for Zoning Variance including all items (except for fee) noted in the Required E-plan Review Submittals table above. *Submittals will not be accepted and/or processed until all of the submittal requirements are met.*
5. Drop off a check in the amount of \$500 to the Development Services Counter on the 1<sup>st</sup> floor of the Municipal Center, 400 S Eagle Street, or mail it to your Project Manager's attention at City of Naperville, 400 S Eagle Street, Naperville IL 60540.
6. Once the completed Petition for Development Approval is accepted, it will be forwarded to City departments (e.g. planning, utilities, engineering, etc.) for review and comment.
7. At the conclusion of the review cycle, if all fees have been paid, the Project Manager will transmit the City's technical review comments to the Primary Contact identified on the Zoning Variance Form (see page 6). Comments may necessitate revisions to plans prior to scheduling the project for a Planning and Zoning Commission (PZC) and/or City Council meeting.
8. Once department review of the Petition is completed, the project will be scheduled for a public hearing before the Planning and Zoning Commission (PZC). The Petitioner will be notified of the hearing date approximately three weeks in advance. City staff will complete newspaper notification requirements; the Petitioner is required to complete mailed notice and posting of a sign on the property (see [Public Hearing Information Packet](#) for additional information).
9. Following a public hearing and recommendation by the PZC, the case will be scheduled for City Council consideration. The Petitioner will be notified of the City Council date approximately four weeks in advance of the meeting. A summary of the meeting format for the PZC and City Council is provided on the next page of this packet.
10. Zoning variances are subject to City Council approval. Permits associated with the variance will only be granted upon City Council approval of the variance request.

### **EFFECTIVE PERIOD OF APPLICATION**

Please note that Applications for Engineering Approval are only valid for a period of two years from the date of application submission and that all cases will be closed by the City without further notice to the Applicant after the two-year period has expired.



### SUMMARY OF PUBLIC MEETING FORMAT

A summary of the meeting format for the Planning and Zoning Commission (PZC) and City Council is provided below. The following is intended to provide a general overview of the format for each meeting; and the role of the Petitioner, City staff, the general public, the PZC, and the City Council. For additional information, please contact your assigned project manager.

#### PLANNING AND ZONING COMMISSION (PZC)

The Planning and Zoning Commission meeting begins at 7 p.m. (first and third Wednesday's of each month). Prior to the start of the meeting, City staff will be available to provide assistance and answer any questions or concerns. The following is a summary of the meeting format:

- City Staff Presentation – At the start of the public hearing City staff will provide a brief overview of the requested variance.
- Petitioner Testimony – Following City staff's presentation, the Petitioner, attorney representing the petitioner, and/or consultant(s) will have an opportunity to speak. The extent of the Petitioner's presentations varies by case. The Petitioner may provide a presentation, outline key points, or state that they are available for questions only.
- Public Testimony – The public will have an opportunity to provide comments on the case. The PZC Chairman will ask if any member of the audience is present to speak on the case.
- PZC Questions/Comments – Following public testimony (if any), the PZC members will discuss the variance request and may address questions to City staff and/or the Petitioner.
- PZC Recommendation – The PZC will provide a recommendation at the conclusion of their discussion. The recommendation will be forwarded to City Council for final determination. City staff will confirm a City Council meeting date with the Petitioner following the PZC meeting.

#### CITY COUNCIL

The City Council meeting begins at 7 p.m. (first and third Tuesday of each month). The Petitioner should arrive prior to 7 p.m. to register with the City Clerk's Office in order to 1) speak on the case; or 2) respond to questions only (i.e., no presentation).

The Petitioner or attorneys representing petitioner(s) may speak on an agenda item first and will be allotted up to 10 minutes. Other speakers who have signed up for the agenda item will be allotted up to three minutes to speak.

For additional information about the Naperville City Council, visit the City's website at [www.naperville.il.us/government/meet-your-city-council](http://www.naperville.il.us/government/meet-your-city-council).

CITY OF NAPERVILLE  
ZONING VARIANCE FORM



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 1527 AURORA AVE

PARCEL IDENTIFICATION NUMBER (PIN): 07-23-100-019

I. PETITIONER: Guy DRAGISIC / OLYMPIK SIGN CO.

PETITIONER'S ADDRESS: 1130 N. GARFIELD

CITY: LOMBARD STATE: IL ZIP CODE: 60148

PHONE: 630-652-4106 EMAIL ADDRESS: G.DRAGISIC@OLY.SIGNS.COM

X II. OWNER(S): William Napleton - SEDGELEY PARTNER

OWNER'S ADDRESS: 15 AMBRIDGE DR

CITY: Burr Ridge STATE: IL ZIP CODE: 60521

PHONE: 617-867-0200 EMAIL ADDRESS: wnapleton@shop.napleton.com

III. PRIMARY CONTACT (review comments sent to this contact): Guy DRAGISIC

RELATIONSHIP TO PETITIONER: SIGN CONTRACTOR

PHONE: 630-652-4106 EMAIL ADDRESS: G.DRAGISIC@OLY.SIGNS.COM

IV. OTHER STAFF

NAME: N/A

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

RELATIONSHIP TO PETITIONER: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

CITY OF NAPERVILLE  
**ZONING VARIANCE FORM**



Exhibit A

**V. SUBJECT PROPERTY INFORMATION**

ZONING OF PROPERTY: B3 GENERAL COMMERCIAL DISTRICT

AREA OF PROPERTY (Acres or sq ft): 4.18 ACRES

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

SECTION 6-10-5:2.2.4 TO ALLOW  
A FREE STANDING SIGN AT TWENTY (20) FOOT  
OVERALL HEIGHT

**VI. PETITIONER'S SIGNATURE**

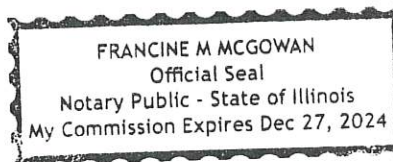
I, Guy DRAGISIC (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

[Signature]  
(Signature of Petitioner or authorized agent)

7-18-23  
(Date)

SUBSCRIBED AND SWORN TO before me this 18<sup>TH</sup> day of JULY, 2023

[Signature]  
(Notary Public and Seal)



CITY OF NAPERVILLE  
ZONING VARIANCE FORM



Exhibit A

**X 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).

*[Handwritten signature]*

(Signature of 1<sup>st</sup> Owner or authorized agent)

(Signature of 2<sup>nd</sup> Owner or authorized agent)

*6/20/23*

(Date)

(Date)

1<sup>st</sup> Owner's Printed Name and Title

2<sup>nd</sup> Owner's Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 20 day of June, 2023

*[Handwritten signature]*  
(Notary Public and Seal)





## REQUIRED VARIANCE STANDARDS

The Naperville Municipal Code requires a petitioner who is seeking a variance to respond to a set of standards that demonstrate both the need and appropriateness of the variance request. Your response to the standards is forwarded to the Planning and Zoning Commission and City Council for consideration, along with a report prepared by staff, when reviewing your requested variance. It is important to provide thorough responses to each of the standards listed below. To assist in better understanding the intent of each standard, a more detailed explanation for each standard is provided below along with helpful information to consider when preparing your responses.

### EXHIBIT 1: Section 6-3-6:2: Standards for Granting a Zoning Variance and/or Sign Variance

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

*Explanation: The Zoning Code seeks to improve and protect the public health, safety, comfort, convenience, and general welfare of the people by establishing a uniform set of rules applicable to each zoning district. A variance is a request to deviate from the standard rules. In this response, you should provide an explanation as to how the overall intent of the zoning code (see [Purpose and Intent](#) of the Zoning Code) and the comprehensive master plan (see [City's website](#)) will still be maintained if the specific variance you are requesting is granted.*

2. 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

*Explanation: Explain how your property is different from others that are zoned and used in a similar manner (i.e., other residential lots) and how these differences make it difficult to comply with the standard code requirements. For example, the location of a mature tree on your property may make it difficult to build an addition onto your home in a location that complies with required setbacks. As a result, you may be seeking a variance to locate a portion of the addition within the required setback in order to preserve the tree. In this case, the tree presents a special condition and unusual hardship for your property that makes compliance with the code difficult. Per the code, hardships should not be self-imposed (i.e., "I would simply like a bigger addition than permitted") and should not be financially based (i.e., "It will be too costly to build in compliance with the Code").*

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

*Explanation: Provide details as to how the requested variance, if granted, will not significantly impact the surrounding properties and neighborhood. Questions to ask yourself when preparing this response may include: Will the variance result in an improvement that is out of character or inconsistent with surrounding properties? Will abutting properties be impacted by the variance I am requesting? If so, what considerations/alterations/conditions have been made to protect the adjacent properties from the proposed improvement? Are other properties in the immediate area improved in a similar manner?*

SEE ATTACHED  
PAGE



## STANDARDS FOR GRANTING A ZONING VARIATION

1 – The variance is in harmony with the general purpose and intent of this Title and adopted comprehensive master plan, and”

The proposed twenty foot tall free standing sign if allowed will be close to the height of the existing free standing sign that will be removed. It will also meet all other aspects of your code, be in harmony with other free standing signs the immediate area, & allow motorists to clearly see the dealership location far enough in advance to signal their intentions & safely enter the dealerships lot.

2.– 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

Shorter free standing signs do not provide the visibility as a taller free standing sign & may impact a motorists ability to see the dealership in enough time to safely signal their intentions to turn in possibly causing a traffic problem.

3 – The variance, if granted, will not alter the essential character of the neighborhood & will not be a substantial detriment to adjacent property.

The new sign if allowed to be installed as proposed at twenty foot in overall height will have no negative impacts on the surrounding properties or any negative impacts on visibilities of either pedestrian or vehicular traffic. The proposed sign will be in harmony with other existing signs in the immediate area. Photos attached for reference

**CITY OF NAPERVILLE  
DISCLOSURE OF BENEFICIARIES**

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

1. Petitioner: Guy DRACISIC / OLYMPIK SIGN CO  
Address: 1130 N. GARFIELD LOMBARDO, IL. 60148

2. Nature of Benefit sought: SIGN VARIATION

3. Nature of Petitioner (select one):

- |                       |  |
|-----------------------|--|
| a. Individual         | e. Partnership                         |
| b. Corporation        | f. Joint Venture                       |
| c. Land Trust/Trustee | g. Limited Liability Corporation (LLC) |
| d. Trust/Trustee      | h. Sole Proprietorship                 |

4. If Petitioner is an entity other than described in Section 3, briefly state the nature and characteristics of Petitioner:

SIGN CONTRACTOR REP

5. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 11 (or on a separate sheet):

- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Name, address and capacity of person making this disclosure on behalf of the Petitioner:

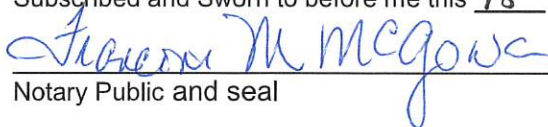
\_\_\_\_\_  
\_\_\_\_\_

VERIFICATION

I, Guy DRACISIC (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: 

Subscribed and Sworn to before me this 18<sup>th</sup> day of July, 20 23.

  
Notary Public and seal



CITY OF NAPERVILLE

X ~~PROPERTY OWNER~~ - DISCLOSURE OF BENEFICIARIES

In compliance with Title 1 (Administrative), Chapter 12 (Disclosure of Beneficiaries) of the Naperville Municipal Code ("Code"), as amended, the following disclosures are required when any person or entity applies for permits, licenses, approvals, or benefits from the City of Naperville unless they are exempt under 1-12-5:2 of the Code. Failure to provide full and complete disclosure will render any permits, licenses, approvals or benefits voidable by the City.

2. Owner: IS AMBRANCE DR  
Address: BURR RIDGE IL 60521

7. Nature of Benefit sought: SIGN VARIANCE

8. Nature of Owner (select one):  
Individual Partnership  
Corporation Joint Venture  
Land Limited Liability Corporation (LLC)  
Trust/Trustee Sole Proprietorship  
Trust/Trustee

9. If Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner: SFOGLAY PARTNERS - LLC

10. If your answer to Section 3 was anything other than "Individual", please provide the following information in the space provided on page 9 (or on a separate sheet):

- **Limited Liability Corporation (LLC):** The name and address of all members and managing members, as applicable. If the LLC was formed in a State other than Illinois, confirm that it is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Corporation:** The name and address of all corporate officers; the name and address of every person who owns five percent (5%) or more of any class of stock in the corporation; the State of incorporation; the address of the corporation's principal place of business. If the State of incorporation is other than Illinois, confirm that the corporation is registered with the Illinois Secretary of State's Office to transact business in the State of Illinois.
- **Trust or Land Trust:** The name, address and interest of all persons, firms, corporations or other entities who are the beneficiaries of such trust.
- **Partnerships:** The type of partnership; the name and address of all general and limited partners, identifying those persons who are limited partners and those who are general partners; the address of the partnership's principal office; and, in the case of a limited partnership, the county where the certificate of limited partnership is filed and the filing number.
- **Joint Ventures:** The name and address of every member of the joint venture and the nature of the legal vehicle used to create the joint venture.
- **Sole Proprietorship:** The name and address of the sole proprietor and any assumed name.
- **Other Entities:** The name and address of every person having a proprietary interest, an interest in profits and losses or the right to control any entity or venture not listed above.

SFOGLAY PARTNERS  
1527 AURORA AVE  
NAPERVILLE IL



LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

This letter authorizes BLAIR IMAGE ELEMENTS, and/or its agents or subcontractors to secure such permits as may be required by the county of DUPAGE, state of ILLINOIS and/or related governmental entities for the installation of, and to install, the sign described and or attached hereto and incorporated herein by this reference, at the following location:

ADDRESS: 1527 AURORA AVE OAPERVILLE, IL 60540

Owner has not contracted for the design, production, or installation of the sign, which shall be the sole responsibility and expense of BLAIR IMAGE ELEMENTS. Owner's authorization shall not create any warranty, responsibility, or liability on the part of Owners for the sign's completeness, design, sufficiency, or compliance with applicable laws, building codes, or rules and regulations of governmental agencies or authorities having jurisdiction over the above-referenced property now or hereafter in effect. This Letter of Authorization shall not consent or approval under, and shall not be construed as a waiver of any of the consent or approval requirements of conditions set forth in, any lease or any document encumbering the above-referenced property, and Owner hereby expressly reserves all rights and remedies pursuant to the same.

OWNER / LANDLORD / and/or PROPERTY MANAGER

NAME:	<u>SEDGLEY PARTNERS LLC</u>
ADDRESS:	<u>10400 W HIGGINS RD STE 305 ROSEMONT IL 60018</u>
PHONE:	<u>630-464-0888</u>
EMAIL:	<u>LAUREN<sup>SHOP</sup>@NAPLETON.COM</u>

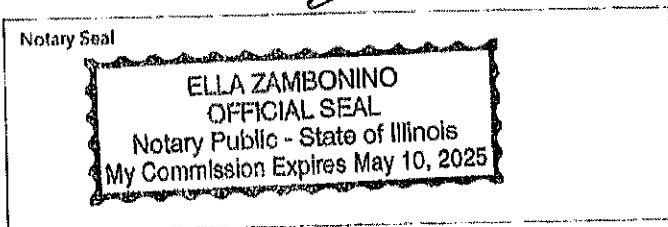
Owner / Landlord / Authorized Agent

Print Name: LAUREN NAPLETON Date: 3/1/23

Signature: [Signature] Date: 3/1/23

NOTARY SEAL & SIGNATURE

Signature: [Signature] Date: 3-1-23



Form **LLC-5.5**

**Illinois  
Limited Liability Company Act  
Articles of Organization**

**FILE # 05300029**

Secretary of State Jesse White  
Department of Business Services  
Limited Liability Division  
www.cyberdriveillinois.com

Filing Fee: \$500  
Expedited Fee: \$100  
Approved By: TLB

FILED  
JUN 01 2015  
Jesse White  
Secretary of State

1. Limited Liability Company Name: SEDGLEY PARTNERS, LLC

2. Address of Principal Place of Business where records of the company will be kept:

10400 W HIGGINS, SUITE 701

ROSEMONT, IL 60018

3. Articles of Organization effective on the filing date.

4. Registered Agent's Name and Registered Office Address:

STEPHEN M. ALDERMAN  
180 N STETSON AVE STE 1300  
CHICAGO, IL 60601-6818

5. Purpose for which the Limited Liability Company is organized:

"The transaction of any or all lawful business for which Limited Liability Companies may be organized under this Act."

6. The LLC is to have perpetual existence.

7. The Limited Liability Company is managed by the manager(s).

NAPLETON, WILLIAM F  
10400 W. HIGGINS, STE. 701  
ROSEMONT, IL 60018

*- William Napleton  
Director*

8. **Name and Address of Organizer**

I affirm, under penalties of perjury, having authority to sign hereto, that these Articles of Organization are to the best of my knowledge and belief, true, correct and complete.

Dated: JUNE 01, 2015

STEPHEN M ALDERMAN  
180 N STETSON AVE #1300  
CHICAGO, IL 60601

1575 W OGDEN





1585 W OGDEN

BUICK  
GMC



1661 AURORA AVE



1661

1598 W OGDEN



ALL SERVICES  
Synergy  
Wash & Dry  
4.39  
4.99  
Backyard  
MasterCard

WOODY BUICK GMC

WOODY BUICK GMC

40



Audi

1527

EXISTING SIGN  
WILL BE REMOVED

certified values and therefore may be subject to change before being finalized for ad valorem assessment purposes.

## Assessor's

## Office

139 Water St

2nd Floor

Naperville, IL 60540

630 355 2444

630 355 5810

[info@napervilletownship.com](mailto:info@napervilletownship.com)

8:30am-4:30pm M-F

closed to public\*

## *Assessor*

## Matthew Rasche

[matthewr@napervilletownship.com](mailto:matthewr@napervilletownship.com)

## **\*Weather Closing Policy**

It is Township policy to remain open during most periods of inclement weather; however, where extraordinary circumstances warrant, due to weather or other unforeseen business interruption, the Township Supervisor will make the decision to close or delay the opening.

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| Version 3.05.01

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**Assessment Information**

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Scroll grid right for more data

Year	Land		Total	Tax	Tax	Tax
	Value	Improvement	Assessed Value	Code	Rate	Amount
2022	570,400	609,070	1,179,470	7025	6.4613	\$76,209.10
2021	550,050	587,340	1,137,390	7025	6.4734	\$73,627.82
2020	550,050	533,180	1,083,230	7025	6.4528	\$69,898.68
2019	523,160	560,070	1,083,230	7025	6.5551	\$71,006.82

[DuPage County Tax and Assessment Information \(DuPage County Site\)](#) *\*You may need to allow pop ups for this link*

**Recent Sales Information**

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Sale Month	Sale Year	Sale Price	Deed Type
10	2020	\$10,240,000	O

Information on this site was derived from data which was compiled by the Naperville Township Assessor's office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of data herein, its use, or its interpretation.

Although it is periodically updated, this information may not reflect the data currently on file in the Assessor's office. The assessed values may NOT be

HOME

SUPERVISOR

ASSESSOR

TOWN CLERK

ROAD DISTRICT

TRUSTEES

[Home](#) / [Assessor](#) / [Parcel Search](#)

# Naperville Township Property Information

[Back to search results](#) | [Try another search](#)

## Property Information

Parcel Number: **07-23-100-019**

Address: **1527 AURORA AVE**

City: **NAPERVILLE**

First Floor: **20,190**

Second Floor: **0**

Third Floor: **0**

Fourth Floor: **0**

Fifth Floor: **0**

Other Floor: **0**

Gross Building Area: **20,190**

Lot Frontage: **0**

## Photograph





Lot Depth: **0**

Lot Total (est.): **182,080**

Total Acres (est.): **4.1800**

Style: **Auto Dealership**

Construction:

Year Built: **2000**

NBHD Code: **203**

Property Class: **C**

Subdivision:

Lot Number:

Block Unit:

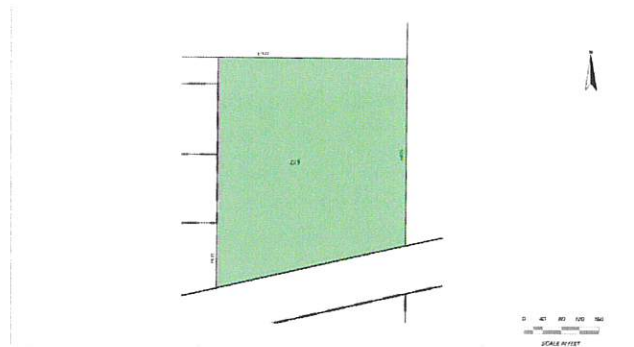
### Improvement Sketch

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No sketch currently on file

### Site Map

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# SEDGLEY PARTNERS, LLC

September 15, 2023

To Whom It May Concern:

The existing pylon sign at Audi Naperville, 1527 Aurora Ave. Naperville, Illinois, 60540, will be removed prior to the installation of the new pylon sign.

We appreciate your assistance in this process and look forward to our new facility in Naperville.

Regards,

Sedgley Partners, LLC