

PIN:07-22-300-036

PROPERTY ADDRESS:
720-944 SOUTH IL ROUTE 59
NAPERVILLE, IL 60540

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
COMMUNITY SERVICES DEPARTMENT
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60566-7020

PZC Case# 23-1-060

ORDINANCE NO. 25 - ____

**AN ORDINANCE GRANTING AN EXTENSION OF THE EFFECTIVE PERIOD OF
ORDINANCE 23-115 FOR THE PROPERTY LOCATED AT
720-944 S IL ROUTE 59**

1. **WHEREAS**, CR Fox River, LLC, 1427 Clarkview Road Suite 500, Baltimore, Maryland, 21209 ("**Owner and Petitioner**"), is the owner of real property located at 720-944 S IL Route 59, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, on August 15, 2023, the Naperville City Council passed Ordinance 23-115 approving variances to Section 6-16-5 of the Naperville Municipal code for three ground signs on the Subject Property attached as **Exhibit C**.
3. **WHEREAS**, Owner and Petitioner has petitioned the City of Naperville for approval of a one-year extension of the effective period of Ordinance 23-115, attached as **Exhibit D**.
4. **WHEREAS**, Owner and Petitioner is actively marketing the Property and engaging with prospective tenants but requires additional time to finalize leasing

arrangements and submit sign permit applications that reflect tenant-specific requirements.

5. **WHEREAS**, pursuant to Section 6-3-6:4.2 (Variances) Where conditions have not substantially changed since the date on which the variance was authorized, the owner of a parcel for which a variance has been authorized may, within one (1) year prior to expiration of said variance, request the City Council to extend the effective period of said variance for no more than one (1) additional period of up to one (1) year without reapplication to the Planning and Zoning Commission.
6. **WHEREAS**, the City Council has determined that the one-year extension of the effective period of Ordinance 23-115 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 here in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: Pursuant to Section 6-3-6:4.2 (Variances), the effective period of Ordinance 23-115 is hereby extended one year from August 15, 2025 to August 15, 2026.

SECTION 3: The City Clerk is authorized and direct to record this Ordinance with the DuPage County Recorder.

SECTION 4: 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 5: 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:

Pam Gallahue, Ph.D.
City Clerk