

PIN: 07-22-102-029  
07-22-102-030  
07-22-102-031  
07-22-102-032  
07-22-102-033  
07-22-102-034  
07-22-102-035  
07-22-102-036

PROPERTY ADDRESS:  
2823 AURORA AVENUE  
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-0144-2025

ORDINANCE NO. 25 - \_\_\_\_\_

**AN ORDINANCE GRANTING SIGN VARIANCES FROM TITLE 6 OF THE  
NAPERVILLE MUNICIPAL CODE FOR THE EAST AURORA SIGN AND THE WEST  
AURORA SIGN FOR PROPERTY LOCATED AT  
2823 AURORA AVENUE (WESTRIDGE COURT SHOPPING CENTER)**

**RECITALS**

1. **WHEREAS**, Brixmor Holdings 6 SPE, LLC, 8700 West Bryn Mawr Avenue, Suite 1000s, Chicago, IL 60631 (“**Owner**”) is the owner of real property located at 2823 Aurora Avenue, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”).
2. **WHEREAS**, Doyle Signs, 232 W Interstate Road, Addison, IL 60101 (“**Petitioner**”), has petitioned the City of Naperville for approval of sign variances for said property.

3. **WHEREAS**, the Subject Property is currently zoned B2 (Community Shopping Center District) and is improved with a multi-tenant shopping center and surface parking lots.
4. **WHEREAS**, the Petitioner requests approval of multiple sign variance requests from Sections 6-16-3 (Prohibited Signs) and 6-16-5 (Signs on Commercial and Institutional Property) of the Naperville Municipal Code to allow two signs along Aurora Avenue to exceed permissible signage allowances.
5. **WHEREAS**, the signs shall be identified as East Aurora Sign and West Aurora Sign.
6. **WHEREAS**, the following variances have been requested for West Aurora Sign, as depicted on **Exhibit D**:
  - A variance to Section 6-16-5: 2.2.4 to allow an increase in the maximum sign height from 10 feet to 33 feet 11 inches.
  - A variance to Section 6-16-5: 2.2.2 to allow an increase in the maximum sign area from 45 square feet to 290 square feet.
  - A variance to Section 6-16-5: 2.2.5.3 to allow a decrease in the interior setback from 40 feet to 15 feet.
  - A variance to Section 6-16-3 to allow the sign to function as an off-premises sign to identify uses on proposed interior lots.
7. **WHEREAS**, the following variances have been requested for East Aurora Sign, as depicted on **Exhibit D**:
  - A variance to Section 6-16-5: 2.2.4 to allow an increase in the maximum sign height from 10 feet to 20 feet 2 inches.

- A variance to Section 6-16-5: 2.2.2 to allow an increase in the maximum sign area from 45 square feet to 127.8 square feet.
  - A variance to Section 6-16-3 to allow the sign to function as an off-premises sign to identify uses on proposed interior lots.
8. **WHEREAS**, the requested variances meet the Standards for Variances as provided in **Exhibit C** attached hereto.
9. **WHEREAS**, on February 18, 2026, the Planning and Zoning Commission considered the requested variances and recommended approval of the Petitioner’s request.
10. **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:** Variances to the Naperville Municipal Code are hereby approved as set forth below:

- West Aurora Sign as depicted on **EXHIBIT D:**
  - A variance to Section 6-16-5: 2.2.4 to allow an increase in the maximum sign height from 10 feet to 34 feet.
  - A variance to Section 6-16-5: 2.2.2 to allow an increase in the maximum sign area from 45 square feet to 290 square feet.

- A variance to Section 6-16-5: 2.2.5.3 to allow a decrease in the interior setback from 40 feet to 15 feet.
- A variance to Section 6-16-3 to allow the sign to function as an off-premises sign to identify uses on proposed interior lots.
- East Aurora Sign as depicted on **EXHIBIT D**:
  - A variance to Section 6-16-5: 2.2.4 to allow an increase in the maximum sign height from 10 feet to 20 feet 2 inches.
  - A variance to Section 6-16-5: 2.2.2 to allow an increase in the maximum sign area from 45 square feet to 127.8 square feet.
  - A variance to Section 6-16-3 to allow the sign to function as an off-premises sign to identify uses on proposed interior lots.

**SECTION 3**: The variances approved by this Ordinance shall expire two (2) years from the effective date of this Ordinance unless: (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 4**: These variances 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 5**: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

**SECTION 6**: 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 7:** 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