

PIN: 07-12-417-017

ADDRESS:  
1001 N WASHINGTON ST.  
NAPERVILLE, IL 60563

PREPARED BY:  
CITY OF NAPERVILLE  
LEGAL DEPARTMENT  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540  
630/420-4170

RETURN TO:  
CITY OF NAPERVILLE  
CITY CLERK'S OFFICE  
400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PZC Case DEV-0117-2025

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

**AN ORDINANCE GRANTING A SIGNAGE VARIANCE FROM SECTION 6-6B-4:7  
(R1B: REQUIRED CONDITIONS) OF THE NAPERVILLE MUNICIPAL CODE FOR THE  
PROPERTY LOCATED AT 1001 N WASHINGTON STREET  
(ASCEND DENTAL)**

**RECITALS**

1. **WHEREAS**, FALA, LLC., 1001 N Washington St., Naperville, IL 60563 ("**Owner**"),  
is the owner of real property located at 1001 N Washington St., Naperville, IL 60563,  
legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, Craig Sikora, 1001 N Washington St., Naperville, IL 60563  
("**Petitioner**"), has petitioned the City of Naperville on behalf of the Owner for  
approval of a variance from the Naperville Municipal Code to install one ground  
sign that exceeds the permissible sign area on the Subject Property.

3. **WHEREAS**, the Subject Property is currently zoned R1B (Medium Density Single-Family Residence District) and is improved with a residential building occupied by a dental practice.
4. **WHEREAS**, Ordinance 96-119 was passed by the City of Naperville City Council and amended by Ordinance 96-182 to approve a conditional use to allow for a home to office conversion to operate a dental office including construction of a 6-car parking lot on the Subject Property pursuant to Section 6-6B-3 (R1B/Conditional Uses) of the Naperville Municipal Code.
5. **WHEREAS**, offices permitted as conditional uses pursuant to Section 6-6B-3 shall be subject to the required conditions specified in Section 6-6B-4 (R1B: Required Conditions) of the Naperville Municipal Code.
6. **WHEREAS**, in accordance with Section 6-6B-4:7 of the Naperville Municipal Code, no sign, other than one identification sign not exceeding four (4) square feet in area, shall be permitted for any such office use.
7. **WHEREAS**, the Petitioner has requested approval of a variance from Section 6-6B-4:7 of the Naperville Municipal Code in order to allow one ground sign that is approximately twenty (20) square feet in area as depicted on **Exhibit C** (“**Sign Plans**”).
8. **WHEREAS**, the Petitioner will install a landscaped area located around the base of the ground sign equal to one square foot for each one square foot of monument sign area as required by Section 6-16-5:2.2.6 of the Naperville Municipal Code.
9. **WHEREAS**, the requested variance meets the Standards for Variances as provided in **Exhibit D** attached hereto.

10. **WHEREAS**, on October 1, 2025, the Planning and Zoning Commission considered the requested sign variance and recommended approval of the Petitioner's request (approved 8-0).

11. **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 6-6B-4:7 of the Naperville Municipal Code in order to allow one ground sign that is approximately twenty (20) square feet in area, as depicted on the Sign Plans attached hereto as **Exhibit C**, is hereby approved.

**SECTION 3:** The Site Plan, attached to this Ordinance as **Exhibit B**, is hereby approved as the controlling site plan 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 \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST:

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