

PIN: 07-24-204-022

ADDRESS:

**557 S. WASHINGTON STREET
NAPERVILLE, IL 60540**

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-0094-2025

ORDINANCE NO. 25- __

**AN ORDINANCE APPROVING VARIANCES TO SECTION 6-9-2:4.3 (OFF STREET
PARKING FACILITIES) AND SECTION 6-2-10:5 (ACCESSORY BUILDINGS,
STRUCTURES AND USES OF LAND) OF THE NAPERVILLE MUNICIPAL CODE
TO ACCOMMODATE A DESIGN STUDIO ON THE PROPERTY
LOCATED AT 557 S. WASHINGTON STREET**

[DJK DESIGN STUDIO]

RECITALS

1. **WHEREAS**, DJK Custom Homes, Inc., 532 Webster Avenue, Naperville, IL 60540 ("Petitioner" and "Owner") is the owner of real property located at 557 S. Washington Street, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("Subject Property").
2. **WHEREAS**, the Subject Property is currently zoned TU (Transitional Use District) and is improved with a single-family home.

3. **WHEREAS**, the Owner intends to convert the existing single-family home into a commercial building to be used as a professional design studio for DJK Custom Homes as depicted on **Exhibit C** (“**Site Plan**”).
4. **WHEREAS**, the commercial use of the property is permitted in the TU zoning district; however, the petitioner is requesting approval of two variances to the Naperville Municipal Code in conjunction with this request.
5. **WHEREAS**, conversion of the property/structure from a single-family home to a professional design studio requires the parking lot to be expanded on the Subject Property to ensure compliance with Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Naperville Municipal Code is maintained.
6. **WHEREAS**, the proposed parking lot expansion requires approval of variances to Section 6-9-2:4.3 (Off Street Parking Facilities) of the Naperville Municipal Code to reduce the required side yard setback from 5 ft. to an average of approximately 2.35 feet and Section 6-2-10:5 5 (Accessory Buildings, Structures and Uses of Land) of the Naperville Municipal Code to increase permitted rear yard lot coverage from 25% to 64.4% as depicted on **Exhibit C**.
7. **WHEREAS**, the Subject Property is relatively small, measuring approximately 8,927 square feet in size, resulting in limited buildable area to add parking facilities and improve site access.
8. **WHEREAS**, the requested variances meet the Standards for Variances as provided in **Exhibit D** attached hereto.

9. **WHEREAS**, on October 15, 2025, the Planning and Zoning Commission conducted a public hearing to consider the Petitioner's requested variance and recommended approval of the Petitioner's request (approved 9-0).

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 here. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A variance to Section 6-9-2:4.3 (Off Street Parking Facilities) of the Naperville Municipal Code to reduce the required side yard setback from 5 ft. to an average of approximately 2.35 feet as depicted on **Exhibit C** is hereby approved.

SECTION 3: A variance to Section 6-2-10:5 5 (Accessory Buildings, Structures and Uses of Land) of the Naperville Municipal Code to increase permitted rear yard lot coverage from 25% to 64.4% as depicted on **Exhibit C** is hereby approved.

SECTION 4: 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 5: 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 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: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

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