

Doyle Signs, Inc., *General Sign Contractors*  
232 Interstate Road, P.O. Box 1068  
Addison, IL 60101

Office: [REDACTED] Fax: [REDACTED]

January 29<sup>th</sup>, 2026

City of Naperville Planning and Zoning Commission  
400 S Eagle St  
Naperville IL 60540

**RE: Westridge Court - 2823 Aurora Ave**

Members of the Naperville Planning and Zoning Commission,

The Brixmor Property Group, owners of the Westridge Court Shopping Center, would like to update their West Sign and East Sign along Aurora Avenue in an effort to improve customer comfort with improved signage visibility, as well as to create design continuity with their signs along Illinois Route 59. The proposed sign renovations would not alter either sign location remaining at 15 foot setbacks, nor increase the current sign structure heights, only improve the signage efficiency and aesthetic. The renovation of the West Sign would be identical to those of the Westridge Court North Sign and South Sign along Illinois Route 59. The renovation of the East sign would be identical in style, but on a smaller scale, remaining at 20' in height. On behalf of The Brixmor Property Group, we would like to formally request a zoning variance for Sections 6-16-7 (Sign Measurements), 6-16-5 (Commercial Property Setbacks) and 6-16-3 (Prohibited Signs) for both the East Sign and the West Sign along Aurora Avenue that would grant:

For the East Sign,

1. An increase in the maximum sign area from 45 square feet to 127.8 square feet
2. An increase in the maximum sign height from 10 feet to 21 feet and

And for the West Sign,

1. An increase in the maximum sign area from 45 square feet to 290 square feet
2. An increase in the maximum sign height from 10 feet to 34 feet and
3. A decrease in the minimum setback from interior property lines from 40 feet to 15 feet

And for both the East Sign and the West Sign,

4. To function as off-premises signs to identify uses of the interior lots of Westridge Court

Please find attached a more comprehensive reasoning, detailed hardship and our general compliance with the spirit of the Naperville Zoning Ordinance, as well as renderings with engineering calculations and stamps. Staff is supportive of the request based on the nature of the existing signs. We thank you for your time and consideration in this matter.

Sincerely,

Sara Bocker  
Permit Coordinator

CITY OF NAPERVILLE  
**ZONING VARIANCE FORM**



Exhibit A

ADDRESS OF SUBJECT PROPERTY: 2823 Aurora Ave

PARCEL IDENTIFICATION NUMBER (PIN): 07-22-102-034

I. PETITIONER: Sara Bocker / Doyle Signs Inc

PETITIONER'S ADDRESS: 232 W Interstate Rd

CITY: Addison STATE: IL ZIP CODE: 60101

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

II. OWNER(S): Brixmor Property Group

OWNER'S ADDRESS: 8700 W Bryn Mawr Ave suite 1000s

CITY: Chicago STATE: IL ZIP CODE: 60631

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

III. PRIMARY CONTACT (review comments sent to this contact): Larry Spense

RELATIONSHIP TO PETITIONER: coworker

PHONE: [REDACTED] EMAIL ADDRESS: [REDACTED]

**IV. OTHER STAFF**

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

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: Community Shopping District (B2) - Westridge Court Shopping Center

AREA OF PROPERTY (Acres or sq ft): 461,402 sq ft

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

SEE ATTACHED

**VI. REQUIRED DISCLOSURE**

DISCLOSE ANY ORDINANCES, COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS RECORDED AGAINST THE PROPERTY WHICH CURRENTLY APPLY TO OR AFFECT THE PROPERTY.

- For ordinances, provide only the title(s) of the ordinance and their recording number.
- For mortgages, provide only the name of the current mortgagee and the recording number.
- For all other documents, provide an electronic copy with this Petition with the recording number.

**FAILURE TO FULLY COMPLY WITH THIS REQUIRED DISCLOSURE WILL ENTITLE THE CITY TO REVOKE ONE OR MORE ENTITLEMENTS SOUGHT IN THIS PETITION.**

NONE

CITY OF NAPERVILLE  
ZONING VARIANCE FORM



Exhibit A

VII. PETITIONER'S SIGNATURE

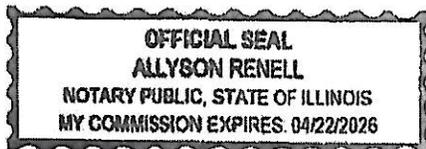
I, Sara Bocker (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

*Sara Bocker*  
Sara Bocker / Doyle Signs Inc  
(Signature of Petitioner or authorized agent)

7-11-2025  
(Date)

SUBSCRIBED AND SWORN TO before me this 11<sup>th</sup> day of July, 2025

*Allyson Renell*  
(Notary Public and Seal)



CITY OF NAPERVILLE  
ZONING VARIANCE FORM



Exhibit A

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).

Melody Diener (Signature of 1<sup>st</sup> Owner or authorized agent)      Miriam Velez (Signature of 2<sup>nd</sup> Owner or authorized agent)

6/24/2025  
(Date)

6/24/25  
(Date)

Melody Diener - Property Manager      Miriam Velez - VP of Property Mgmt  
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 24<sup>th</sup> day of June, 2025

Sandy Roa  
(Notary Public and Seal)



**CITY OF NAPERVILLE**  
**PETITIONER/APPLICANT - 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: Sara Bocker / Doyle Signs Inc  
 Address: 232 W Interstate Rd  
Addison IL 60101

2. Nature of Benefit sought: sign variance

3. Nature of Petitioner (select one):

Individual	Partnership
<input checked="" type="checkbox"/> Corporation	Joint Venture
Land Trust/Trustee Trust/Trustee	Limited Liability Corporation (LLC) Sole Proprietorship

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

\_\_\_\_\_

5. 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.

Terence J Doyle - President - 1041 S Ahrens Ave. Lombard IL 60148

Carol Doyle - Secretary - 1041 S Ahrens Ave. Lombard IL 60148

Patrick Doyle - Executive Vice President - 2 Anjar Ln West Chicago IL 60185

Joseph Doyle - Vice President - 448 S Euclid Villa Park IL 60181

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

N/A

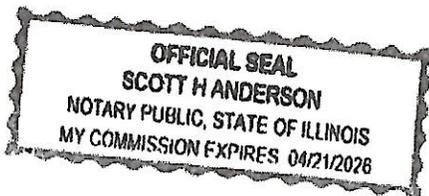
VERIFICATION

I, Sara Becker (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: *S. Becker*

Subscribed and Sworn to before me this 14 day of July, 20 25

*[Signature]*  
Notary Public and seal



**CITY OF NAPERVILLE**  
**PROPERTY OWNER - DISCLOSURE OF BENEFICIARIES**

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2. Owner: Brixmor Holdings 6 SPE, LLC  
 Address: 204 S. Route 59  
Naperville, IL 60540
  
7. Nature of Benefit sought: Sign Variance
  
8. Nature of Owner (select one):
 

Individual	Partnership
Corporation	Joint Venture
Land Trust/Trustee	X Limited Liability Corporation (LLC)
Trust/Trustee	Sole Proprietorship
  
9. If Owner is an entity other than described in Section 3, briefly state the nature and characteristics of Owner:  


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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.

David Vender - Executive Vice President North - 8700 W. Bryn Mawr, Chicago, IL 60631

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

11. Name, address and capacity of person making this disclosure on behalf of the Owner:

Melody Diener - Senior Property Manager

Brixmor Property Group - 8700 W. Bryn Mawr, Chicago, IL

VERIFICATION

I, Melody Diener (print name), being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the Owner, 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: Melody Diener

Subscribed and Sworn to before me this 8th day of December, 2025.

Debra Ann Pauley  
Notary Public and seal

