

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

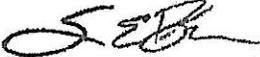
CITY OF NAPERVILLE  
ZONING VARIANCE FORM



Exhibit A

VII. PETITIONER'S SIGNATURE

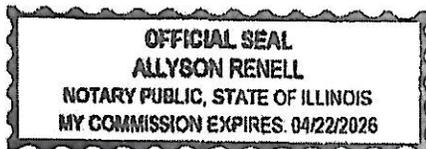
I, Sara Bocker (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

  
Sara Bocker / 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

  
(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)

