

PIN:  
PART OF 08-05-100-031

ADDRESS:  
1203 E WARRENVILLE ROAD  
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-0067-2025

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

AN ORDINANCE GRANTING A  
TEMPORARY USE TO PERMIT A TEMPORARY CONSTRUCTION SIGN  
THAT EXCEEDS SIZE REQUIREMENTS AT  
1203 E. WARRENVILLE ROAD  
(NORTHWOODS OF NAPERVILLE)

RECITALS

1. **WHEREAS**, 1203 Warrenville LLC, 801 Lakeview Dr., Suite 120, Blue Bell, PA 19422 ("**Owner**"), is the owner of real property located at 1203 E. Warrenville Road, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, as authorized by the Owner, M/I Homes of Chicago, LLC, a Delaware limited liability company, 2135 City Gate Lane, Suite 620, Naperville, IL 60563 ("**Petitioner**") has petitioned the City of Naperville for approval of a temporary use to permit a temporary construction sign that exceeds size requirements on the Subject Property.

3. **WHEREAS**, on July 15, 2025, the City Council of the City of Naperville approved Ordinance 25-066 approving a final plat of subdivision and Owner's Acknowledgement and Acceptance Agreement to develop a residential community with sixty-four (64) townhomes known as the Northwoods of Naperville.
4. **WHEREAS**, the Northwoods of Naperville property consists of a flag lot, and due to limited visibility along Warrenville Road, signage for the Northwoods of Naperville property has been provided in an easement (recorded as Document Number R2015-038322) platted at 1203 Warrenville Road to provide adequate site identification to passersby.
5. **WHEREAS**, Section 6-14-4:1.6 (Signs on Residential Property: Construction Signs) of the Naperville Municipal Code permits the display of one (1) construction sign up to a maximum of forty-eight (48) square feet in size and ten (10) feet in height to be displayed through the completion of the development project.
6. **WHEREAS**, there is an existing ground sign on the Subject Property that measures 10 feet in height and 60 square feet in size ("**Existing Sign**").
7. **WHEREAS**, Petitioner requests to install a temporary marketing signage overlay ("**Temporary Signage**") on the Existing Sign for a period ending the sooner of (a) the date on which the final occupancy permit for any residential unit located within the Northwoods of Naperville development is issued or (b) the date on which the permanent monument sign for the community is installed.

8. **WHEREAS**, the proposed Temporary Signage exceeds the City's allowances for temporary construction signage identified in Section 6-16-4:1.6 of the Naperville Municipal Code.
9. **WHEREAS**, Section 6-16-4:1.6 of the Naperville Municipal Code permits temporary construction signage up to 48 square feet in size and the proposed Temporary Signage is approximately 55 square feet as depicted on **Exhibit C** ("**Temporary Marketing Signage**").
10. **WHEREAS**, pursuant to Section 6-2-11 (Temporary Buildings, Structures and Uses of Land), the City Council has the authority to grant the temporary use of a building, structure, or use of land that does not conform to the regulations prescribed in Title 6 for the zoning district in which it is located.
11. **WHEREAS**, the City Council has determined that the temporary use should be granted as requested the Petitioner.

**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 temporary use to permit the Petitioner to display the proposed temporary marketing sign, as depicted on **Exhibit C**, is hereby approved for a period ending the sooner of (a) the date on which the final occupancy permit for any residential unit

located within the Northwoods of Naperville development is issued or (b) the date on which the permanent monument sign for the Northwoods of Naperville is installed.

**SECTION 3:** The Petitioner shall remove the temporary construction sign approved by this Ordinance immediately following the sooner of (a) the date on which the final occupancy permit for any residential unit located within the Northwoods of Naperville development is issued or (b) the date on which the permanent monument sign for the Northwoods of Naperville is installed.

**SECTION 4:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**SECTION 5:** The City Clerk is authorized and direct 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 \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

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

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Scott A. Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk