

PIN: 02-06-111-011

PROPERTY ADDRESS:
2298 WEATHERFORD LN
NAPERVILLE, IL 60565

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

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK/COMMUNITY SERVICES DEPT.
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #24-1-129

ORDINANCE NO. 25 - ____

AN ORDINANCE GRANTING A SETBACK VARIANCE
FROM SECTION 6-6B-7:1 (R1B: YARD REQUIREMENTS) OF
THE NAPERVILLE MUNICIPAL CODE
FOR THE PROPERTY LOCATED AT 2298 WEATHERFORD LANE

RECITALS

1. **WHEREAS**, Lee Welbes, 841 Equity Dr., St. Charles, IL 60174 ("**Petitioner**"), has petitioned the City of Naperville for approval of a rear yard setback variance to Section 6-6B-7:1 of the Municipal Code for real property located at 2298 Weatherford Ln., Naperville, Illinois, 60565, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**").
2. **WHEREAS**, the owner of the Subject Property, Desiree Sana, 2298 Weatherford Ln., Naperville, Illinois, 60565 ("**Owner**"), has authorized the Petitioner to submit the petition.

3. **WHEREAS**, the Subject Property is currently zoned R1B (Medium Density Single-Family Residence District) and is improved with a one-story single-family residence, attached deck, and shed.
4. **WHEREAS**, the Owner plans to improve the single-family residence with a sunroom addition in the same location as the existing deck, as depicted on **Exhibit B** (“**Site Plan**”).
5. **WHEREAS**, in accordance with Municipal Code Section 6-6B-7:1 (Yard Requirements), a 6-foot interior side yard setback is required for the Subject Property.
6. **WHEREAS**, pursuant to Section 6-3-6:2 (Standards for Variances) of the Naperville Municipal Code, the Petitioner requests approval of a variance to Section 6-6B-7:1 (Yard Requirements) of the Naperville Municipal Code to allow the sunroom to be located approximately 5 feet from the interior side property line for the Subject Property as depicted on **Exhibit B** (“**Site Plan**”).
7. **WHEREAS**, the proposed sunroom addition will not encroach into the 5-foot Public Utility and Drainage Easement that exists along the southwest interior side property line.
8. **WHEREAS**, the requested variance meets the Standards for Variances as provided in **Exhibit C** attached hereto.
9. **WHEREAS**, on January 15, 2025, the Planning and Zoning Commission considered the requested setback variance and recommended approval of the Petitioner’s request.

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 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-BA-7:1 (Yard Requirements) of the Naperville Municipal Code to allow the principal structure to be located approximately 5 feet from the interior side property line for the Subject Property, as depicted on the Site Plan attached hereto as **Exhibit B**, 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