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CITY OF NAPERVILLE  
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400 SOUTH EAGLE STREET  
NAPERVILLE, IL 60540

PC Case # 22-1-101

**ORDINANCE NO. 22 -**

**AN ORDINANCE AMENDING CHAPTER 7 ARTICLE D (DOWNTOWN CORE DISTRICT) AND CHAPTER 16 (SIGNS) OF TITLE 6 (ZONING REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE**

**RECITALS**

1. **WHEREAS**, the City of Naperville, in its authority as a Home Rule community, has enacted Municipal Code Regulations for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people; and
2. **WHEREAS**, the proposed amendment to Section 6-7D-7 (Downtown Core District: Yard Requirements) and Chapter 16 (Signs) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code seeks to clarify the applicability of the maximum setback for properties within the B4 district to only require the maximum setback of 6' be provided along the street facing property lines, allow for proportional wall signs, and cohesive sign design for PUDs; and
3. **WHEREAS**, the proposed amendment to Section 6-7D-7 is consistent with the recommendations provided in the adopted *Downtown 2030 Plan* by creating a consistent wall along the street within Downtown; and

4. **WHEREAS**, the City of Naperville has given general public notice and conducted a public hearing on November 2, 2022, before the Planning and Zoning Commission with respect to the proposed amendments, as required by law; and
5. **WHEREAS**, the Planning and Zoning Commission recommended approval of the proposed amendments on November 2, 2022.

**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 authority, as follows:

**SECTION 1:** The recitals set forth above are incorporated herein.

**SECTION 2:** Chapter 7 Article D (Downtown Core District) and Chapter 16 (Signs) of Title 6 (Zoning Ordinance) of the Naperville Municipal Code is hereby amended by removing the ~~stricken~~ language and adding the underlined language, as follows:

**ARTICLE D – B4 DOWNTOWN CORE DISTRICT**

6-7D-1: INTENT:

\* \* \*

6-7D-2: PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1.-10. \* \* \*

6-7D-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the goals of Naperville Downtown2030 (adopted per Ordinance 11-055), procedures outlined in Section 6-3-8 and Chapter 4 of this Title and conditions outlined in Section 6-7D-4, as appropriate:

1.-10. \* \* \*

6-7D-4: REQUIRED CONDITIONS:

The following conditions shall be required:

1.-7. \* \* \*

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6-7D-5: AREA REQUIREMENTS:

\* \* \*

6-7D-6: LOT WIDTH REQUIREMENTS:

\* \* \*

6-7D-7: YARD REQUIREMENTS:

For new construction or modifications to any exterior building wall made after January 1, 2012, the setback shall be no greater than six (6) feet from ~~any property line~~ the front lot line and the corner side lot line. If permanent outdoor seating is proposed after January 1, 2012, the setback shall be measured from the limit of the defined outdoor dining area. There are no yard requirements from the rear lot line or the interior lot line in the B4 district.

6-7D-8: HEIGHT LIMITATIONS/BULK REGULATIONS:

\* \* \*

**CHAPTER 16 - SIGNS**

**6-16-1: - PURPOSE: \***

\* \*

**6-16-2: DEFINITIONS:**

OFF PREMISES SIGN:	A sign which directs attention to a product and/or service sold, offered, created, furnished, or conducted at a location not directly associated with the property or site at which the sign is located. <u>This shall not include signs on separate parcels that are associated with the same Planned Unit Development.</u>
SIGN AREA:	The area in square feet of the smallest geometric figure, which encloses the sign display. For <i>Wall Signs</i> , the sign area shall include the frame or cabinet structure. See Section <del>6-15</del> 6-7 of this Chapter for illustrations.

**6-16-3: PROHIBITED SIGNS:**

\* \* \*

1. Signs which by color - 6. Any signs or attention getting devices\*

\* \*

7. Off-premise signs displaying commercial speech. Off-premise signs shall not include signs located on separate parcels that are part of the same Planned Unit Development.

8. Any sign or structure which constitutes a hazard - 11. Changeable-copy signs \*

\* \*



1.12.1 Sign area per individual sign - 1.12.2 Sign height \*

1.12.3 Sign location shall be no closer than ten (10) feet from the paved portion of any street or back of curb where no sidewalk is present and shall not be permitted within twenty (20) feet of the point formed by the intersection of the curb lines of two (2) or streets, as illustrated in Section 6-4516-7 of this Chapter.

1.12.4 For properties larger than two (2) acres - 1.14 Like for like replacement \*

2. Permanent Signs (Permit Required): Allowances provided are maximums. The general requirements of each sign type in this subsection shall apply:

2.1. Wall, Awning, And Canopy Signs:

2.1.1 For facades with street frontage (public or private) and facades adjacent to an off-street parking area where customer access is also available, wall, awning, and canopy signage (in any combination) shall be permitted up to a maximum sign area of one and one-half (1.5) square feet for each linear foot of facade, ~~and shall not exceed a maximum of three hundred (300) square feet.~~ For facades on properties separated from the adjacent street frontage by another lot that ~~that~~ is not designed to have a building located upon it (e.g. reserved exclusively for parking, stormwater management, etc.), permits for wall, canopy and awning signage may be authorized by the Zoning Administrator in accordance with the limits provided in this subsection.

2.1.2 For Multi-Story Multi-Tenant buildings - 2.1.4 Secondary business sign \*

2.1.5 Placement: Signs shall not extend above the roofline or parapet of a building. Wall signs may be painted on, or attached in a place substantially parallel to the building exterior wall, and must not interrupt architectural details. Awnings and canopies shall be installed so that a clearance from grade to the bottom of the awning or canopy of no less than eight (8) feet is maintained. See illustration in Section 6-4516-7 of this Chapter.

2.1.6 Color And Patterns \*

2.2 Ground Signs: All permanent ground signs must be of a monument type.

2.2.1 Number: Each property with a minimum of one hundred (100) feet of lot frontage is allowed one monument sign, oriented perpendicular to the eligible frontage as defined in Section 6-4516-2. Each property with a minimum of five hundred (500) linear feet along the frontage may have two (2) monument signs placed no closer together than two hundred (200) feet and must meet the area and setback requirements as indicated in this

Section. Exceptions are provided in Section ~~6-45~~6-16-7 Special Areas of Control.

2.2.2 Sign Area: Ground signs must comply with the following area requirements, except as further regulated in Section ~~5-4-8~~ 6-16-6 (Special Areas of Control):

Posted Speed Limit (mph)	Maximum Sign Area
40 mph or less	45 square feet
45 to 50 mph	90 square feet
55 mph or greater	120 square feet

2.2.3 Changeable Signage \* \*

2.2.4 Height: Ten feet (10), as measured from grade, and may be increased an additional two (2) feet for architectural features for monument signs. See illustration in Section ~~6-45~~6-16-7 of this Chapter.

2.2.5 Setbacks \* \*

2.2.6 Landscape Requirement: A landscaped area located around the base of the ground sign equal to one square foot for each one square foot of monument sign area is required for all monument signs. The landscaped area shall contain well maintained material including living landscape materials, architectural stones, water features or other beautification measures placed throughout the required landscape area. It is the responsibility of the property owner to ensure that landscaping is installed within six (6) months from the installation of the monument sign. See illustration in Section ~~6-45~~6-16-7 of this Chapter.

2.2.7 Address Identification \* \*

2.2.8 Tollway Property Allowance \* \*

2.2.8.1 Number \* \*

2.2.8.2 Sign Area: Maximum of one hundred twenty (120) square feet. Changeable Copy shall be limited to one-half (½) of the allowable sign area (or fifty percent (50%)) and shall be subject to the permit and variance requirements noted in Section ~~6-45~~6-16-5:2.2.3 of this Chapter.

2.2.8.3 Height \* \*

2.2.8.4 Landscaping: Shall be provided at the base of the sign unless waived by Zoning Administrator due to limited visibility or maintenance concerns. The landscape area shall be equal to one square foot for each one square foot of ground sign area. The

landscaped area shall contain well maintained material including living landscape materials, architectural stones, water features or other beautification measures placed throughout the required landscape area. It is the responsibility of the property owner to ensure that landscaping is installed within six (6) months from the installation of the sign. See illustration in Section 6-4516-7 of this Chapter.

2.3 Blade Signs:

2.3.1 Sign Area - 2.3.2 Number \* \*

2.3.3 Location: A minimum clearance of eight (8) feet measured from the bottom of the sign to the sidewalk above which the sign extends, and shall extend from the building facade a maximum of six (6) feet. See illustration in Section 6-4516-7 of this Chapter.

2.4 Development Identification Signs:

2.4.1 Number - 2.4.5 Setback\* \*

2.4.6 Landscape Requirement: A landscaped area located around the base of the Development Identification Sign equal to one square foot for each one square foot of sign area is required. The landscaped area shall contain well maintained material including living landscape materials, architectural stones, water features or other beautification measures placed throughout the required landscape area. It is the responsibility of the property owner to ensure that landscaping is installed within six (6) months from the installation of the sign. See illustration in Section 6-4516-7 of this Chapter.

3. Temporary Signs (Permit Required): Temporary signs, as defined in Section 6-4516-2 of this Chapter, are permitted, subject to the following provisions of this Section.

3.1 Time Period - 3.3 Height \* \*

3.4. Placement

3.4.1 Wall Mounted \* \* \*

3.4.2 Ground Mounted: Must be placed on private property and shall not be placed in a manner that creates a danger to the public, either as a result of dangerous construction, sight obstruction or any other cause. Signs must be placed to comply with the visibility requirements contained in Section 6-2-13 of Title 6 of this Code. See illustration for measurement in Section 6-4516-7 of this Chapter.

3.4.3 Roof Mounted \* \*

\*

**6-16-6: SPECIAL AREAS OF CONTROL:**

- \* \* \*
- 1. Educational Campus \*
- 2. Model Home Signs \*
- 3. Downtown Central Business District (Properties Zoned B4 and B5): In addition to the following regulations contained herein, all signs permitted in the Downtown Central Business District shall also be subject to the design elements and guidelines contained in the Downtown Design Standards, Title 1 Chapter 11 Section 1-11-1:5.3.

3.1 Wall, Awning, And Canopy Signs:

3.1.1 Sign Area:

- 3.1.1.1 \* \* \*

3.1.1.2 For Multi-Story Multi-Tenant Buildings: Excluding the first floor facade, the maximum combined area of one and one-half (1.5) square feet per each linear foot of frontage for all tenants located above and below the first floor on facades facing a public right-of-way. First floor signage shall be permitted in accordance with Section ~~2.4.4~~ 3.1.1.1 above.

- 3.1.2 Location – 4. Properties Zoned Transitional Use (TU) \* \*

**6-16-7: MEASUREMENTS - 6-16-8: ILLUMINATION** \* \*

**6-16-9: PERMIT PROCESS:**

Unless exempted from the requirements of this Chapter, no person shall erect or display any sign unless issued a permit.

- 1. Application: Any person or activity proposing to erect, display, or replace a sign shall file an application on a form provided by the City of Naperville. Signs listed in Sections ~~6-1516~~6-16-4:1 and ~~6-1516~~6-16-5:1 of this Chapter are exempt from a sign permit. The following supporting documents are required for review of a permit:

- 2. Granting Of Permit - 6. Completion Of Authorized Work \* \*

**6-16-10: NONCONFORMING SIGNS- 6-16-15: SUBSTITUTION CLAUSE** \* \*

**SECTION 3:** This Ordinance shall be in full force and effect upon its passage and approval as required by law.



PASSED this \_\_\_\_ day of \_\_\_\_\_, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2022.

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Steve Chirico

Mayor

ATTEST:

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Pam Gallahue, Ph.D.

City Clerk