

ORDINANCE NO. 25-_____

AN ORDINANCE
AMENDING TITLE 6 (ZONING REGULATIONS),
CHAPTER 1 (ZONING TITLE, PURPOSE, DEFINITIONS) AND ARTICLE D (B4
DOWNTOWN CORE DISTRICT) AND ARTICLE E (B5 SECONDARY DOWNTOWN
DISTRICT) OF CHAPTER 7 (BUSINESS DISTRICTS)
OF THE NAPERVILLE MUNICIPAL CODE

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: Title 6 (Zoning Regulations), Chapter 1 (Zoning Title, Purpose,
Definitions) of the Naperville Municipal Code is hereby amended by adding the following
underlined words and deleting the stricken language as follows:

TITLE 6 – ZONING REGULATIONS

CHAPTER 1 – ZONING TITLE, PURPOSE, DEFINITIONS

SECTION:

6-1-1: SHORT TITLE through **6-1-5: SCOPE OF REGULATIONS** * * *

6-1-6: DEFINITIONS

In the construction of this Title the definitions contained in this Section shall be observed
and applied, except when the context clearly indicates otherwise. The following
definitions of word use shall apply:

1. Words used in the present tense shall include the future.
2. Words used in the singular number shall include the plural number and the plural
the singular.
3. The word "shall" is mandatory and not discretionary.
4. The word "may" is permissive.
5. The word "lot" shall include the words "piece", "parcel" and "plot".
6. The phrase "used for" shall include the phrases "maintained for" and "occupied
for".
7. The phrase "designed for" shall include the phrases "arranged for" and "intended
for".
8. All "measured distances" shall be to the nearest foot. If a fraction is one-half foot
or less, the full number next below shall be taken.

ACCESSORY BUILDING OR STRUCTURE through AUTOMOBILE SERVICE STATION	* * *
BANK	An organization, chartered by a state or federal government, which conducts retail banking operations on-site, including the receipt of deposits, payment of interest, certification of depositor's checks, issuance of drafts and loans, and withdrawal of cash through tellers or ATMs.
BASEMENT through FENCE	* * *
FINANCIAL INSTITUTIONS:	Private or public organizations that act as a channel between investors and borrowers of funds with primary services such as financial advising, brokerage, and investment. Customer activities are typically by appointment as compared to convenience-based retail bank operations.
FITNESS FACILITY through SENIOR CITIZENS' GROUP HOME	* * *
SERVICES, COMMERCIAL:	The business or occupation of doing convenience work for others for a fee with the services performed on-site and goods available for purchase on-site. Commercial services depend on visibility to attract walk-in customers. Examples of commercial service uses include banks , barbershops, beauty shops/salons, dry cleaning, shoe repair, tailor shops, photography studios. Accessory retail is allowed, up to a maximum of twenty-five percent (25%) of the customer area, in conjunction with permitted commercial service uses.
SERVICES, GENERAL:	The business or occupation of doing work for others for a fee with a primary business, office, showroom or training component. General services are typically scheduled by appointment. Uses include business, professional, medical or dental offices, workrooms or studios of artists, authors, interior designers, sculptors or other trades people, instruction in music, dance, fitness, home crafts and art, showroom and meeting/conference space, health spas without lodging facilities/massage establishments, <u>banks</u> , <u>financial institutions</u> , and similar uses. Accessory retail is allowed, up to a maximum of ten percent (10%) of the customer area, in conjunction with permitted general service uses.
SEXUALLY ORIENTED BUSINESS through ZONING DISTRICT MAP	* * *

6-1-7: ORDINANCE A-139; SAVING PROVISION: * * *

SECTION 2: Title 6 (Zoning Regulations), Chapter 7 (Business Districts), Article D. (B4 Downtown Core District) of the Naperville Municipal Code is hereby amended by adding the following underlined words and deleting the stricken language as follows:

TITLE 6 – ZONING REGULATIONS

CHAPTER 7 – BUSINESS DISTRICTS

ARTICLE D. – B4 DOWNTOWN CORE DISTRICT

SECTION:

6-7D-1: INTENT through **6-7D-3 CONDITIONAL USES:** * * *

6-7D-4: REQUIRED CONDITIONS:

The following conditions shall be required:

1. Except as provided in this Subsection, general service uses (including offices, banks, financial institutions, and training studios), public assembly uses, residential units, dormitories and hotels shall not be permitted below the second floor of any building or structure.
2. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
3. All business, servicing, or processing, except for off street parking or loading, shall be conducted within completely enclosed buildings. The normal services and sales offered at eating and drinking establishments are excluded from this provision. The City Council may waive this provision by designating certain days on which business establishments may conduct their businesses outside the building or structure. Provided, however, that the sale and storage of outdoor seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.
4. All outside storage areas of goods, materials and products shall be screened in accordance with Subsection 5-10-3.7 of this Code. Lighting of the facility shall comply with Chapter 14 of this Title. Provided, however, that the sale and storage of seasonal merchandise at retail shall be permitted in accordance with the provisions of Section 6-2-23 of this Title.
5. Parking provided for uses within the B4 district shall be located to the rear of the principal building or structure. Lots which have frontage on the river may seek approval from the Zoning Administrator for alternate parking locations on site.
6. Drive throughs are prohibited in the B4 district.
7. Hotels shall be required to provide parking and loading in accordance with the hotel parking and loading requirements contained in Section 6-9-3:6 and 6-9-5:6 of this Title.

6-7D-5: AREA REQUIREMENTS through

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

SECTION 3: Title 6 (Zoning Regulations), Chapter 7 (Business Districts), Article E. (B5 Secondary Downtown District) of the Naperville Municipal Code is hereby amended by adding the following underlined words and deleting the stricken language as follows:

TITLE 6 – ZONING REGULATIONS

CHAPTER 7 – BUSINESS DISTRICTS

ARTICLE E. – B5 SECONDARY DOWNTOWN DISTRICT

SECTION:

6-7E-1: INTENT: * * *

6-7E-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. General services (including business or professional offices, banks, financial institutions, and medical or dental offices/clinics).
2. Parks, playgrounds, and plazas.
3. Single family attached and multiple family residential uses.
4. Commercial services.
5. Other uses which are of the same general character as the above permitted uses, as determined by the Zoning Administrator.

6-7E-3: CONDITIONAL USES: through

6-7E-8: HEIGHT LIMITATIONS/BULK REGULATIONS: * * *

SECTION 4: 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 prior to its execution.

SECTION 5: 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