

PIN: 07-13-435-015

PROPERTY ADDRESS:
19 W. CHICAGO AVENUE
NAPERVILLE, IL 60540

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 # DEV-0133-2025

ORDINANCE NO. 25 - ____

AN ORDINANCE GRANTING A SIGN VARIANCE FROM SECTION 6-16-5.2.1.1 (SIGNS ON COMMERCIAL AND INSTITUTIONAL PROPERTY) AND SECTION 6-16-6:3.1.1.1 (SPECIAL AREAS OF CONTROL) OF THE NAPERVILLE MUNICIPAL CODE FOR THE PROPERTY LOCATED AT 19 W. CHICAGO AVENUE (CHARLES SCHWAB)

RECITALS

1. **WHEREAS**, Charles Schwab & Co., Inc., 150 South Wacker Drive, Chicago, IL 60606 (“**Petitioner**”), has petitioned the City of Naperville for approval of a sign variance to allow a wall sign for Charles Schwab on the non-qualifying east façade of the building for the property located at 19 W. Chicago Avenue, Naperville, Illinois 60540, legally described on **Exhibit A** and depicted on **Exhibit B** (“**Subject Property**”).
2. **WHEREAS**, Miller House, LLC, 340 East Randolph Street, Unit 5701, Chicago, Illinois 60601 (“**Owner**”), is the owner of the Subject Property and has authorized the

Petitioner, as defined herein, to submit a petition to the City seeking the relief described herein.

3. **WHEREAS**, the Subject Property is currently zoned B4 (Downtown Core District) and is improved with a two-story building.
4. **WHEREAS**, Charles Schwab is the sole tenant of the building on the Subject Property.
5. **WHEREAS**, in accordance with Section 6-16-5.2.1.1 (Signs on Commercial and Institutional Property) of the Naperville Municipal Code, wall signs are only permitted for facades with street frontage (public or private) and facades adjacent to an off-street parking area where customer access is also available.
6. **WHEREAS**, in accordance with Section 6-16-6:3.1.1.1 (Special Areas of Control) of the Naperville Municipal Code, wall signs are only permitted for facades facing public and private streets, sidewalks, and alleys, the West Branch of the DuPage River, and parking lots.
7. **WHEREAS**, the Petitioner requests approval of a variance from Section 6-16-5.2.1.1 (Signs on Commercial and Institutional Property) and a variance from Section 6-16-6:3.1.1.1 (Special Areas of Control) of the Naperville Municipal Code to allow the installation of a thirty-six (36) square foot wall sign on the non-qualifying east facade of the building as depicted on **Exhibit C** (“**Sign Packet**”).
8. **WHEREAS**, the requested variance meets the Standards for Granting a Zoning Variance as provided in **Exhibit D** (“**Response to Standards**”) attached hereto.

9. **WHEREAS**, on November 19, 2025, the Planning and Zoning Commission considered the requested variances 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 6-16-5.2.1.1 (Signs on Commercial and Institutional Property) and a variance from Section 6-16-6:3.1.1.1 (Special Areas of Control) of the Naperville Municipal Code to allow the installation of a thirty-six (36) square foot wall sign on the non-qualifying east facade of the building as depicted on **Exhibit C** ("**Sign Packet**"), is hereby approved.

SECTION 3: The Sign Packet, attached to this Ordinance as **Exhibit C**, is hereby approved as the controlling drawings for the wall sign.

SECTION 4: The variances approved by this Ordinance shall expire two (2) years from the effective date of this Ordinance unless a building permit has been obtained and the construction or alteration of the structure as specified in this Ordinance has been started.

SECTION 5: The variances 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