

**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**

**ORDINANCE NO. 25 -**

**AN ORDINANCE AMENDING ARTICLE C (BUILDINGS), CHAPTER 2  
(CONSTRUCTION AND FIRE PREVENTION REGULATIONS) OF TITLE 5  
(BUILDING REGULATIONS) OF THE NAPERVILLE MUNICIPAL CODE REGARDING  
EXTERIOR WALL CONSTRUCTION (MASONRY REQUIREMENTS)**

- A. 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
- B. WHEREAS**, Section 5-2C-3 (Exterior Wall Construction) of the Naperville Municipal Code provides that a minimum of fifty percent (50%) of the exterior wall construction for new multiple-family dwellings and single-family attached dwellings shall be constructed of solid masonry, face brick, manufactured concrete stone veneer, or other masonry products approved by the City Council; and

- C. WHEREAS**, Section 5-2C-3 of the Naperville Municipal Code was adopted in 2002 in an effort to improve the appearance of multi-family developments and maintain long-term property values through the use of high-quality building materials; and
- D. WHEREAS**, since 2019, the City Council of the City of Naperville has reviewed and approved multiple requests for variances to Section 5-2C-3 to permit the use of composite siding materials in lieu of the masonry materials required per Code; and
- E. WHEREAS**, there have been no adverse impacts resulting from the use of composite siding in lieu of masonry materials; and
- F. WHEREAS**, the City Council has determined that it is appropriate to amend Section 5-2C-3 of the Naperville Municipal Code to permit the use of composite siding and exclude vinyl and/or aluminum siding in satisfaction of the requirements of Section 5-2C-3 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:** The recitals set forth above are incorporated herein.

**SECTION 2:** Article C (Buildings), Chapter 2 (Construction and Fire Prevention Regulations) of Title 5 (Building Regulations) of the Naperville Municipal Code is hereby amended by adding the underlined language, as follows:

**5-2C-3: EXTERIOR WALL CONSTRUCTION:**

A minimum of fifty percent (50%) of the exterior wall construction for all new multiple-family dwellings and single-family attached dwellings (as those terms are defined in Title 6 of this Code) shall be constructed of solid masonry, face brick, manufactured concrete stone veneer (one and one-half-inch average thickness) set individually into mortar bed, composite siding, including but not limited to fiber cement siding and engineered wood

siding, or other masonry products as approved by the City Council. In no instance shall EIFS, corrugated or channeled metal, unfinished/smooth face concrete block, and/or vinyl or aluminum siding be construed as sufficient material to comply with this Section. Said requirement shall also be applicable to new duplexes approved in accordance with Section 7-1-3 (Applicability, Compliance and Definitions) of Title 7 (Subdivision Regulations).

\* \* \*

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

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