



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: March 4, 2026

RE: **ZONING-25-000072 Church in Naperville (Lisle/District 5)**

Development Committee: April 7, 2026:

Zoning Hearing Officer: March 4, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for an electronic LED message center sign (Installation of a new LED Pylon Sign).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-25-000072 Church in Naperville** dated February 4, 2026.
2. That the proposed electronic LED message center sign shall maintain a minimum refresh/duration of ten (10) seconds per display and must be a static display.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation related to development on the property.
4. The property shall be developed and maintained in compliance with all applicable codes and ordinances of DuPage County, including, but not limited to, Article XI – Sign Requirements, Section 37-1103.C (Electronic Display Techniques).

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that they seek the subject relief to replace the existing sign with an electronic LED message center sign.
- B. The petitioner testified that the subject property currently contains a static sign, and that the new sign structure will consist of a static identification/name panel at the top of the sign and an electronic message display panel on the lower portion of the sign face.
- C. The petitioner testified that a new sign is necessary to properly identify the Church in Naperville and to allow the entrance along Wehrli Road to be easily located.
 - The petitioner testified that the proposed sign would assist emergency vehicles in identifying the subject property.
- D. The petitioner testified that the proposed sign will not face any residential properties and will not adversely impact nearby homes.
- E. The petitioner testified that the subject property is not located within a floodplain and that the proposed electronic message center sign will not adversely impact stormwater or flood conditions.
- F. That petitioner testified that the proposed electronic message center sign will meet all required sign requirements, including permitted refreshing timing for the message center.
- G. The Zoning Hearing Officer finds that the Petitioner has presented sufficient evidence to support the granting of a Conditional Use for the installation of a new electronic LED message center sign (pylon sign) and has satisfied the applicable standards for a Conditional Use.

STANDARDS FOR CONDITIONAL USES:

**Per Zoning Code Section 37-1411.3*

- 1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner has demonstrated the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed electronic LED message center sign will not impair the adequate supply of light and air to the adjacent properties and will not be obtrusive.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that the proposed electronic LED message center sign will be built pursuant to all current building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that they are replacing the existing static sign structure, which will be an added improvement to the surrounding area.

- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed electronic LED message center sign will conform to all current building codes and IDOT regulations, including the permitted refresh times for electronic message center signs.
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the County's Stormwater Department has no objections to the proposed electronic LED message center sign.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County's Stormwater Department has no objections to the proposed electronic LED message center sign.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that they are relocating and replacing the existing sign with the proposed electronic LED message center sign structure, that the proposed sign will conform to all DuPage County Codes, and therefore will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-25-000072 Church in Naperville

ZONING REQUEST: Conditional Use for an electronic LED message center sign (Installation of a new LED Pylon Sign).

OWNER: CHURCH IN NAPERVILLE, 8S130 WEHRLI ROAD, NAPERVILLE, IL 60540 / **AGENT:** ALBERT ESTEBAN, A&G DESIGN GROUP, 1330 CRISPIN DRIVE, ELGIN, IL 60123

ADDRESS/LOCATION: 8S130 WEHRLI ROAD, NAPERVILLE

PIN: 08-28-101-049

TWSP./CTY. BD. DIST.: LISLE/DISTRICT 5

ZONING/LUP: R-1 SF RES / 0-5 DWELLING UNITS PER ACRE

AREA: 2.72 ACRES (118,483 SQ. FT.)

UTILITIES: WATER/SEWER

PUBLICATION DATE: DAILY HERALD: JANUARY 20, 2026

PUBLIC HEARING: WEDNESDAY, FEBRUARY 4, 2026

ADDITIONAL INFORMATION:

Building: No Objections.

DUDOT: *No Comments Received.*

Health: *No Comments Received.*

Stormwater: No Objection.

Public Works: "DPC Public Works doesn't own any sewer or water mains in this area."

EXTERNAL:

City of Naperville: *No Comments Received.*

Village of Woodridge: *No Comments Received.*

Village of Lisle: Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."

Lisle Township: No Comment

Township Highway: Our office has no jurisdiction in this matter.

Lisle-Woodridge Fire Dist.: *No Comments Received.*
Sch. Dist. 203: *No Comments Received.*
Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - Required: 15 FEET
 - Existing: APPROXIMATELY 8 FEET
 - Proposed: APPROXIMATELY 18 FEET
- **Interior Side Yard**
 - Required: 20 FEET
 - Existing: APPROXIMATELY 127 FEET (NORTH) & 235 FEET (SOUTH)
 - Proposed: APPROXIMATELY 144 FEET (NORTH) & 217 FEET (SOUTH)
- **Rear Yard**
 - Required: 50 FEET
 - Existing: APPROXIMATELY 322 FEET
 - Proposed: APPROXIMATELY 308 FEET

LAND USE

Subject Property:

- **Zoning:** R-1 SINGLE FAMILY RES. / **Existing Use:** PLACE OF ASSEMBLY / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE

North of Subject Property:

- **Zoning:** CITY OF NAPERVILLE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** CITY OF NAPERVILLE

South of Subject Property:

- **Zoning:** R-1 SINGLE FAMILY RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE

East of Subject Property:

- **Zoning:** WEHRLI ROAD AND BEYOND CITY OF NAPERVILLE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** CITY OF NAPERVILLE

West of Subject Property:

- **Zoning:** CITY OF NAPERVILLE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** CITY OF NAPERVILLE