

PREPARED BY:

**CITY OF NAPERVILLE
LEGAL DEPARTMENT
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RETURN TO:

**CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540**

ORDINANCE NO. 25 - 004

**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, natural stone or manufactured concrete stone veneer (minimum one and one-half-inch average thickness) set individually into mortar bed, composite siding and/or panels, including but

not limited to fiber cement and engineered wood, 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).

The fifty percent (50%) coverage requirement shall be calculated by measuring all facades of the structure, excluding the openings for windows and doors, and dividing that figure by two (2). The builder of the structure shall be authorized to satisfy the fifty percent (50%) requirement by placing the approved material(s) on one or more facades of the structure, provided that the facade that faces the public street or private road that services the structure shall have a minimum of fifty percent (50%) of that facade constructed of the approved material(s).

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

PASSED this 4th day of February 2025.

AYES: WEHRLI, HOLZHAUER, KELLY, LEONG, LONGENBAUGH,
MCBROOM, TAYLOR, WHITE, WILSON

APPROVED this 5th day of February 2025.

Scott A. Wehrli
Mayor

ATTEST:

Dawn C. Portner
City Clerk