

Drive by right since it would be placed on Petitioner's own property.

5. The proposed sign on the west side of Daybreak Drive is technically an "off-premise sign" since it would be placed on the Church Property.

6. Compass consented to the installation of the monument sign on the Church Property in the aforementioned location and as depicted on the Landscape Plans submitted herewith.

7. Petitioner respectfully requests a variance from Code Section 6-16-3 to permit the installation of an off-premise sign on the Church Property.

*a. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and*

A stated purpose of the Sign Code is to "advance the economy of the City by recognizing the need for adequate site identification through promoting the reasonable and objective display of signage, and to encourage effective communication between signs and the public." Petitioner proposes to install two (2) monument signs at the entrance to the subdivision: one on the Residential Property and one on the Church Property, as depicted in the Landscape Plans submitted herewith. The sign on the Church Property requires a variance because it is considered an "off-premise" sign, not being located on the property, which it is serving. The two signs are traditional subdivision identification markers at the entrance to the proposed residential subdivision and are necessary to remain consistent with the subdivision trends throughout the community. Both monument signs will meet all setback, height, and area requirements and are critical in identifying the subdivision entrance. Therefore, the variance is in harmony with the comprehensive plan and the Code.

*b. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and*

The Sign Code only permits ground signs to be installed on the Petitioner's own Property. Petitioner fully plans to install that one permitted sign on the side of the entrance that is technically the Residential Property. However, two monument signs at an entrance to a subdivision is common practice in residential development and is necessary to properly identify the entrance to the proposed subdivision. Petitioner plans to reduce the 80' right of way to a 60' right of way in order to accommodate a 10' pedestrian path that extends to the entrance of the proposed subdivision. Petitioner also plans to incorporate trees and other attractive landscaping features at the entrance to the subdivision, which when combined with the 10' pedestrian path, will provide a unique entry feature to the residential subdivision thereby incorporating a positive community identification characteristic.

Most subdivisions are developed and retain the same ownership through the development process and accordingly, those subdivisions are permitted to install the two traditional identification markers on any portion of their property, as of right. Petitioner entered into an agreement with Compass to sell that approximately 8.05 acres making up the south-west corner of the Property. This creates a unique set of circumstances in that Petitioner would have been permitted to install a ground sign on what is now technically the Church Property as of right, had Petitioner not entered into an agreement to sell that south-west corner of the Property to Compass. Therefore, Petitioner faces an unusual condition not generally experienced by nearby subdivisions.

*c. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

The proposed sign will be consistent with the character of the neighborhood by mirroring nearby subdivision identification markers, such as the Reserve Subdivision entrance on Book

Road and Schillinger Court, along with the Whispering Lakes subdivision entrance on Route 59 and Royal Worlington Drive. Further, the sign will be constructed with quality materials and will compliment both the Residential Property and the Church Property. Understanding the need for the off-premise sign, Compass consented to the construction and installation of the proposed sign, fully thoughtful that such a sign would not be a substantial detriment to the Church Property and its operations.

**WHEREFORE**, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to (i) approve a sign variance to permit an off-premise sign to be installed; and (ii) to approve such other relief from the Naperville Municipal Code (“Code”) as may be deemed necessary and appropriate to development the Property

consistent with the plans submitted herewith.

**RESPECTFULLY SUBMITTED** this 2nd day of November, 2018.

PETITIONER:  
Pulte Home Company, LLC, a  
Michigan limited liability company  
By:   
ROSANNA ANAGNOUSTOU, OWNER  
ANNOVA AND WILSON REALTY, INC. OWNER