

**A VARIANCE FROM SECTION 6-16-4 TO  
REPURPOSE AN EXISTING MONUMENT SIGN**

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

The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan. 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.” The Property is a 12-acre flag lot with only 66’ of frontage along Warrenville Road. As such, no signage is currently permitted to identify the Property and its uses, which is a hardship in itself. In recognition of this hardship, Petitioner has an easement over the 1203 Property for a permanent monument sign to identify the entrance to the Property. The Existing Monument Sign is 60 square feet and ten feet (10’) tall and currently follows the Sign Code regulations for commercial properties. However, the Property was rezoned to OCI with a conditional use for a 64-unit townhome community named Northwoods of Naperville.

Petitioner now seeks to repurpose the Existing Monument Sign to properly identify the entrance to the Northwoods of Naperville development, a residential subdivision. As such, the proposed sign being used for residential purposes will exceed the maximum area and height for ground signs identified under Section 6-16-4 of the Code. At 41.75 square feet and with a height of 10’, the Repurposed Monument Sign will have smaller dimensions than the Existing Monument

Sign, which was installed to properly identify the entrance to the Property in line with the intent of this Title, regardless of the type of land use located 800 feet north of the entrance.

The Property is a 66' wide flag lot with an entrance provided off Warrenville Road, which has a speed limit between 45-50 mph. Under the Sign Code governing commercial properties, the Existing Monument Sign is permitted a height of 10' and an area of 90 square feet. The Repurposed Monument Sign is well-within these parameters and had the Repurposed Monument Sign not be used for the purpose of identifying a residential community, the Repurposed Monument Sign would be permitted by right. Considering the challenging location of the Property and the high-speed traffic along Warrenville Road, the proposed Repurposed Monument Sign will ensure adequate site identification for Northwoods of Naperville.

*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*

Strict enforcement of the Sign Code would result in practical difficulties and impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district. The Property was recently rezoned from RD to OCI on May 6, 2025. The Existing Monument Sign exists to identify the 68,000 square foot commercial office building located 800 feet north of Warrenville Road, which has been located on the Easement since the 1980s. The Property is a unique 12-acre flag lot with limited 66' of frontage along Warrenville Road, and as such, larger signage is warranted in this location to properly identify the Property and allow drivers to safely reduce their speed prior to entering. In addition, strict enforcement of this Title would require a petition to demolish the existing sign and re-install new signage, which would cause more disturbance to the 1203 Property. As such, the conditions are unique to Petitioner and strict enforcement would result in not only a hardship for Petitioner, but also the

owner of the 1203 Property.

*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 essential character of the neighborhood will not be altered. Petitioner's proposal is to repurpose the Existing Monument Sign, which has been located on the 1203 Property identifying the subject Property for the prior owner of the M/I Property for approximately 10 years. Petitioner simply seeks to repurpose the Existing Monument Sign to tailor the message for identification of the Northwoods of Naperville residential subdivision, and, therefore, will not cause a detriment to, and will ensure compatibility with, the nearby properties.

**WHEREFORE**, by reason of the foregoing, and based on any testimony that may be proffered at the public hearing, the undersigned Petitioner requests the City to take the necessary steps to: (i) approve a temporary use permit for temporary marketing signage on the Easement in accordance with the temporary signage package submitted herewith for a period ending the sooner of (a) the date on which the final occupancy permit for any residential unit located within the Northwoods of Naperville development is issued or (b) the date on which the permanent monument sign for the community is installed; (ii) grant a variance from the City's sign code under Section 6-16-4 to facilitate permanent signage for the Northwoods of Naperville development; and (iii) such other variances, departures, and deviations as may be necessary and appropriate pursuant to the appropriate provisions of the Code.

RESPECTFULLY SUBMITTED this 11<sup>th</sup> day of July, 2025

PETITIONER:

M/I HOMES OF CHICAGO, LLC