

STATE OF ILLINOIS)
)
COUNTY OF WILL)
)
CITY OF NAPERVILLE)

**PETITION TO THE NAPERVILLE CITY COUNCIL AND PLAN COMMISSION FOR
A SIGN VARIANCE AT ARBOR TERRACE OF NAPERVILLE**

THE UNDERSIGNED Petitioner, CSH Naperville, LLC, a Delaware limited liability company (hereinafter “the Petitioner”) respectfully petitions the City of Naperville (the “City”) to grant a sign variance from Section 6-16-4.2 of the City’s Municipal Code (the “Code”) to permit a permanent wall sign to be located on the property legally described on **Exhibit A** (the “Property”), and such other variances, departures or deviations as may necessary to permit the installation of the sign as depicted on the plans attached hereto as **Exhibit B**.

In support of this Petition, the Petitioner represents to the City as follows:

1. Petitioner recently developed a residential community known as Arbor Terrace of Naperville (“Arbor Terrace”), which is an assisted living facility, located on the southeast corner of Forgue Drive and Leverenz Road in Naperville.
2. The Property has no frontage along Route 59 thereby making identification and marketing of Arbor Terrace difficult.
3. The Property does not currently have permanent signage on the building indicating the name and identification of Arbor Terrace.
4. Petitioner desires to install a permanent illuminated wall sign approximately 42 square-feet (14ft x 3ft) in size on the western façade facing Route 59 to enhance Arbor Terrace’s brand image and provide proper site identification.
5. The requested relief meets the requirements for a zoning variance under the Naperville Municipal Code, Section 6-3-6:2 and is appropriate based on the following factors:

- 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 Code with respect to signs 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.” In this situation, the Property has no frontage along Route 59. Instead, the Property is uniquely situated on the corner of Forgue Drive and Leverenz Road, making awareness of the assisted living community difficult. Due to the Property’s location and lack of frontage to Route 59, a variance to allow for an attractive wall sign affixed to the Property would enhance visibility of Arbor Terrace by providing for adequate site identification as intended in the Code. Petitioner recognizes the proposed sign is to identify a residential community and this is reflected in the proposed sign design. Petitioner proposes the sign be made up of black back-lit letters and placed on the west façade of the Property. The sign will be approximately 42 square feet and therefore a sufficient size for identification purposes, but not so large as generally seen for commercial uses. The proposed wall sign will ensure adequate site identification and will therefore encourage effective communication to the public as to the Property’s purpose as an assisted living facility.

- 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 this Title would result in practical difficulties or impose exceptional hardships to special and unusual conditions which are not generally found on other properties in the same zoning district. Petitioner’s hardship with respect to the lack of adequate site identification was not created by Petitioner or any person having a proprietary interest in the

subject sign. By no fault of Petitioner, the Property does not have Route 59 frontage. Surrounding the Property ranges from residential communities from the North and East, and businesses to the south and west fronting Route 59. The location of the Property together with the nature of the surrounding neighborhood creates a unique set of circumstances. Approval of the variance will encourage better communication between Petitioner and the general public fulfilling the stated purpose of the Code.

- 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 variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property. Properties to the north and east of the Property are single-family residential communities. To the south of the Property are businesses. Just west of the Property and off of Route 59 is a vacant lot and retail uses. The permanent wall sign will be placed on the west façade of the building facing Route 59 and commercial uses and is designed to be sized only as necessary for Arbor Terrace to be properly identified. The wall sign will be appealing and will have no effect on the nearby residential communities and adjacent properties because it will be facing Route 59 and a vacant lot, thereby imposing no detriment to the nearby residential properties. The wall sign will consist of black illuminated channel letters mounted on the western façade of the building. The sign will be comprised with quality materials and the attractive design of the wall sign through the use of reverse lit letters will ensure proper sign identification without causing a detriment to adjacent properties.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the City Council and Plan Commission take the necessary steps to permit the installation of a backlit permanent wall sign on the Property and grant such other variances, departures, deviations or other relief which is deemed necessary to approve the installation of the proposed sign as depicted on

the plans submitted herewith.

RESPECTFULLY SUBMITTED this 26th day of June, 2018.

PETITIONER:

ROSANOVA AND WHITAKER LTD.

By: _____

Vincent M. Rosanova

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN CANTORE PLACE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 2016 AS DOCUMENT R2016094478, IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 07-01-03-307-138 - 0000

ADDRESS: 2920 Leverenz Road, Naperville, IL 60564

EXHIBIT B PLANS



****PRODUCT CANNOT PROCEED WITHOUT CUSTOMER APPROVAL****

PLEASE READ THIS PROOF CAREFULLY!
THIS IS THE ACTUAL ARTWORK FOR YOUR SIGN!
Once proof is approved, Captivating Signs will not be financially responsible for any misspelling or incorrect layout.

Approved By: _____
Approved For Installation: _____
The Sign will be installed on: _____
Captivating Signs

Client: Arbor Terrace
Location: _____
Sign Type: Channel Letters
Date: 10/1/17

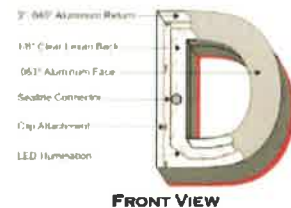


Color: Black

Backlit channel letters mounted on Pan face



Reverse Lit Channel Letters



FRONT VIEW



SIDE VIEW

IMPORTANT

Please take the time to review the artwork closely to ensure all colors, locations, and spellings are correct. While we work hard to ensure quality and accuracy, any errors not corrected during the approval process will be the responsibility of the customer. Please reply with approval, or call with any questions/concerns.

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