



Legislation Details (With Text)

File #: 19-223B **Version:** 1

Type: Ordinance **Status:** Agenda Ready

File created: 3/22/2019 **In control:** City Council

On agenda: 4/16/2019 **Final action:**

Title: Pass the ordinance approving a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code in order to install a monument sign on the subject property located at 1120 S. Route 59 (Seigle’s Cabinet Center) -PZC 19-1-05

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Exhibit A- Legal Description, 3. Exhibit B -Subject Property, 4. Exhibit C- Standards, 5. Exhibit D- Sign Rendering, 6. Application, 7. Disclosure of Beneficiaries, 8. Public Comment, 9. Location Map, 10. 3.20.19 PZC Minutes DRAFT

Date	Ver.	Action By	Action	Result
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CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code in order to install a monument sign on the subject property located at 1120 S. Route 59 (Seigle’s Cabinet Center) -PZC 19-1-05

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on March 20, 2019 and voted to recommend approval of the request (approved 7,0).

BACKGROUND:

The subject property is located on the east side of Route 59, just south of Ogden Avenue. The property is zoned B2 (Community Shopping Center District) and is approximately 119,000 square feet in size. The site is improved with an approximately 38,788 square foot building and associated parking lot. Currently the building is occupied by Penny Mustard Furnishings, Luna Flooring Gallery, and Seigle’s Cabinet Center.

DISCUSSION:

The petitioner, Doyle Signs, Inc. on behalf of Seigle’s Cabinet Center, LLC, is requesting a variance to the sign regulations (Section 6-16-5 of the Naperville Municipal Code) in order to install a monument sign along Route 59 at the approximate location of the Seigle Cabinet Center’s tenant space. The proposed sign structure is 10’ 10” (including a 10” architectural detailing), has a sign area

of 44.3 square feet and will be located 10' from the property line adjacent to Route 59. The proposed sign is a double sided multi-tenant monument sign that allows for signage for both Seigle's Cabinet Center and Luna Flooring Gallery. The proposed sign height, area and setback from Route 59 comply with the City's Sign Code regulations. However, the petitioner's proposed monument sign requires a variance to the Municipal Code for lot frontage.

The variance request is from Section 6-16-5:2.2.1 (Ground Signs: Number) which requires properties to have a minimum of 500 feet of frontage in order to install two monument signs that are no closer together than 200 feet. A sign currently exists on the south end of the subject property for Penny Mustard Furnishings. In order to install an additional monument sign, the lot would be required to have 500' of frontage, however, the subject property only has 450' of frontage adjacent to Route 59. As proposed, the sign will be located approximately 208' from the existing monument sign to the south and 10' from the property line adjacent to Route 59. The variance request is made in order to permit an additional monument sign for purposes of identifying Seigle Cabinet Center and Luna Flooring Gallery.

Staff Review

Given that the sign is compliant with all other sections of the Municipal Code Sign Regulations, in regards to setback from Route 59, sign area and sign height, and the minimal shortage of the lot from required lot width requirements for 2 signs (i.e., 50'), staff finds the variance request to be reasonable. While the lot frontage is under the minimum required lot width for two monument signs, staff finds the proposed sign will still provide adequate signage separation requirements from the existing sign (i.e., 208'). In addition, staff worked with the petitioner to provide a signage design that is cohesive with the existing Penny Mustard sign.

The petitioner's responses to the Standards for Granting a Zoning Variance are attached. Upon review, staff agrees with the petitioner's findings and recommends their adoption by the City Council.

Planning and Zoning Commission Action

The Planning and Zoning Commission opened the public hearing to consider PZC 19-1-05 on March 20, 2019. No members of the public provided testimony. The Planning and Zoning Commission discussed the sign location and found the separation distance between the signs acceptable. The PZC closed the public hearing and voted to recommend approval of PZC 19-1-05 (approved 7,0). Staff concurs with the Planning and Zoning Commission's recommendation.

Key Takeaways

- The petitioner requests a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code to install a monument sign at 1120 S. Route 59.
- Staff supports the variances requests given the minimal shortage of the required lot width and finds that the installation of a monument sign will provide adequate visibility for Seigle's Cabinet Center and Luna Carpet and Flooring.
- The Planning and Zoning Commission recommended approval of the variance at their meeting held on March 20, 2019 (approved 7,0). Staff concurs.

FISCAL IMPACT:

N/A