



Legislation Text

File #: 18-636B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a variance to Section 6-16-4:2 of the Naperville Municipal Code to allow a wall sign to be installed on a residential property located at 2920 Leverenz Road, Naperville (Arbor Terrace) - PZC 18-1-063

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on August 1, 2018 and voted to recommend approval of the request (Approved 5-1). Staff concurs.

BACKGROUND:

The subject property consists of approximately 5.8 acres at the southeast corner of Forgue Drive and Leverenz Road. It is zoned R3 PUD and has been developed with Arbor Terrace of Naperville, an assisted living facility. The subject property is set back approximately 233 feet east of IL Route 59 and is separated from the Route 59 corridor by a commercially zoned property.

Arbor Terrace has installed a monument sign at the southeast corner of Forgue Drive and Leverenz Road for property identification, though it is not visible to passersby along Route 59. [Section 6-16-4 <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-4SIREPR>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-4SIREPR) of the Naperville Municipal Code prohibits a wall sign from being installed on the building due to the residential nature of the property. At this time, the petitioner requests approval of a sign variance to permit the facility to install a permanent wall sign on the west building façade, facing Forgue Drive and ultimately Route 59.

DISCUSSION:

Arbor Terrace is an assisted living facility that provides a transition between commercial land uses and the Route 59 corridor to the south and west, and single-family residences to the north and east. The proposed wall sign is located on the building's west façade and is intended to provide adequate site identification for passersby along Route 59. It is not intended to be viewed from residential uses to the north or east.

The subject property consists of a two story building, constructed primarily of masonry and cement board siding with a shingle roof. The petitioner proposes a 42 square foot, black, backlit sign that is compatible and sensitive to the residential nature of the building while increasing the property's visibility along the Route 59 corridor.

One of the goals of the City's Sign Ordinance 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. Staff has reviewed the property's site plan and proposed sign design, and believes it achieves this goal. Staff is supportive of the requested variance due to the property's 233 foot setback from Route 59, the sign's orientation towards commercially zoned properties, and the aesthetic of the sign.

Findings of Fact

The petitioner's responses to the Standards for Granting a Variance can be found in the attachments. Upon review, the Planning and Zoning Commission and staff agree with the petitioner's Findings and recommend their adoption by the City Council.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on August 1, 2018. No members of the public provided testimony, and following limited comments the Planning and Zoning Commission closed the public hearing. Commissioner Bansal did not support the variance request and recommended that existing site signage be improved instead. The Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-063 (approved 5-1). Staff concurs with the Planning and Zoning Commission's recommendation.

Key Takeaways

- The petitioner requests approval of a variance to Section 6-16-4:2 of the Naperville Municipal Code to permit a permanent wall sign to be installed on a residential property. Staff is in support of the request due to the transitional location of the property between commercial and residential land uses, the sign's orientation towards commercially zoned properties, and the aesthetics of the sign.

FISCAL IMPACT:

N/A