



Legislation Text

File #: 20-1414B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting a variance to the number of signs permitted on a residential property to allow for a fifth ground sign at 704 Greenwood Circle - PZC #20-1-098

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered this matter on December 2, 2020 and voted to recommend approval of the request (approved 8-0).

BACKGROUND:

The subject property is generally located at the northwest corner of North Aurora Road and Fairway Drive and is zoned R4 PUD (Medium Density Multiple-Family Residence District Planned Unit Development). The property consists of approximately 17.9 acres with 348 apartment units. The Preliminary and Final Planned Unit Development for the complex was approved in 2001.

PZC approved the variance request 8-0. Staff concurs

DISCUSSION:

Bristol Station Apartments (RMK Management, agent) and Petitioner requests approval of a variance for a v-shaped ground sign with the complex name, "Bristol Station Apartments." As noted by the Petitioner, the traffic along North Aurora Road has increased since the complex was constructed, leading to installation of a traffic signal. Additionally, the Petitioner described that the existing sign near the intersection of North Aurora Road and Fairway Drive could be seen from North Aurora Road when it was originally installed. Now, due to the maturation of the landscaping and installation of utilities, the sign is not able to be seen as well from North Aurora Road. The new sign would provide better visibility from North Aurora Road, taking into account the changing conditions at the intersection. Additional details regarding the proposed sign are outlined below.

The parcel currently has four ground signs which are permitted due to the size of the parcel (greater than ten acres) and its use as a residential Planned Unit Development. Three of the four existing signs will be updated to align with the design of the proposed fifth sign. The fifth sign would be located along North Aurora Road and will meet all other requirements for a ground sign including area, height, and location.

To allow the additional sign, the Petitioner is seeking approval of a variance to Section 6-16-4:2.1.1. Residential PUDs that are ten acres or larger, with ten or more units and/or buildings, are permitted a

maximum of four ground signs per subdivision, therefore, a variance is needed for the proposed fifth sign.

Staff is supportive of the variance requested due to the size of the development. The parcel, at almost 18 acres, is well over the minimum ten-acre requirement, which allows for four ground signs.

Also, the sign design will be consistent with the existing signs and will allow the apartment complex to have its name along North Aurora Road. Three of the existing signs are along Fairway Drive and the fourth sign is at the intersection of North Aurora Road and Fairway Drive, as shown on the submitted site plan.

Further, the proposed location of the fifth sign is within a stormwater management easement. Engineering staff has reviewed the proposal and is not concerned with the location of the sign, but an easement encroachment agreement will be required and must be submitted before issuance of the permit, if the variance is approved.

Findings of Fact

The Petitioner's responses to the Standards for Granting a Zoning Variance can be found in the attachments. Upon review, staff is in general agreement with the variance findings and recommends adoption by the City Council.

Planning and Zoning Commission

The PZC considered this matter on December 2, 2020. Kathleen West, Dommermuth, Cobine, West, Gensler, Philipchuck, and Corrigan, Ltd. presented the request. No public comment was provided during the meeting. The Commission asked if there was an entrance to the development on North Aurora Road and if the Municipal Code allows for additional signs based on the size of the development. The Petitioner responded that there is not an entrance to the development on North Aurora Road. Staff noted the Municipal Code does not allow for additional signs based on the size of the development. The Commission moved to adopt the findings of fact as presented by the Petitioner and approve PZC 20-1-098 (approved 8-0). Staff concurs.

Key Takeaways

- The Petitioner requests approval of a variance from Section 6-16-4:2.1.1 of the Naperville Municipal Code to allow for a fifth ground sign at 704 Greenwood Circle. Staff supports the requested variance.
- The PZC supported the requested variance (vote: 8 in favor; 0 opposed).

FISCAL IMPACT:

N/A