



Legislation Text

File #: 18-189B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving variances to Section 6-16-5:2.2.1 (Ground Signs: Number) and Section 6-16-5:2.2.5.3 (Setbacks: Interior Property Line) of the Naperville Municipal Code in order to install a monument sign on the subject property located at 620 N. Washington PZC 17-1-140

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Assistant Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered PZC 17-1-140 on March 7, 2018 and voted to recommend approval of the case (approved 8-0). Staff concurs.

BACKGROUND:

The subject property is located on the east side of Washington Street, midblock between 6th and 7th Avenue. The property is zoned OCI (Office, Commercial and Institutional District) and is approximately 0.19 acres in size. The site is improved with an approximately 1,200 square foot building and associated parking lot; the building is currently occupied by Luxe Skin Day Spa.

DISCUSSION:

The petitioner, 600 Washington Street, LLC, is requesting two variances to the sign regulations (section 6-16-5 of the Naperville Municipal Code) in order to install a monument sign along Washington Street at the Luxe Skin Day Spa. The proposed sign structure is 5' 8" tall, has a sign area of 20 square feet and will be located 10' from the property line adjacent to Washington Street. The proposed height, sign area and setback from Washington Street comply with the City's Sign Code regulations. However, the petitioner's proposed monument sign requires variances to the Municipal Code for lot frontage and interior setback regulations as follows:

1. A variance to Section 6-16-5:2.2.1 (Ground Signs: Number) to permit a monument sign on a subject property that has less than 100' of lot frontage.
2. A variance to Section 6-16-5:2.2.5.3 (Setbacks: Interior Property Line) to permit a monument sign to be located less than 40' from the northern and southern interior property lines.

Lot Frontage

In order to erect a monument sign on a property that is used for commercial or institutional purposes, Section 6-16-5:2.2.1 (Ground Signs: Number) requires a minimum lot width of 100'. The subject property, 620 N. Washington, currently has 50' of lot frontage along Washington Street. Given that the width of the lot is less than 100', a variance is required.

Interior Property Line

The petitioner is also requesting a variance from Section 6-16-5:2.2.5.3 (Setbacks: Interior Property Line) to reduce the interior side yard setback from the northern and southern property lines. Due to the narrow width of the property (50'), the petitioner is unable to comply with the 40' interior sign setback from both the northern and southern property lines. The proposed sign will be located approximately 31' from the northern property line and 17' from the southern property line.

Staff Review

Given that the sign is compliant with all other sections of the Municipal Code in regard to setback from Washington Street, sign area and sign height, and the undue hardship the existing lot width size creates, staff finds the variance requests to be reasonable. Additionally, staff finds the proposed variances are appropriate in order to allow for the installation of a sign that is consistent with Washington Street's commercial character and other monument signs in the vicinity. The petitioner's responses to the Standards for Granting a Zoning Variance are attached. Staff is in general agreement with the petitioner's Findings and recommends adoption by the City Council.

Planning and Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on March 7, 2018. No members of the public provided testimony and the Planning and Zoning Commission found the proposed ground sign to be consistent with the character of the Washington Street corridor. The Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-140 (approved 8-0). 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 and a variance to section 6-16-5:2.2.5.3 of the Naperville Municipal Code to install a monument sign at 620 N. Washington Street
- Staff supports the variances requests given the undue hardship of the existing lot width and finds that the installation of a monument sign is consistent with the character of Washington Street as a commercial corridor.

FISCAL IMPACT:

N/A