



Legislation Text

File #: 22-0236B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving a variance to Section 6-16-5:2.2.1 to allow a ground sign at 3032 English Rows - PZC 21-1-138

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission conducted a public hearing for PZC 21-1-138 on February 16, 2022 and provided a positive recommendation on the request (approved 8,0).

BACKGROUND:

The subject property is generally located at the southwest corner of Route 59 and English Rows Ave and is approximately 1.21 acres. The property is zoned B2 PUD (Community Shopping Center District Planned Unit Development) and is improved with an approximately 8,000 square foot building currently occupied by Spartan Ale House. The petitioner, Karen Dodge, has submitted a sign variance request on behalf of the owner, Spartan Ventures 3032, LLC, in order to install a second monument sign at the property.

DISCUSSION:

A monument sign currently exists on the property at the corner of English Rows and Route 59. Per Section 6-16-5:2.2.1, a property is required to have 500 linear feet of frontage in order to build two monument signs placed no closer than 200 feet. The subject property has 311 feet of frontage along Route 59. The petitioner is requesting a variance to allow two monument signs on the property placed closer than 200 feet with less than 500 feet of linear frontage.

As depicted on the sign rendering in the attachments, the proposed monument sign will be 10' in height and 69 square feet in size and will be placed in the parking lot within a landscaping island located 10' from the property line. The sign will be in compliance with the code required provisions in terms of height, size and setback.

The existing monument sign identifies the English Rows development, and the proposed monument sign will provide identification of the Spartan Ale House restaurant. Given the adjacency of the property to Route 59 and the lack of identification for the restaurant on the existing sign, staff is in support of the request.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance can be found in the

attachments. Staff and the Planning and Zoning Commission are in general agreement with the petitioner's findings and recommends their adoption by the City Council.

Planning and Zoning Commission

The Planning and Zoning Commission conducted a public hearing on February 16, 2022. No members of the public spoke on the request. The Commission inquired about the distance between the existing sign and the proposed sign, staff responded the signs are located less than 200' apart. The Planning and Zoning Commission closed the public hearing and provided a positive recommendation on the request (approved 8,0).

Key Takeaways

- The petitioner is requesting a variance from Section 6-16-5:2.2.1 (Ground Signs: Number) of the Naperville Municipal Code, in order to construct a monument sign along eastern property frontage.
- Staff and the Planning and Zoning Commission support the variance request as an additional sign will allow for clear identification of the business.

FISCAL IMPACT:

N/A