



Legislation Details (With Text)

File #: 18-733B **Version:** 1
Type: Ordinance **Status:** Passed
File created: 9/6/2018 **In control:** City Council
On agenda: 10/2/2018 **Final action:** 10/2/2018
Title: Pass the ordinance approving sign variances for Naperville Self Storage (PZC 18-1-065) at 2708 Forge Drive

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Location Map, 4. Exhibit C - Standards for Granting a Variance, 5. Exhibit D - Off Premise Monument Sign, 6. Exhibit E - Wall Sign West Facade, 7. Exhibit F - Wall Sign South Facade, 8. Development Petition, 9. Location Map, 10. 9.5.18 PZC Draft Minutes

Date	Ver.	Action By	Action	Result
10/2/2018	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving sign variances for Naperville Self Storage (PZC 18-1-065) at 2708 Forge Drive

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kasey Evans, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on September 5, 2018 and voted to recommend approval of the request (approved 8-1). Staff concurs.

BACKGROUND:

The property is located near the southeast corner of Leverenz Road and Forge Drive, with a common street address of 2708 Forge Drive. The property is approximately 1.3 acres, and is improved with self storage building and associated surface parking. North of the property is the Arbor Terrace assisted living building.

DISCUSSION:

Off Premise Monument Sign

The subject property is tucked behind (east of) office buildings fronting along Forge Drive and behind (south of) Arbor Terrace located at the southeast corner of Forge Drive and Leverenz Road. The property does not have frontage along any road. Access to the property is provided via a shared driveway from Forge Drive along the south side of the Arbor Terrace property. The petitioner, 5995 Naperville Self Storage LLC, proposes an off premise monument sign for CubeSmart to be located

on the south side of the shared driveway on the Arbor Terrace property. Municipal Code Section 6-16-3 (Prohibited Signs) specifically prohibits off premise signs; therefore, the petitioner requests a variance to allow the proposed monument sign to be located on the Arbor Terrace property.

Staff has reviewed the requested variance and finds that the petitioner meets the standards for granting a variance to allow the monument sign to be located off premise from the building that it serves. Without the sign, it may not be readily apparent how to access the CubeSmart property. The proposed monument sign will aid drivers by identifying where to turn to get to CubeSmart. The monument sign is designed to match the architecture of the CubeSmart building and complies with applicable sign regulations for size, height and setbacks. The petitioner's responses to the Standards for Granting a Zoning Variance are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by City Council.

Wall Signs

The petitioner also proposes wall signs on the west and south facades of the building. Per Municipal Code Section 6-16-5, wall signage is permitted on facades where there is customer access and/or customer parking available. There is neither customer access, nor customer parking available on the west and south sides of the building; therefore, the petitioner requests variances to permit the proposed signage on the west and south façades of the building. The areas of both proposed wall signs are consistent with what would be allowed if signs were permitted on those facades, and the sign on the south façade is located close to the southwest corner of the building to minimize any potential impact on nearby residential properties.

The petitioner has stated the proposed signage will assist in wayfinding to the business. The property is located considerable distances from Route 59 and Cantore Road and the signs will help to identify the business to passing motorists. Directly west of the property are office buildings with associated parking, and directly south is a detention pond; therefore, the proposed wall signs should have little to no impact on adjacent properties. The petitioner's responses to the Standards for Granting a Variance are included in the Development Petition. Staff is in general agreement with the petitioner's Findings and recommends adoption by City Council.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on September 5, 2018. Two residents provided testimony regarding the impact of the proposed wall signage on adjacent properties. The Planning and Zoning Commission inquired about the potential impact of the sign on the south façade on the nearby residential properties, and the Petitioner stated they would not illuminate the sign on the south façade. The Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-065 (approved 8-1). Commissioner Bansal cast the dissenting vote because he did not see a hardship for the signage on the south façade. Staff concurs with the Planning and Zoning Commission's recommendation and has added a condition to the ordinance approving the sign variances requiring the sign on the south façade to not be illuminated.

Key Takeaways

- The petitioner requests approval of sign variances to construct an of premise monument sign and install wall signs on the west and south façades of the building located at 2708 Forgue Drive.
- The Petitioner stated at the Planning and Zoning Commission meeting that they would not illuminate the sign on the south façade of the building.
- Staff recommends approval of the sign variances as they will aid wayfinding to the subject

property, subject to the condition that the sign on the south façade not be illuminated.

FISCAL IMPACT:

N/A