



Legislation Details (With Text)

File #: 19-223 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

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On agenda: 3/20/2019 **Final action:**

Title: Conduct the public hearing to consider a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code in order to install a monument sign on the subject property located at 1120 S. Route 59 (Seigle's Cabinet Center) -PZC 19-1-05

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Disclosure of Beneficiaries, 3. Legal Description, 4. Standards, 5. Proposed Sign, 6. Location Map

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------------------------|--------|--------|
| 3/20/2019 | 1 | Planning and Zoning Commission | accept | Pass |

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code in order to install a monument sign on the subject property located at 1120 S. Route 59 (Seigle's Cabinet Center) -PZC 19-1-05

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 19-1-05 was published in the Daily Herald on March 4, 2019.

BACKGROUND:

The subject property is located on the east side of Route 59, just south of Ogden Avenue. The property is zoned B2 (Community Shopping Center District) and is approximately 119,000 square feet in size. The site is improved with an approximately 38,788 square foot building and associated parking lot. Currently the building is occupied by Penny Mustard Furnishings, Luna Flooring Gallery, and Seigle's Cabinet Center.

DISCUSSION:

The petitioner, Doyle Signs, Inc. on behalf of Seigle's Cabinet Center, LLC, is requesting a variance to the sign regulations (Section 6-16-5 of the Naperville Municipal Code) in order to install a monument sign along Route 59 at the approximate location of the Seigle Cabinet Center's tenant space. The proposed sign structure is 10' 10" (including a 10" architectural detailing), has a sign area of 44.3 square feet and will be located 10' from the property line adjacent to Route 59. The proposed

sign is a double sided multi-tenant monument sign that allows for signage for both Seigle's Cabinet Center and Luna Flooring Gallery. The proposed sign height, area and setback from Route 59 comply with the City's Sign Code regulations. However, the petitioner's proposed monument sign requires a variance to the Municipal Code for lot frontage.

The variance request is from Section 6-16-5:2.2.1 (Ground Signs: Number) which requires properties to have a minimum of 500 feet of frontage in order to install two monument signs that are no closer together than 200 feet. A sign currently exists on the south end of the subject property for Penny Mustard Furnishings. In order to install an additional monument sign, the lot would be required to have 500' of frontage, however, the subject property only has 450' of frontage adjacent to Route 59. As proposed, the sign will be located approximately 208' from the existing monument sign to the south and 10' from the property line adjacent to Route 59. The variance request is made in order to permit an additional monument sign for purposes of identifying Seigle Cabinet Center and Luna Flooring Gallery.

Staff Review

Given that the sign is compliant with all other sections of the Municipal Code Sign Regulations, in regards to setback from Route 59, sign area and sign height, and the minimal shortage of the lot from required lot width requirements for 2 signs (i.e., 50'), staff finds the variance request to be reasonable. While the lot frontage is under the minimum required lot width for two monument signs, staff finds the proposed sign will still provide the adequate signage separation requirements from the existing sign (i.e., 208'). In addition, staff also worked with the petitioner to provide a signage design that is cohesive with the existing Penny Mustard sign. 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 Planning and Zoning Commission.

Key Takeaways

- The petitioner requests a variance to Section 6-16-5:2.2.1 of the Naperville Municipal Code to install a monument sign at 1120 S. Route 59.
- Staff supports the variances requests given the minimal shortage of the required lot width and finds that the installation of a monument sign will provide adequate visibility for Seigle's Cabinet Center and Luna Carpet and Flooring.