

## Legislation Details (With Text)

**File #:** 19-1169      **Version:** 1  
**Type:** Public Hearing      **Status:** Agenda Ready  
**File created:** 11/20/2019      **In control:** Planning and Zoning Commission  
**On agenda:** 12/4/2019      **Final action:**  
**Title:** Conduct the public hearing to consider a variance to reduce the required width of a monument sign at the subject property located at 1837 Centre Point Circle (Holiday Inn Express) - PZC 19-1-117

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Application, 2. Legal Description, 3. Location Map, 4. Sign Rendering, 5. Site Plan

Date	Ver.	Action By	Action	Result
12/4/2019	1	Planning and Zoning Commission	accept	Pass

### PLANNING AND ZONING COMMISSION AGENDA ITEM

#### **ACTION REQUESTED:**

Conduct the public hearing to consider a variance to reduce the required width of a monument sign at the subject property located at 1837 Centre Point Circle (Holiday Inn Express) - PZC 19-1-117

**DEPARTMENT:** Transportation, Engineering and Development

**SUBMITTED BY:** Erin Venard

#### **BOARD/COMMISSION REVIEW:**

Official notice for the public hearing for PZC 19-1-017 was published in the Daily Herald on Monday, November 18, 2019.

#### **BACKGROUND:**

The subject property is located northeast of Centre Pointe Circle and south of Interstate 88 with a common address of 1837 Centre Pointe Circle. It is 3.4 acres, is zoned B3 (General Commercial District), and is improved with a 4-story hotel building. The existing hotel is currently being rebranded from Country Inn & Suites to Holiday Inn Express. The petitioner, Rob Freedman with QT Signs, is requesting a variance to reduce the required width of a proposed monument sign.

#### **DISCUSSION:**

[Section 6-16-5:2.2.1 \(Signs on Commercial and Institutional Property: Ground Signs\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-5SICOINPR)  
[of the Municipal Code states that each property with a minimum of one hundred \(100\) feet of lot frontage is allowed one monument sign, oriented perpendicular to the eligible frontage. Per \[Section 6-16-2 \\(Signs: Definitions\\)\]\(https://library.municode.com/il/naperville/codes/code\_of\_ordinances?nodeId=TIT6ZORE\_CH16SI\_6-16-5SICOINPR\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-5SICOINPR)  
[a monument sign is defined as a type of ground sign which is permanently](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-5SICOINPR)

attached to the ground and anchored by a support structure a minimum of 80% of the width of the sign. The petitioner requests a variance to permit a monument sign that is anchored by a support structure that is 64% of the width of the sign.

The purpose of the monument sign width requirement is to prohibit the use of pole signs. The proposed sign, while not meeting the 80% width requirement, does not have the appearance of a pole sign. Per the petitioner, the sign prototype is part of the Holiday Inn Express corporate brand. The petitioner's responses to the standards for granting a variance are attached. Upon review, staff agrees with the petitioner's findings and recommends their adoption by the Planning and Zoning Commission and staff is in support of the variance request.

***Key Takeaways***

- The petitioner requests a variance to reduce the required width of a monument sign. Staff supports the request.