

Legislation Text

File #: 18-189, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM**ACTION REQUESTED:**

Conduct the public hearing to consider a variance 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

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 17-1-140 was published in the Naperville Sun on February 18, 2018.

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.

On March 15, 2017, the petitioner for Luxe Skin Day Spa went before the Planning and Zoning Commission (PZC) requesting a variance to the Naperville Municipal Code to permit a parking facility located less than 5' from interior property lines. This proposal included 9 parking spaces provided on-site, accessible from the alleyway. On April 5, 2017, the City Council (CC) approved the variance for the subject property permitting the parking lot to be located less than 5' from interior property lines.

DISCUSSION:

The petitioner, 600 Washington Street, LLC, is back before the PZC 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 adjacent to 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 sign code, in regards 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, given the adjacency of the property to Washington Street, staff finds the proposed variances are appropriate because installation of the sign will maintain consistency of the character of Washington Street as a commercial corridor. Staff also concludes that there are many monument signs for similar properties along Washington Street and the proposal will provide adequate visibility for Luxe Skin Day Spa. 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 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.