

Legislation Text

File #: 19-1169, Version: 1

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) [<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) 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>](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 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.