



Legislation Text

File #: 20-1414, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a variance to the number of signs permitted on a residential property to allow for a fifth ground sign at 704 Greenwood Circle - PZC #20-1-098

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZ 20-1-098 was published in the Daily Herald on November 16, 2020.

BACKGROUND:

The subject property is generally located at the northwest corner of North Aurora Road and Fairway Drive and is zoned R4 PUD (Medium Density Multiple-Family Residence District Planned Unit Development). The property consists of approximately 17.9 acres with 348 apartment units. The Preliminary and Final Planned Unit Development for the complex was approved in 2001.

DISCUSSION:

The petitioner requests approval of a variance for a v-shaped ground sign with the complex's name, "Bristol Station Apartments." Additional details regarding the sign proposed are outlined below.

The parcel currently has four ground signs which are permitted due to the size of the parcel at over 10 acres and its use as a residential Planned Unit Development. Three of the four existing signs will be updated to align with the design of the proposed fifth sign. The fifth new proposed sign would be located along North Aurora Road. The sign will meet all other requirements for a ground sign including area, height and location.

To add the additional sign, the petitioner is seeking approval of a variance to [Section 6-16-4:2.1.1 <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-4SIREPR>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-4SIREPR) to allow for a fifth ground sign. Residential PUDs that are 10 acres or larger with 10 or more units and/or buildings are permitted a maximum of four ground signs per subdivision, therefore, a variance is needed for the proposed fifth sign.

Staff is supportive of the variance requested due to the size of the development. The parcel at almost 18 acres, is well over the minimum 10-acre requirement, which allows for four ground signs. The sign design will be consistent with the existing signs and will allow the apartment complex to have their name along North Aurora Road. Three of the existing signs are along Fairway Drive and the fourth sign is at the intersection of North Aurora Road and Fairway Drive, as shown on the submitted site

plan.

The proposed location of the fifth sign is within a stormwater management easement. Engineering staff has reviewed the proposal and do not have any concerns with the location of the sign, but an easement encroachment agreement will be required. The stormwater management easement encroachment agreement will be required to be submitted before issuance of the permit, if the variance is approved.

As noted by the petitioner, the traffic along Aurora Road has increased since the complex was constructed, leading to installation of a traffic signal. Additionally, the petitioner described that the existing sign near the intersection of North Aurora Road and Fairway Drive could be seen from North Aurora Road when it was originally installed. Now, due to the maturation of the landscaping and installation of utilities, the sign is not able to be seen as well from North Aurora Road. The new sign would provide better visibility from North Aurora Road, taking into account the changing conditions at the intersection.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance can be found in the attachments. Upon review, staff is in general agreement with the variance findings and recommends adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests approval of a variance from Section 6-16-4:2.1.1 of the Naperville Municipal Code to allow for a fifth ground sign at 704 Greenwood Circle. Staff supports the requested variance.