



Legislation Details (With Text)

File #: 21-1063 **Version:** 1

Type: Ordinance **Status:** Passed

File created: 8/9/2021 **In control:** City Council

On agenda: 8/17/2021 **Final action:** 8/17/2021

Title: Pass the ordinance granting a temporary use to Pulte Home Company to allow for a temporary construction sign at Naper Commons

Sponsors:

Indexes:

Code sections:

Attachments: 1. Temp Use Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Final PUD plat, 4. Exhibit C - Sign, 5. Application, 6. Existing Sign

Date	Ver.	Action By	Action	Result
8/17/2021	1	City Council	passed	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting a temporary use to Pulte Home Company to allow for a temporary construction sign at Naper Commons

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard - DRT, Project Manager

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

Naper Commons consists of approximately 65 acres located at the northwest corner of Naperville Road and Warrenville Road. On July 20, 2021, the City Council approved the final subdivision plats and the final PUD plat for the project. The petitioner, Pulte Home Company, LLC, is proposing to develop the property with 66 townhomes and 161 single-family detached residences. Site work is currently underway.

The petitioner is requesting the Council approve a temporary use to replace the existing construction sign with one that exceeds City Code requirements for height and size.

Staff is supportive of the request, given that it is temporary in nature.

DISCUSSION:

Section 6-14-4:1.6 (Signs on Residential Property: Construction Signs) permits the display of one construction sign up to a maximum of 48 sf in size and 10' in height to be displayed through the completion of the development project. The petitioner is currently displaying one code compliant

construction sign on the property. However, due to the high speed of traffic on Naper Boulevard, the petitioner has found that the sign's visibility is limited. As such, the petitioner has requested to replace the existing construction sign with a new sign that is 80 sf in size and 13' in height. The proposed sign will remain on display until the development is completed as is permitted by Code.

Per Section 6-2-11 (Temporary Buildings, Structures and Uses of Land), the City Council has the authority to grant the temporary use of a building, structure, or use of land that does not conform to the regulations prescribed in Title 6 for the zoning district in which it is located.

FISCAL IMPACT:

N/A