



Legislation Text

File #: 17-481, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the Ordinance approving a temporary use to allow for a temporary banner to be displayed on the east wall of the Loggia Building (123 Water Street), subject to the terms included in the ordinance.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Allison Laff, AICP, Deputy Director of TED

BOARD/COMMISSION REVIEW:

Not required.

BACKGROUND:

The east wall of the Loggia Building (123 Water Street) was constructed as a solid brick wall, with no openings, given the pending construction of a building on the property located 315 S. Main Street which will directly abut this wall. To date, plans have been approved for the proposed building at 315 S. Main Street; construction is expected to begin in Fall 2017 with completion slated for approximately 9-11 months after construction begins.

DISCUSSION:

Marquette Companies has requested approval to install a 20' x 33' temporary banner on the east wall of the Loggia Building until such time that the proposed building at 315 S. Main Street is constructed. The proposed banner exceeds the maximum size permitted by the Naperville Municipal Code (32 sq.ft. permitted; 660 sq.ft. proposed), as well as the maximum length of display time (4 weeks per year permitted).

Section 6-2-11 (Temporary Buildings, Structures and Uses of Land) permits the City Council to authorize the temporary use in any zoning district for a building, structure or use of land that does not conform to the regulations prescribed elsewhere in Title 6 provided that such use will not have a potential adverse impact on surrounding properties or public health, safety and general welfare.

The proposed temporary use ordinance permits a temporary banner to be displayed on the east wall of the Loggia Building, subject to the following conditions:

- The banner shall be removed from the Loggia Building (123 Water Street) upon erection of the west wall of the structure located at 315 S. Main Street or by June 20, 2018, whichever comes first.
- If, during the term of the temporary use, the banner becomes deteriorated, faded, or torn, it shall be removed; in such instances, said banner may be replaced and reinstalled, if so desired, provided that the term of the temporary use has not yet expired.

FISCAL IMPACT: None