

		AGENDA ITEM EXECUTIVE SUMMARY						
		Title:	Update regarding Amortization of Nonconforming Signs - Information only					
		Staff:	Bob Vann					
Please check appropriate box:								
	Government Operations				Government Services			
X	Planning & Development (5/12/14)				City Council			
Estimated Cost:		N/A		Budgeted:	YES		NO	
If NO, please explain how item will be funded:								
Executive Summary:								
<p>In October 2006, the City did a complete revision to the Zoning Ordinance (i.e. Title 17 of the City Code). Included in the revision was a provision that all nonconforming freestanding and wall-mounted signs be brought into compliance with the applicable requirements of Title 17 after a 3-year period, by October 16, 2009.</p> <p>This provision was modified by City Council in 2009, 2011 and 2013 to provide extensions to the amortization period due to the economic downturn and ongoing construction on Route 64. The amortization period will end on October 16, 2014 and the non-conforming signs will have to be brought into compliance with the zoning ordinance by this date.</p> <p>Building & Code Enforcement staff have identified a total of 43 non-conforming freestanding signs. Most of the wall-mounted non-conforming signs have come into compliance over the past few years, since these tend to be refaced frequently.</p> <p>City Council granted authorization in July 2013 to proceed with the process of working with property owners to bring signs into compliance by October 2014. Since fall 2013, staff initiated the process of notifying property owners of the upcoming October 16th deadline and has since been shepherding business and property owners through the permitting process. Please note that some properties have already come into compliance, some are currently in the process of installing new signs, and a few others are already in for sign permits.</p> <p>Staff will continue to work with the remaining property owners to guide them through the process of coming into compliance.</p>								
Attachments: (please list)								
List of non-conforming signs								
Recommendation / Suggested Action (briefly explain):								
This is an update from staff to the Committee.								
For office use only:		Agenda Item Number: 3h						

Amortization of Signs

Address	Business Name	Sign Brought Into Compliance	Sign Permit Submitted/Issued	Non-Conforming Signs Remaining	Notes
1001 E Main Street	Multi Tenant Office Building	Yes			
1302 E Main Street	Valvoline Oil Change	Yes			Sign Removed - Permit to be submitted
1350 E Main Street	Partners in Mortgage	Yes			
1400 W Main Street	Ray's Evergreen	Yes			
1405-1625 W Main Street	Valley Shopping Center	Yes			
1502 W Main Street	Midas	Yes			
1525 W Main Street	Fifth/Third Bank	Yes			
1635 E Main Street	Best Western	Yes			
1645 E Main Street	Firestone	Yes			
1650 W Main Street	Gabby's (Spring View)	Yes			
1711 W Main Street	Dunkin Donuts	Yes			
1825 W Main Street	Kabob's (Old KFC)	Yes			
2010 E Main Street	Heinz Bros Greenhouse	Yes			
2010 W Main Street	Pep Boys	Yes			
3795 E Main Street	Chili's	Yes			
540 S Randall Road	Circuit Clerks Office	Yes			
716 E Main Street	Dance Academy	Yes			
818 E Main Street	Tastee Freeze	Yes			
904 E Main Street	Reber & Foley	Yes			
1660 W Main Street	BP Gas Station		Yes		
1915 W Main Street	McDonalds		Yes		
116 E Main Street	Life Church			Yes	
1023 W Main Street	Mobile Gas Station			Yes	
1121 E Main Street	Office Building			Yes	
1301 E Main Street	Cyndirella's Academy			Yes	
1303 W Main Street	Fox Valley Travel			Yes	
1317 E Main Street	Rex's Cork & Fork			Yes	
1421 E Main Street	GMC Car Dealer			Yes	
1434 E Main Street	Office Building			Yes	
1520 E Main Street	Super 8 Motel			Yes	
1545 W Main Street	Rookie's			Yes	
1546-1590 E Main Street	Tin Cup Pass (6 Signs)			Yes	Six-6 signs
1625 E Main Street	Colonial Café			Yes	
1640 W Main Street	St Charles Memorial			Yes	
2015 E Main Street	McCue Chevrolet			Yes	
2115 W Main Street	Beef Shack			Yes	
2125 W Main Street	Los Burritos			Yes	
2425 W Main Street	Old Deck Yard			Yes	
2500 E Main Street	Circle K (Shell Gas Station)			Yes	
2520 E Main Street	Corfu Restaurant			Yes	
2520 W Main Street	St. Charles Bowl			Yes	
2536 E Main Street	BOSA Donuts			Yes	
2701 W Main Street	Cada Pool & Spa			Yes	
300 N Randall Road	Illinois Central Bus			Yes	

Amortization of Signs

Address	Business Name	Sign Brought Into Compliance	Sign Permit Submitted/Issued	Non-Conforming Signs Remaining	Notes
521 W Main Street	McDowell			Yes	
605 W Main Street	Amerprise			Yes	
619 W Main Street	Premier Interiors			Yes	
614 E Main Street	Lundeen Liquors			Yes	
620 E Main Street	State Bank			Yes	
713 E Main Street	Sheen & Associates			Yes	
801 E Main Street	Catella Building			Yes	
824 W Main Street	Bob Dorr Plumbing			Yes	
201 S 2nd Street	Kevin's Service Station			Yes	
320 N 2nd Street	Salerno's			Yes	
305 N 2nd Street	Old Art Studio (Fireplace Store)			Yes	
303 N 2nd Street	Multi-tenant			Yes	
221 S 2nd Street	Mark's 2nd Street Tavern			Yes	
420 S 3rd Street	Robbin's Flowers			Yes	
214 S 3rd Street	Law Office			Yes	
202 S 2nd Street	Francesca's			Yes	
415 S 1st Street	Vacant			Yes	
602 Geneva Road	Jalapeno Grill			Yes	