



AGENDA ITEM EXECUTIVE SUMMARY

Title: **Nonconforming Signs -Amortization Extension**

Presenter: **Rita Tungare
Bob Vann**

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – 3/14/11		City Council

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

EXECUTIVE SUMMARY:

In February 2009, with due consideration to the economic downturn and its impact to local businesses, the Planning & Development Committee decided to extend the amortization deadline for bringing non-conforming signs into compliance. The amortization deadline is applicable to both non-conforming wall-mounted and freestanding signs. A general amendment to the Zoning Ordinance, which extended the deadline by two additional years from October 16, 2009 to **October 16, 2011** was approved by Council in April 2009.

The specific language in Section 17.08.060 of the Zoning Ordinance is as follows:

- A. Where a freestanding sign mounted on a pole, pylon, foundation, or other supporting structure is nonconforming, the sign and its supporting structure shall be removed or otherwise modified to conform to the provisions of this Title within five (5) years of the effective date of this Title, or within fifteen (15) years after its initial construction, whichever is later.
- B. Where a sign other than a freestanding sign is nonconforming, it shall be removed or otherwise modified to conform to the provisions of this Title within five (5) years of the effective date of this Title, or within five (5) years after its initial construction, whichever is later.

Staff has surveyed and compiled a list of non-conforming signs. A majority of these signs exist along Route 64. IDOT is planning to initiate construction on roadway improvements to Route 64 in fall 2011. Anticipated completion for improvements is end of 2012. IDOT's improvements may result in need for additional ROW/ land acquisition, thereby having a potential impact on some existing freestanding signs – some of which may already be non-conforming. In light of the Rt.64 improvements schedule, staff believes it would be prudent to further extend the amortization deadline to require property owners to bring their signs into compliance.

If the P&D Committee's desire is to grant another extension per staff's recommendation, staff will initiate the process for a general amendment to the Zoning Ordinance and can notify business owners accordingly.

ATTACHMENTS: (PLEASE LIST)

List of non-conforming signs compiled by staff

RECOMMENDATION / SUGGESTED ACTION (briefly explain):

Direct staff to proceed with a general amendment to Section 17.08.060 "Non-conforming signs" to extend the amortization deadline by two more years to October 16, 2013

Business Name	Address	List of Potentially Non-Conforming Signs
First American Title Insurance	1001 East Main Street	
Countywide	1121 East Main Street	
Cyndirella's Academy	1301 East Main Street	
Rex's Cork & Fork	1317 East Main Street	
Charles Cabinets	1501 East Main Street	
St. Charles GMC	1421 East Main Street	
1519 East Main Street	1519 East Main Street	
Colonial Restaurant	1625 East Main Street	
Best Western (Large)	1635 East Main Street	
Best Western (Small)	1635 East Main Street	
Firestone	1645 East Main Street	
Richard	1845 East Main Street	
Don McCue Truck	2015 East Main Street	
Don McCue Chevrolet	2015 East Main Street	
Don McCue Service	2015 East Main Street	
Chili's	3795 East Main Street	
Public Storage	4100 East Main Street	
Bosa Donut House	2536 East Main Street	
Corfu Restaurant	2520 East Main Street	
Shell Oil Service Station	2500 East Main Street	
Tincup Pass 2 (Gino's East)	1546-1590 East Main Street	
Tincup Pass 3 (Frantastic Wings)	1546-1590 East Main Street	
Tincup Pass 4 (Convenient Mart)	1546-1590 East Main Street	
Tincup Pass 5 (Budget Rental)	1546-1590 East Main Street	
Super 8	1520 East Main Street	
Partners in Mortgage	1350 East Main Street	
Valvoline Oil Change	1302 East Main Street	
Reber & Foley (AC Delco)	904 East Main Street	
Reber & Foley	904 East Main Street	
Reber & Foley	904 East Main Street	
Pop's Place	818 East Main Street	
Copeland Academy (Previous Tenant)	716 East Main Street	
Lundeen Mini Mart and Deli	614 East Main Street	
Valley Community Bank	620 East Main Street	
Amlings Flowerland	116 East Main Street	
McDowell Inc.	521 West Main Street	
Ameriprise Financial	605 West Main Street	
Fine Furniture	619 West Main Street	
Mobil Gas Station	1023 West Main Street	
Fox Valley Travel	1303 West Main Street	

Fifth Third Bank	1525 West Main Street	
Rookies	1545 West Main Street	
McDonalds	1915 West Main Street	
Mr. Beef-N-Gyros	2115 West Main Street	
Los Burritos Mexicanos	2125 West Main Street	
Fifth Avenue Flowers	2701 West Main Street	
St. Charles Bowl	2520 West Main Street	
Clark	1660 West Main Street	
St. Charles Memorial	1640 West Main Street	
Midas Muffler	1502 West Main Street	
Ray's Evergreen Tavern	1400 West Main Street	
Bob Dorr Plumbing	824 West Main Street	
The Snippery	824 West Main Street	
Stock	300 North Randall Road	
County Clerk	540 South Randall Road	