

ORDINANCE NO. 11-O-0012

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF WEST CHICAGO – APPENDIX A SECTIONS 12.3(L) AND 7.13(B), (I) AND (J) OF THE ZONING CODE

WHEREAS, the City of West Chicago (the “APPLICANT”) proposed an amendment to Section 12.3(L) and Section 7.13(B),(I) AND (J) of the Zoning Code, Appendix A of the Code of Ordinances of the City of West Chicago, so as to amend the regulations regarding political signs and the City’s Design Standards for Review; and,

WHEREAS, Notice of Public Hearing on said application was published in the Daily Herald on or November 22, 2010, all as required by the ordinances of the City of West Chicago and the statutes of the State of Illinois; and,

WHEREAS, a Public Hearing commenced on Tuesday, December 7, 2010 by the Plan Commission/Zoning Board of Appeals of the City of West Chicago pursuant to said Notice where it was thereby continued on Tuesday, January 18, 2011 and continued again on Tuesday, February 15, 2011 and concluded on Tuesday, March 1, 2011; and,

WHEREAS, at the Public Hearing, the APPLICANT provided testimony in support of its application, and all interested parties had an opportunity to be heard; and,

WHEREAS, the corporate authorities of the City of West Chicago have received the recommendation of the Plan Commission/Zoning Board of Appeals which contains specific findings of fact, pursuant to Recommendation No. 10-RC-0038, a copy of which is attached hereto as Exhibit “A” which is, by this reference, incorporated herein be and the same are hereby adopted as the findings of fact of the City Council.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, Du Page County, Illinois, in regular session assembled, as follows:

Section 1. That Appendix A, Section 12.3 Exempt Signs (L) of the Code of Ordinances of the City of West Chicago is hereby amended by deleting the following language:

“Political campaign signs shall be removed within seven (7) days after the election to which they pertain.”

Section 2. That Appendix A, Section 7.13 Design Standards for Review (B) Applicability of the Code of Ordinances of the City of West Chicago is hereby deleted in its entirety and replaced with the following language:

“(B) *Applicability.* The design standards shall apply to new construction and additions for single-family residential, any multi-family development and to all other types of developments within the B-1, B-2, B-3 and ORI zoning classifications, except for those developments located within the East Washington Historic District. Design guidelines approved by the City Council from time to time shall also serve as a reference for development within specific historic districts and other areas.”

Section 3. That Appendix A, Section 7.13 Design Standards for Review (I) Signs (8) of the Code of Ordinances of the City of West Chicago is hereby deleted in its entirety and replaced with the following language:

“(8) Wall signs on all multi-tenant commercial buildings shall be comprised of channel lettering only, which are consistent in size and style, except in the Turner Junction Historic District. Box signs shall be prohibited.”

Section 4. That Appendix A, Section 7.13 Design Standards for Review (J) Maintenance and Upkeep (2) Particular Considerations (b) Buildings and Appurtenances of the Code of Ordinances of the City of West Chicago is hereby amended by adding the following language:

“5. Window coverings such as blinds, curtains and tinting may be utilized, but shall not render more than fifty (50%) of each window pane opaque or prohibit visibility through the window except during times when the screening of direct sunlight is necessary. Window coverings shall be kept in good repair, replaced if they become faded or deteriorated and shall be kept clean to present a neat appearance.”

Section 5. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

Section 6. That this Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2011.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman H.R. Monroe	_____	Alderman J. Smith	_____
Alderman R. Radkiewicz	_____	Alderman R. Pineda	_____
Alderman S. Dimas	_____	Alderman J. Smith, Jr.	_____
Alderman K. Meissner	_____	Alderman N. Connelly	_____
Alderman R. Stout	_____	Alderman N. Dzierzanowski	_____
Alderman M. Fuesting	_____	Alderman A. Murphy	_____

APPROVED as to form: _____

City Attorney

APPROVED this ____ day of _____ 2011.

Mayor, Michael B. Kwasman

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”
RECOMMENDATION # 11-RC-0004
ORDINANCE 11-O-0012

TO: The Honorable Mayor and City Council

SUBJECT: PC 10-18
Political signs and window coverings text amendments

DATE: March 2, 2011

DECISION: The motion to approve the request passed by a (5-0) vote.

After review of the proposed text amendments, the Plan Commission/Zoning Board of Appeals finds that it does not pose a threat to the health, safety and welfare of the community. It is the Commission’s opinion that the proposed text amendments will make the City’s political sign regulations consistent with the State’s regulations for such signage and will improve aesthetics of commercial storefronts by regulating the types of windows coverings that can be utilized as well as prohibit storefront windows from being continuously screened.

Respectfully submitted,

Erik Van-der-Mey
Vice Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
E. Van-der-May			J. Warbiany
F. Lannes			
J. Boyer			
R. Mireault			
J. Posadzy			