



VILLAGE OF MONTGOMERY

***Plan Commission Meeting Agenda
July 7, 2016 7:00 P.M.
Village Hall Board Room
200 N. River Street, Montgomery, IL 60538***

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Minutes of June 2, 2016
- V. Public Comment Period
- VI. Items for Plan Commission Action
 - a. 2016-017 SU Public Hearing and Consideration of a Text Amendment to Section 13 of the Zoning Ordinance Regarding Off-Street Parking and Loading.
 - b. 2016-018 Z Public Hearing and Consideration of a Text Amendment to Section 12 of the Zoning Ordinance Regarding Signs.
- VII. Community Development Update/New Business
 - a. Comprehensive Plan Implementation Summary Part 2 – Summary Review Results.
 - b. Nomination of Plan Commission Chair and Vice-Chair
- VIII. Next Meeting: August 4, 2017
- IX. Adjournment



Plan Commission Meeting

June 2, 2016

I. CALL TO ORDER:

Chairman Hammond called the meeting to order at 7:38p.m.

II. ROLL CALL:

Tom Betsinger	Present	John Francis	Absent
Tom Yakaitis	Present	Mildred McNeal-James	Present
Patrick Kelsey	Present	Butch Distajo	Absent
Mike Hammond	Present		

Also present: Attorney Laura Julien; Director of Community Development Richard Young; Senior Planner Jerad Chipman; Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore and members of the audience.

III. APPROVAL OF MINUTES:

MOTION: Motion was made by Vice Chairman Kelsey to approve the minutes of the April 7, 2016 Plan Commission Meeting. Commissioner McNeal-James seconded the motion. Motion passed 5-0.

Ayes: Kelsey, Hammond, McNeal-James, Betsinger and Yakaitis

Nays: None

IV. PUBLIC COMMENT PERIOD:

There were no comments from the public.

V. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

a) Industrial and Commercial Priorities Marketing Presentation – Charlene Coulombe-Fiore, Executive Director of the Montgomery Economic Development Corporation.

Executive Director of the Montgomery Economic Development Corporation (MEDC) Charlene Coulombe-Fiore gave a PowerPoint presentation addressing the marketing and advertisement strategy behind the MEDC.

Director Young educated the Commission that the MEDC and Community Development market and cover the entire planning boundary.

b) Comprehensive Plan Implementation Summary Part 2 – Summary Review Results.

Senior Planner Jerad Chipman reviewed and discussed the highly ranked priorities for Commercial and Industrial objectives supplied by the Plan Commission. Staff will prepare their comments on the objectives and prioritize and categorize those comments for review at the next meeting.

c) Comprehensive Plan Implementation Summary Part 3 – Residential Land Use and Other Identity Recommendations.

Senior Planner Chipman asked the Commission to fill out and return the goal objectives associated with the residential land use and other identity recommendations by June 20, 2016.

d) Sign Ordinance Update – Reed v. City of Gilbert Supreme Court Decision – Attorney Julien.

Attorney Laura Julien gave a presentation and addressed the Supreme Court decision in regards to signage and speech regulations which will affect municipalities. Attorney Julien discussed in great detail the recent Supreme Court case and suggested that the Village of Montgomery revisit and update the sign ordinance to comply with the new principals.

e) New Business- Jerad Chipman

Illinois Department of Transportation will hold a public hearing for the Route 30 Phase 1 corridor study at the Montgomery Village Hall on June 29th, 2016 from 4:00p.m.-7:00p.m. Construction commenced on a two tenant building on the corner of Orchard Road and US Route 30.

VII. NEXT MEETING

July 7, 2016

VII. ADJOURNMENT

Having no further business to discuss, the meeting was adjourned at 8:39 p.m. by Chairman Hammond.

Respectfully submitted,

Toula Coffey
Administrative Assistant



PC 2016-017
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Richard Young
Director of Community Development

Jerad Chipman, AICP
Senior Planner

Date: June 23, 2016

Subject: Amendment to Section 13 of the Zoning Ordinance Regarding Off-Street Parking.

The following language is proposed to be added to Section 13 of the Zoning Ordinance.

Land Banked Parking Facilities. (The following parking regulations shall be permitted as added to Section 13.03 of the Zoning Ordinance).

LAND BANKING. Upon approval by the Community Development Department and when geographically feasible, nonresidential uses shall be allowed to provide open space in lieu of parking which can be readily converted to parking facilities. The design of the parking facilities to be constructed within a land banked area, if converted, must comply with the off-site parking requirements as set forth elsewhere within this ordinance at the time the land bank is approved.

The owner of the property to be land banked shall submit a detailed land bank parking plan for review and approval by the Director of Community Development. The plan shall show full compliance with the parking regulations of this ordinance, the proposed reduced number of parking spaces to be provided and the land banked area site aside as open space.

Following notice to the property owner, the Village based on increased parking demand shall have the right, in its sole discretion to require the property owner or successor to construct all or a portion of the required parking within the landed banked area.

As a condition of approval, the property owner shall file with the County Recorder a covenant in a form and substance approved by the Village Attorney, which outlines the conditions of the land bank.



PLAN COMMISSION MEMORANDUM

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: June 23, 2016

Subject: Sign Ordinance Update Sections 12.01, 12.02, 12.03, 12.04, 12.09, 12.10 and 12.11

Background: Last year the Plan Commission began the process of updating the section of the Zoning Ordinance regarding signage. The process was postponed due to a Supreme Court case that altered the authority of municipalities to regulate signs. Last month the Plan Commission was address by Village Attorney Laura Julien in regards to the Supreme Court decision and several subsequent cases that reference the Supreme Court's decision.

As a result of the information shared by Attorney Julien at the June meeting, staff is proposing to restart the process of updating the sign ordinance. The first step in that process is the attached recommended changes to several sections of the ordinance. Sections 12.01-12.04 and 12.10-12.11 were discussed last year and the changes were well received at that time. Staff has reviewed those changes in light of the Supreme Court decision and have made minor alterations for the Plan Commission to consider. Due to the fact that the Commission has previously reviewed those section, staff has added another section for the Commission's review and recommendation. Staff intends to codify the sections discussed in the attached documents and intends to clarify any formatting once the remained of the ordinance is addressed.

Staff Recommendation: Staff recommends approval of the proposed changes to the sign ordinance.

Proposed changes to Sections 12.01, 12.02, 12.03 and 12.04 of the Sign Section of the Zoning Ordinance.

Current Ordinance:

Section 12.00 – Signs

12.01 PURPOSE

The purpose of these regulations is to promote the use of signs in the Village which are safe, aesthetically pleasing, compatible with their surroundings and legible in the circumstances in which they are seen. These regulations also recognize the need for a well-maintained and attractive physical appearance of the community and the need for adequate business identification for the conduct of competitive commerce.

Proposed Ordinance:

Section 12.00 – Signs

Index – To be completed.

12.01 PURPOSE

The purpose of the Signs section of the Zoning Ordinance is to create a comprehensive, legal framework to regulate the design, installation and maintenance of signs, to promote clear communication between individuals and their surroundings and to promote the health, safety and wellbeing of the community through limiting

These regulations are also adopted for the purpose of reducing sign or advertising distractions which may increase traffic accidents and result in visual congestion for pedestrians.

visual congestions to pedestrians and distractions to motorists. This section is adopted for the following purposes:

- A. To provide uniform regulations and content-neutral sign standards that respect the first amendment rights of all citizens, merchants and property owners.

To promote a positive Village image exhibiting order and harmony to strengthen the economic vitality of the Village, and to enhance the visual environment and the property values of the Village by creating clear and consistent standards that culminate into an aesthetically pleasing environment for Village residents, businesses and guests

- B. To protect pedestrians and motorists from any damage or injury resulting from distracting and improperly located signage that created by certain unsafe signs.

12.02 INTERPRETATION

1. In interpretation and application, the provisions of this section shall be held to be an expression of the maximum allowable number and size of signs which bring about the least potential conflict with surrounding uses and which promote and improve physical appearance within the Village.
2. When a sign type is not specifically listed in the sections devoted to permitted signs, it shall be assumed that such signs are hereby expressly prohibited.

12.02 INTERPRETATION

1. Interpretation of the sign ordinance is at the discretion of the Director of Community Development. Any objections to the Director's decision can be appealed to the Zoning Board of Appeals through the appeals process outlined in Chapter 14 of this ordinance.
2. When a sign type is not specifically listed in the sections devoted to permitted signs, it shall be assumed that such signs are hereby expressly prohibited. If it is determined by the Director of Community Development that said sign

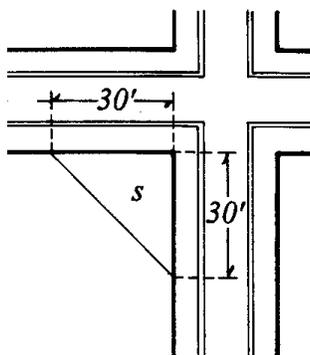
If it is determined by the Director of Community Development that said sign is similar to and not more objectionable than signs listed, such signs may then be permitted.

3. *Table 12.1* is intended to summarize the permitted sign types, but to be interpreted along with the additional regulations herein.

12.03 GENERAL CONSTRUCTION STANDARDS, DESIGN AND STRUCTURAL REQUIREMENTS

The provisions set forth in paragraph 12.03 shall apply to all signs, permanent or temporary, and shall be interpreted in accordance with the following rules:

1. *Measurements.* All measured distances or standards shall be to the nearest integer; if a fraction is one-half (1/2) or less, the integer below shall be taken.
2. *Height.* Height of signs shall be measured to the highest point thereon, excepting any decorative tapers in the casing, from the grade level directly below the sign.
3. *Corner Sight Triangles.* Within a part of the yard of open area of a corner lot included within a triangular area of thirty (30) feet from the point of intersection of two (2) street right-of-way lines forming such corner lot, no sign shall be constructed having a height of more than thirty (30) inches above the grade at the centerline of the streets adjacent thereto.



is similar to and not more objectionable than signs listed, such signs may then be permitted.

3. *Table 12.1* is intended to summarize the permitted sign types, but to be interpreted along with the additional regulations herein.
4. If any provision herein is declared to be unenforceable or invalid, the remainder of the ordinance shall remain in full force and effect.

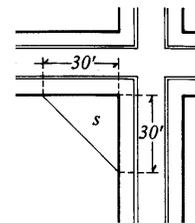
12.03 GENERAL REGULATIONS

The provisions set forth in paragraph 12.03 shall apply to all signs, permanent or temporary,

1. *Requirement for Permit.* It shall be unlawful for any person to construct, install, alter or relocate any sign within the Village that requires a permit as indicated in *Table 12.1* of this chapter, without first obtaining a building permit.
2. *Obstruction.* No sign shall be erected to block any required access way, roof access, fire escape, door or any other access point required by the Village Building Code or Fire Protection District. Windows are not allowed to be blocked with the exception of those restrictions found in following sections of this chapter.
3. *Public Right-of-Way.* No sign or accessory to a sign shall be located within the public right-of-way, unless otherwise provided herein. Notwithstanding the foregoing, this provision shall not apply to signs located by a governmental body for the purpose of providing traffic control, traffic information, and traffic safety.
4. *Measurements.* All measured distances or standards shall be to the nearest integer; if a fraction is one-half (1/2) or less, the integer below shall be taken.

4. *Setbacks.* No sign shall be placed closer than five (5) feet to any lot line unless otherwise regulated herein. Temporary signs shall be located not less than one (1) foot from the property line not obstructing view to the flow of traffic. No sign shall be permitted in the public right-of-way.
5. *Illumination.* The illumination of all signs shall be diffused or indirect and shall be so arranged that there will be no direct rays reflecting into the public way or any lot on the perimeter of the premises on which the signs are located. Exposed light bulbs, neon tubing, flashing, blinking or traveling and similar illumination are not permitted.
6. *Access to Building and Roof.* No sign shall be erected so as to prevent free ingress to or egress from any door or window, or any other point of access into a building required by the Village Building Code or Fire Protection District Regulations, or any amendments thereto, nor shall any sign be erected so as to impair access to the roof of a building.
7. *Wind Pressure and Dead Load Requirement.* All signs shall be designed and constructed to withstand a wind pressure of thirty (30) pounds per square foot and shall be constructed to receive dead loads as required in the Village Building Code and other applicable Village ordinances, and any amendments thereto which the Village may adopt from time to time.
8. *Metal Signs.* A metal sign shall have its face or background constructed of metal not thinner than No. 28 B & S gauge. The face or background may cover a wooden frame and may be provided with letters, figures, characters, borders, or moldings of wood. No wooden border around a metal sign shall exceed a width of three (3) inches.

5. *Height.* Height of signs shall be measured to the highest point thereon from the grade level directly below the sign, prior to any berming with the exception for ground signs found herein.
6. *Setbacks.* No sign shall be placed closer than five (5) feet to any lot line unless otherwise regulated herein. Temporary signs shall be located not less than one (1) foot from the property line not obstructing view to the flow of traffic.
7. *Corner Sight Triangles.* Within a part of the yard of open area of a corner lot included within a triangular area of thirty (30) feet from the point of intersection of two (2) street right-of-way lines forming such corner lot or driveway edge of pavement and right-of-way line, no sign shall be constructed having a height of more than thirty (30) inches above the grade at the centerline of the streets adjacent thereto.



8. *Illumination.* Signs are allowed to be internally illuminated. Signs with external illumination shall be constant in intensity and color. External illumination shall be shaded, shielded or directed so as not to cause glare in the public right-of-way, so as not to cause traffic hazards and obstructions, or to neighboring properties. All illuminated signs shall have an external disconnect and be listed with the Underwriters Laboratories (UL). Refer to Section 12.07 for illumination restrictions for electronic messenger boards. Additional illumination standards are based on the sign type and are discussed in following sections of the Sign Ordinance.

9. *Glass.* All glass that is part of a sign shall be safety glass.
10. *Design Requirements.* All ground signs shall be designed per applicable building code requirements.

9. *Wind Pressure and Dead Load Requirement.* All signs shall be designed and constructed to withstand a wind pressure of thirty (30) pounds per square foot and shall be constructed to receive dead loads as required in the Village Building Code and other applicable Village ordinances, and any amendments thereto which the Village may adopt from time to time.

10. *Wooden Signs.* Wooden signs are only allowed as projecting signs. Refer to Section 12.07 for more information on projecting signs.

11. *Glass.* All glass that is part of a sign shall be safety glass.

12. *Design Requirements.* All ground signs shall be designed per applicable building code requirements.

12.04 MAINTENANCE AND REMOVAL REQUIREMENT

1. *Maintenance.* Every sign and all parts thereof, including framework, supports, background, anchors, and wiring systems shall be constructed and maintained in compliance with the building, electrical and fire protection codes of the Village. The permittee for each sign shall paint and maintain all parts and supports thereof as necessary to prevent rusting, rotting, illegibility, or other deterioration. All broken or missing parts shall be promptly replaced. All seams between panels or the components of the sign shall be maintained in a closed condition.
2. *Legibility.* All letters and characters on each sign shall be legible, with the edges of the letters and characters cleanly defined, unfaded, and maintaining a clear contrast with the background.

12.04 MAINTENANCE AND REMOVAL REQUIREMENT

1. *Maintenance.* Every sign and all parts thereof, including framework, supports, background, anchors, and wiring systems shall be constructed and maintained in compliance with the building, electrical and fire protection codes of the Village. The permittee for each sign shall paint and maintain all parts and supports thereof as necessary to prevent rusting, rotting, illegibility, or other deterioration. All broken or missing parts shall be promptly replaced. All seams between panels or the components of the sign shall be maintained in a closed condition.
2. *Illumination.* The source of illumination shall be kept in safe working order at all times.

3. *Removal.* When a business ceases to operate for thirty (30) consecutive days, any sign associated with said business must be removed or replaced as follows, within sixty (60) days after the thirty (30) day period.

- a. Any wall sign must be removed and all surfaces shall be restored to match the existing wall surface.
- b. Any freestanding or wall-mounted changeable sign, whether panels or individual letters, shall be removed and a new sign installed or a white blank panel inserted until a new sign permit is issued.

3. *Removal.* When a business ceases to operate for fifteen (15) consecutive days, any sign associated with said business must be removed or replaced as follows, within thirty (30) days after the fifteen (15) day period.

- a. Any wall sign must be removed and all surfaces shall be restored to match the existing wall surface.
- b. Any freestanding or wall-mounted changeable sign, whether panels or individual letters, shall be removed and a new sign installed or a white blank panel inserted until a new sign permit is issued.

Proposed changes to Sections 12.10 and 12.11 of the Sign Section of the Zoning Ordinance.

Current Ordinance:

Section 12.10 Variances

Variations to this sign code may be granted by the Village Board after an application and a hearing before the Zoning Board of Appeals. The applicant, in seeking any such variance, shall follow and adhere to all the requirements (including, but not limited to, the processing requirements and standards) contained in Section 14.07 of this Zoning Code of the Village of Montgomery.

Proposed Ordinance:

~~Section 12.10 Variances~~

Staff is proposing deletion of this section as it is redundant and the entire variance procedure can be found in the Administration Section.

12. 11 NON-CONFORMING SIGNS

A. NON-CONFORMING SIGNS.

1. All permanent signs which are in existence on November 27, 2006, but which do not conform to one or more provisions of this ordinance shall be deemed to be a legal nonconforming use and may be continued only as provided in this ordinance.
2. Any sign for which a permit has been lawfully granted prior to any amendment to the sign code and which does not comply with the provisions of such amendment may nonetheless be completed in accordance with the approved plans; provided construction of the sign is started within ninety (90) days after the passage of the ordinance amendment, and is diligently prosecuted to completion.
3. Whenever a nonconforming sign has been discontinued for a period of six (6) consecutive months, or whenever there is evident a clear intent on the part of the owner to abandon a nonconforming sign, such sign shall not, after being discontinued or abandoned, be re-established, and the sign hereafter shall be in conformity with the regulations of this ordinance.
4. Normal maintenance of a nonconforming sign is permitted, including necessary nonstructural repairs or incidental alterations which do not extend or intensify the nonconforming features of the sign.
5. No structural alteration, enlargement or extension shall be made in a nonconforming sign, except in the following situation:

12. 11 NON-CONFORMING SIGNS

A. NON-CONFORMING SIGNS.

1. All signs lawfully in existence, or holding sign permits issued prior to the date of adoption of this Ordinance, but which do not conform to one or more provisions of this ordinance shall be deemed to be a legal non-conforming use and may be continued only as provided in this ordinance.
2. Whenever a non-conforming sign has been discontinued for a period of three (3) consecutive months, or whenever there is evident a clear intent on the part of the owner to abandon a non-conforming sign, such sign shall not, after being discontinued or abandoned, be re-established, and the sign hereafter shall be in conformity with the regulations of this ordinance.
3. Normal maintenance of a non-conforming sign is permitted, including necessary non-structural repairs or incidental alterations which do not extend or intensify the non-conforming features of the sign.
4. No structural alteration, enlargement or extension shall be made in a non-conforming sign, except in the following situation:
 - a. When the alteration is required by law.
 - b. When the alteration will actually result in eliminating the non-conforming use.
 - c. If a non-conforming sign is damaged or destroyed by any means to the extent of fifty percent (50%) or more of its reproduction value at that time, the sign can be rebuilt or used thereafter only for a

- a. When the alteration is required by law.
 - b. When the alteration will actually result in eliminating the nonconforming use.
 - c. If a nonconforming sign is damaged or destroyed by any means to the extent of fifty percent (50%) or more of its replacement value at that time, the sign can be rebuilt or used thereafter only for a conforming use and in compliance with the provisions of the code. In the event the damage or destruction is less than fifty percent (50%) of its replacement value, based upon prevailing costs, the sign may then be restored to its original conditions and the use may be continued which existed at the time of such partial destruction until the nonconforming sign is otherwise abated by the provisions of this code. In either event, restoration or repair must be started within a period of six (6) months from the date of damage or destruction, and diligently prosecuted to completion.
 - d. Non-structural alterations are permitted that do not eliminate the non-conforming sign as long as the location of the sign does not change, the height of the altered sign does not exceed the standards found in Section 12.1(A)(2)(c) and the maximum sign area (as altered) does not exceed the limits set forth herein. Structural supports may not be altered, except to reduce the number or degree or a non-conformity as discussed in the above conditions (e.g. if the height of a nonconforming pole sign panel is reduced, the structural support above the sign panel may be removed without removing the remainder of the nonconforming
- conforming use and in compliance with the provisions of the code. In the event the damage or destruction is less than fifty percent (50%) of its reproduction value, based upon prevailing costs, the sign may then be restored to its original conditions and the use may be continued which existed at the time of such partial destruction until the non-conforming sign is otherwise abated by the provisions of this code. In either event, restoration or repair must be started within a period of three (3) months from the date of damage or destruction, and diligently prosecuted to completion.
- d. Non-structural alterations are permitted that do not eliminate the non-conforming sign as long as the location of the sign does not change, the height of the altered sign does not exceed the standards found in Section 12.1(A)(2)(c) and the maximum sign area (as altered) does not exceed the limits set forth herein. Structural supports may not be altered, except to reduce the number or degree or a non-conformity as discussed in the above conditions (e.g. if the height of a non-conforming pole sign panel is reduced, the structural support above the sign panel may be removed without removing the remainder of the non-conforming sign) All such alterations require a permit.
 - e. Replacement of non-conforming sign faces, which is considered a non-structural repair, is permitted. Acquisition of a permit is required in order to replace sign faces. The installation of additional electrical equipment in conjunction of the replacement of sign faces considered a structural addition, and therefore, is not allowed under the regulations

sign) All such alterations require a permit.

of this section.

- e. Existing temporary signs shall expire at the termination date specified on the permit.

Section 12.09 Proposed

12.09 Permanent Signs By Permit

Table 12.1: Permitted Sign Types Allowed by District (With Permit) See Table 12.1A Regarding Ground Signs.

District	A&T-Frame	Awning	Canopy	Neon	Projecting	Wall	Window
<i>P=Permitted</i>							
<i>NP=Not Permitted</i>							
Residential							
Permanent Subdivision Signage	NP	NP	NP	NP	NP	NP	NP
For Non Residential Use	P	P	P	NP	NP	P	P
MD							
Single Tenant Building	P	P	P	P	P	P	P
Multi Tenant Buildings	P	P	P	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP
B-1							
Single Tenant Building	P	P	P	P	P	P	P
Multi Tenant Buildings	P	P	P	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP
B-2							
Single Tenant Building	P	P	P	P	P	P	P
Multi Tenant Buildings	P	P	P	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP
B-3							
Single Tenant Building	P	P	P	P	P	P	P
Multi Tenant Buildings	P	P	P	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP
M-1							
Single Tenant Building	P	P	P	P	NP	P	P
Multi Tenant Buildings	P	P	P	P	NP	P	P

District	A&T-Frame	Awning	Canopy	Neon	Projecting	Wall	Window
Multi Building Development	NP	NP	P	NP	NP	NP	NP
M-2							
Single Tenant Building	P	P	P	P	NP	P	P
Multi Tenant Buildings	P	P	P	P	NP	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP

Table 12.1A: Permitted Ground Sign Types Allowed by District (With Permit)

District	Principal	Interior	Perimeter	Residential	Billboards	Off-Premises
<i>P=Permitted</i>						
<i>NP=Not Permitted</i>						
Residential						
Permanent Subdivision Signage	NP	NP	NP	As Approved by the Village Board	NP	NP
For Non Residential Use	P	P	P	NP	NP	NP
MD						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
B-1						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
B-2						
Single Tenant Building	P	P	P	NP	NP	P
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
B-3						

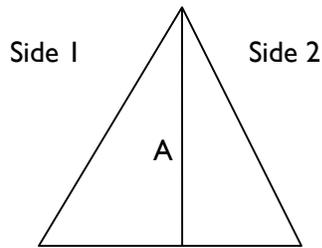
District	Principal	Interior	Perimeter	Residential	Billboards	Off-Premises
Single Tenant Building	P	P	P	NP	NP	P
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
M-1						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
M-2						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP

1. *Sign Types.* The following sign types shall be permitted as depicted in the above *Table 12.1* and in accordance with the following:

A. A-Frame & T-Frame Signs. A-Frame and T-Frame signs shall be permitted subject to the following and shall be defined as a sign that creates the shape of an A or an upside down T when erected.

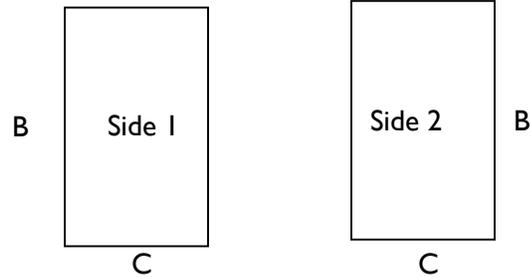
- i.* Number. One A-Frame or T-Frame sign shall be permitted per building unit per street frontage. Each sign requires a separate permit.
- ii.* Maximum Sign Size and Height. The sign shall not exceed a total of twelve (12) square feet per side and a vertical height of four (4) feet, see diagram below.
- iii.* Setback and Location. When located on private property there shall be a minimum setback from all property lines of one (1) foot. The location of the sign shall also comply with the site triangle restrictions in section 12.03(3). A-Frame and T-Frame signs are permitted to be placed on public sidewalks only in the Mill District Zoning District; a minimum of five (5) feet of unobstructed sidewalk is required per the Illinois Accessibility Code.
- iv.* Illumination. Illumination of A-Frame and T-Frame signs is prohibited.
- v.* Sign Duration. A-Frame and T-Frame signs shall be movable and shall only be displayed during hours of operation of the establishment. The sign must be removed from the property or sidewalk and stored indoors when the establishment is closed.

A-Frame Vertical Height Diagram



A=4 feet (max vertical height)

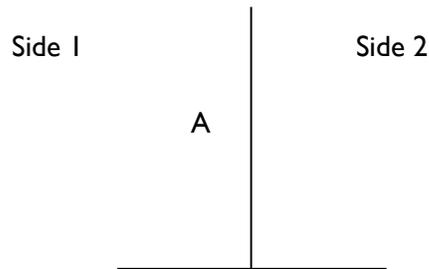
Sign Display Area Diagram



Side 1: B (4ft) x C (3ft) = 12 sq ft

Side 2: B (4ft) x C (3ft) = 12 sq ft

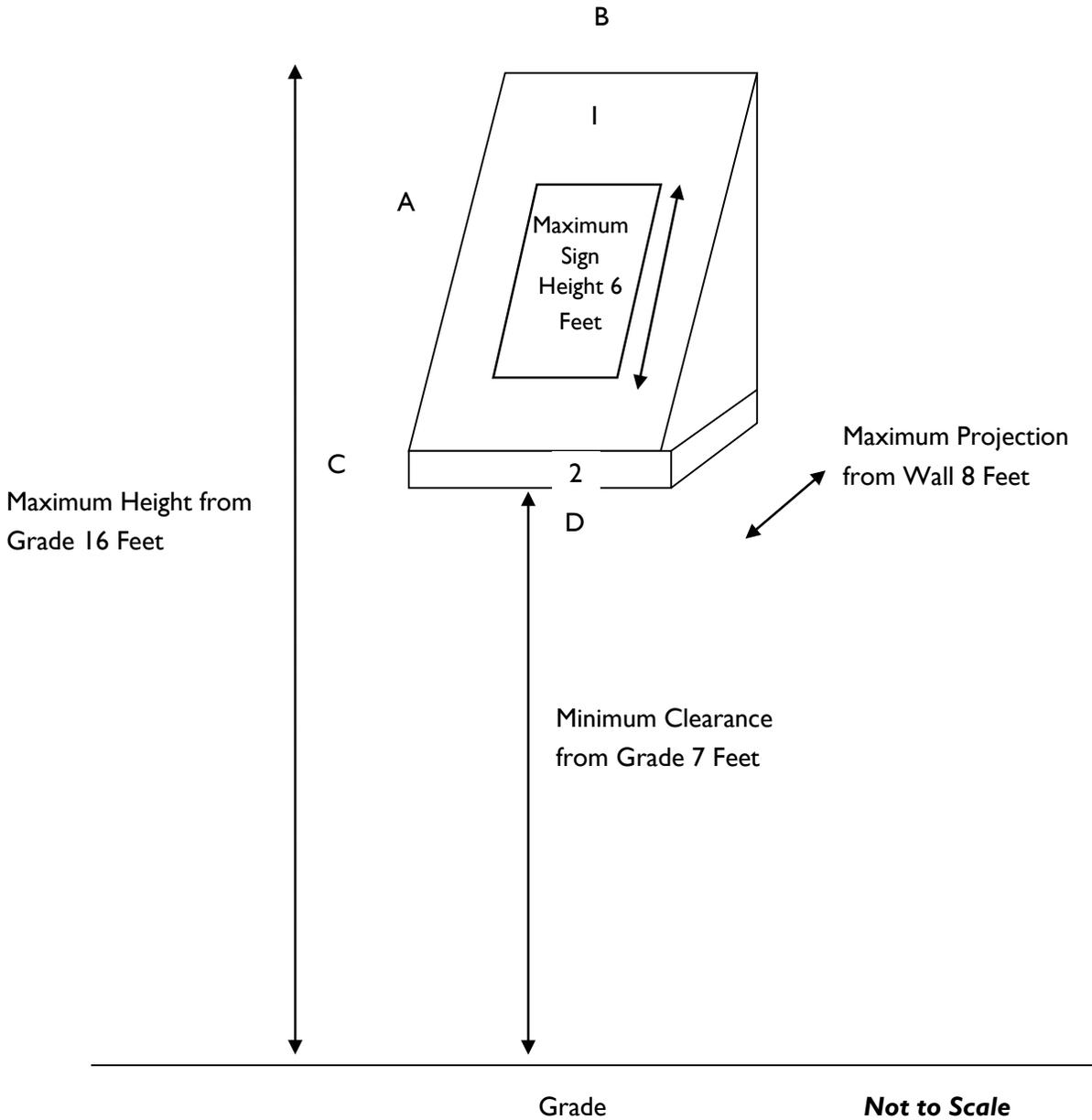
T-Frame Vertical Height Diagram



B. Awning Signs and Awnings. All awning signs shall require a permit and shall be permitted subject to the following:

- i.* Number. Not more than one (1) awning sign shall be permitted on each awning face and on each apron.
- ii.* Sign Display Area. The sign shall not exceed 75 percent of the sign display area as defined in the diagram below.
- iii.* Location. Signs may be affixed or applied to the awning surface mounted over entrances to an establishment or windows.
- iv.* Height. The maximum height of an awning on the building from grade shall be sixteen (16) feet. The maximum height of the awning sign shall not exceed six (6) feet.

- v.** Illumination. Awnings may be externally illuminated with architectural lighting or internally illuminated. Illumination shall be in accordance with the standards set forth in section 12.03.
- vi.** Clearance. A minimum clearance of seven (7) feet shall be provided between finished grade and the lowest point of an awning.
- vii.** Projection. No awning shall project more than eight (8) feet from the building wall, but shall not project into or over the roadway of any street or driveway.
- viii.** Setback from Curb. No awning shall project within two (2) feet of the curb of a street or driveway.



Sign Display Area 1 = (A x B)

Sign Display Area 2 = (C x D)

Maximum Sign Area 1 (Main Awning Face) = (A x B) x .75

Maximum Sign Area 2 (Awning Apron, each apron is counted separately for determining Sign Display Area) = (C x D) x .75

C. Canopy Signs

i. Freestanding Canopy Signs

1. Definition: A sign that is mounted on a freestanding canopy or structural protective cover over an outdoor service area.
2. Three (3) signs on each canopy located on a site, the total area of which shall not exceed thirty (30) square feet per sign; only one (1) sign per canopy face; the sign shall not exceed three (3) feet in height; and the sign shall not be located higher than thirty (30) feet from grade. (Note: If we are concerned with graphics on the canopy, we may have to consider allowing signage on the entire canopy).
3. Signs that are mounted to a permanent structure located underneath a canopy shall be a maximum of fifty (50) square feet and shall be no taller than ten (10) feet from grade. Each sign shall be located a minimum of nine feet away from each other.

ii. Attached Canopy Signs

1. Definition: A sign that is mounted on a canopy or structural protective cover over an outdoor service area that is affixed or attached to a principal building.
2. Three (3) signs on each canopy located on a site, the total area of which shall not exceed twenty (20) square feet per sign; only one (1) sign per canopy face; the sign shall not exceed two (2) feet in height; and the sign shall not be located higher than thirty (30) feet from grade. (Note: If we are concerned with graphics on the canopy, we may have to consider allowing signage on the entire canopy).

Notwithstanding the foregoing sites that have drive-aisles located under the canopy shall be entitled to a sign located above each drive-aisle in lieu of, not in addition to, the three (3) sign maximum set forth in the preceding paragraph. Each sign shall not exceed fifteen (15) square feet in area.

3. Signs that are mounted to a permanent structure located underneath a canopy shall be a maximum of fifty (50) square feet and shall be no taller than ten (10) feet from grade. Each sign shall be located a minimum of nine (9) feet away from one another.

D. Ground Signs. Ground signs shall be permitted subject to the following restrictions.

Location. No ground signs shall be located closer than five (5) feet to a property line and shall be located outside of the sight triangle with the exception of perimeter signs.

All ground signs shall be allowed to be back-to-back signs. Back-to-back signs are defined as follows: A structure with two parallel sign faces orientated in opposite directions. Ground signs with more than two faces and v-type signs are prohibited.

Manual and Electronic Message Boards. Message board signs shall be permitted when incorporated into a ground sign subject to all applicable standards herein, and under the following conditions: i. No more than thirty-percent (30%) of the ground sign area provided shall be used as a message board sign. ii. Message boards shall be located on the lower half of the ground sign. iii. Electronic message boards shall stay static for a minimum of five (5) seconds. iv. Electronic message boards shall not scroll, flash, or display movement of any kind with the exception of a simultaneous transition from one image to another after the five (5) second interval. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.

Sign Landscaping. All ground signs shall be located in a landscaped area separated and protected from vehicular circulation and parking areas. Said landscape area shall be landscaped appropriately and approved by the Director of Community Development.

i. Principal

- 1. Definition.** A freestanding sign where the base of the sign structure is equal to or greater than the width of the sign.
- 2. Number of Signs.** No more than one (1) principal ground sign per street frontage shall be permitted on a zoning lot. One (1) multi-building development sign shall be allowed per street frontage. A multi-building development shall be defined as two (2) or more lots that lie within the same subdivision that has been recorded with the County.
- 3. Size Restrictions.**
 - a. Single tenant building:** a) Maximum height of the sign, measured from the base grade, is eight (8) feet tall. b) Maximum square footage of the entire sign including the supporting structure is eighty (80) square feet.
 - b. Multiple tenant buildings and subdivision signs:** a) Maximum Height of the sign, measured from the base grade, is fourteen (14) feet tall. b) Maximum square footage of the entire sign including the supporting structure is one-hundred forty (140) square feet.
 - c. Street elevation height adjustment:** a) A ground sign can be elevated through the use of berms (elevating the base grade) or additional structural height in the event that the sign location is lower than the adjacent street by more than one (1) foot. In the event that a sign is located more than one (1) foot below the grade of the adjacent street, measured at the edge of pavement closest to the sign location, the sign is allowed to be elevated

and the sign height measurement will begin at the grade of the street. A sign is not allowed to be elevated do to the adjacent street elevation by more than five (5) feet.

ii. Interior

1. **Definition.** A freestanding sign supported by either a continuous base or a structural support pole and which is located in close proximity to the principal building.
2. **Number of Signs.** Two (2) signs shall be permitted per zoning lot.
3. **Maximum Sign Size and Height.** The sign shall not exceed seventy-five (75) square feet in area and shall not exceed a height of eight (8) feet.
4. **Location.** Interior parcel ground signs shall be located within twenty (20) feet of the principal building.
5. **Illumination.** Signs shall be internally illuminated. External illumination is prohibited.

iii. Perimeter

1. **Definition.** A freestanding sign supported by either a continuous base or a structural support pole and which is located in close proximity to the limits of the property.
2. **Number of Signs.** Six (6) signs shall be permitted per zoning parcel.
3. **Sign Display Area and Sign Height.** The maximum size of a perimeter sign is six (6) square feet and five (5) feet in height. If located in the sight triangle the maximum height is thirty (30) inches.
4. **Location.** Perimeter signs shall be located a minimum of twenty (20) feet away from the principal building.
5. **Illumination.** Signs shall be internally illuminated. External illumination is prohibited.

iv. Residential Ground Signs

1. All permanent residential ground signs shall be approved by the Village Board.

v. Off-Premises Signs

1. **Billboard Signs.** Billboard signs are prohibited.
2. **Off-Premises Ground Signs.**

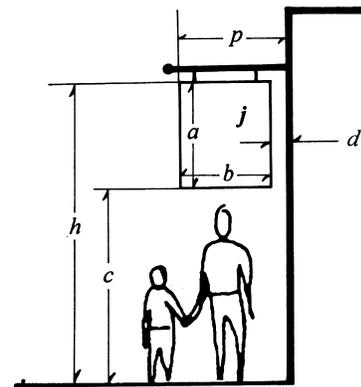
- a. Definition. A sign located on a parcel other than the parcel that the entity that owns the sign, and complies with the following provisions.
- b. Number of Signs. One (1) off-premises sign is allowed per entity.
- c. Maximum Sign Size and Height. The maximum size of an off-premises sign is forty (40) square feet and six (6) feet in height. (This provision is subject to change.)
- d. Location. An off-premises sign shall be located within twenty (20) feet of a driveway that provides access to a parcel owned by the applicant. The sign shall be a minimum distance from the applicant's parcel of five hundred (500) feet.

E. Neon Signs.

- i. Neon signs shall be permitted to hang inside store front windows that face a public right-of-way. One (1) sign shall be allowed per window and a maximum of ten (10) square feet in area.

F. Projecting Signs.

- i. Number. Not more than one projecting sign per establishment, per wall provided no wall sign for the establishment is located on the same building wall.
- ii. Location. Projecting signs shall be affixed to the wall having the establishment's public entrance and shall not be located beyond the premises of a particular establishment.
- iii. Height. No projecting sign shall extend above the roofline or the highest point of the wall of the building on which it is located or fourteen (14) feet from finished grade, whichever is less.
- iv. Sign Area. The area of a projecting sign shall not exceed twelve (12) square feet.
- v. Illumination. Projecting signs may be illuminated subject to the standards in Section 12.03.
- vi. Clearance. Projecting signs shall provide a minimum clearance of seven (7) feet between the finished grade below the sign to the lowest edge of the sign.



Projecting Sign (j)

Where p = projection from building wall,
 h = height of sign
 c = clearance of sign
 j = area of sign ($a \times b$) and
 $d \neq 1$ foot

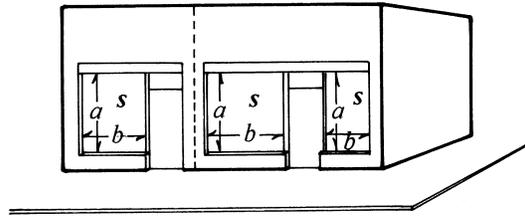
- vii.** Projection. No projecting sign shall project from the building wall more than six (6) feet. The innermost edge of the projecting sign shall be no more than one (1) foot from the wall of the building to which it is attached. Projecting signs may swing, but all projecting signs shall be permanently attached to the building.
- viii.** Setback from Curb. No projecting sign shall project within two (2) feet of the curb of a street or driveway.

G. Wall Signs

i. Principal

- 1.** Definition. Wall signs shall be considered any permanent signage mounted (signs painted onto a building are prohibited) to the building wall, which shall be defined as a side of the building which acts as a support structure between the foundation and the roof and shall also include false walls and parapets extending above said wall, or visible from the exterior of the building.
- 2.** Number and Location. Wall signs shall be affixed only to a building wall as defined above. Each user is allowed a maximum of six (6) signs on a building with a maximum of three (3) signs per wall. No wall signs shall be allowed for individual tenants in a multi-story or a multi-tenant building having no exterior building entrance for each tenant. Wall signs shall not extend more than eighteen (18) inches from the wall nor extend beyond any eave line of a gable, hip or gambrel roof, nor extend above the façade of a flat roof, nor above the deck line of a mansard roof or false wall or parapet.
- 3.** Computation of Wall Sign Area of Individual Signs: The area of a sign face shall be computed by means of the smallest square, rectangle, or conjoining combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative wall when such wall otherwise meets all other applicable regulations and is clearly incidental to the display itself.
- 4.** Vertical Dimension of Wall Signs. The maximum vertical dimension of the wall sign itself shall not exceed ten (10) feet.
- 5.** Sign Display Area. Each wall sign shall be located within a selected sign display area. The sign display area shall be defined as indicated in the illustration below. The amount of the sign display area that is allowed to be consumed by signage varies depending on the length of the wall that it is affixed to and is indicated in the table below:

- iii. Sign Display Area. Each window sign shall be located within a selected sign display area. The window sign display area shall be the transparent exterior glass surface area of each permitted window and door, but excluding superficial borders or trim. Sign display area for permitted signs shall be calculated on an aggregate basis of multiple windows and doors.



Window Sign Display Area (s)

Where $s = a \times b$

- iv. Sign Area. The area of a window sign shall not exceed forty percent (40%) of a sign display area as defined in this Section.
- v. Illumination. Window signs may be illuminated externally with architectural lighting or internally with a screened light source and subject to the standards herein.

Section 12.09 Current

12.09 PERMANENT SIGNS PERMITTED ONLY BY PERMIT

Permanent signs other than those expressly prohibited in Section 12.07 or enumerated in Section 12.08 are prohibited, except for those listed herein below. Except as more specifically defined below, each premise shall be allowed any or all of the following types and numbers of signs as delineated in Table 12.1. Descriptions of permitted sign types, including additional regulations are described in the paragraphs below.

Uses that do not occupy the ground floor space shall be allowed to locate business identification signage on a multi-tenant ground sign, where permitted, and may have window signage in accordance with the regulations herein. Multi-tenant buildings with one common entrance, rather than individual premise entrances, may have only one joint ground sign and one wall-mounted directory of business of no more than six (6) square feet, but may not have other individual signage (i.e. wall) as permitted in Table 12.1 for multi-tenant premises with individual public entrances.

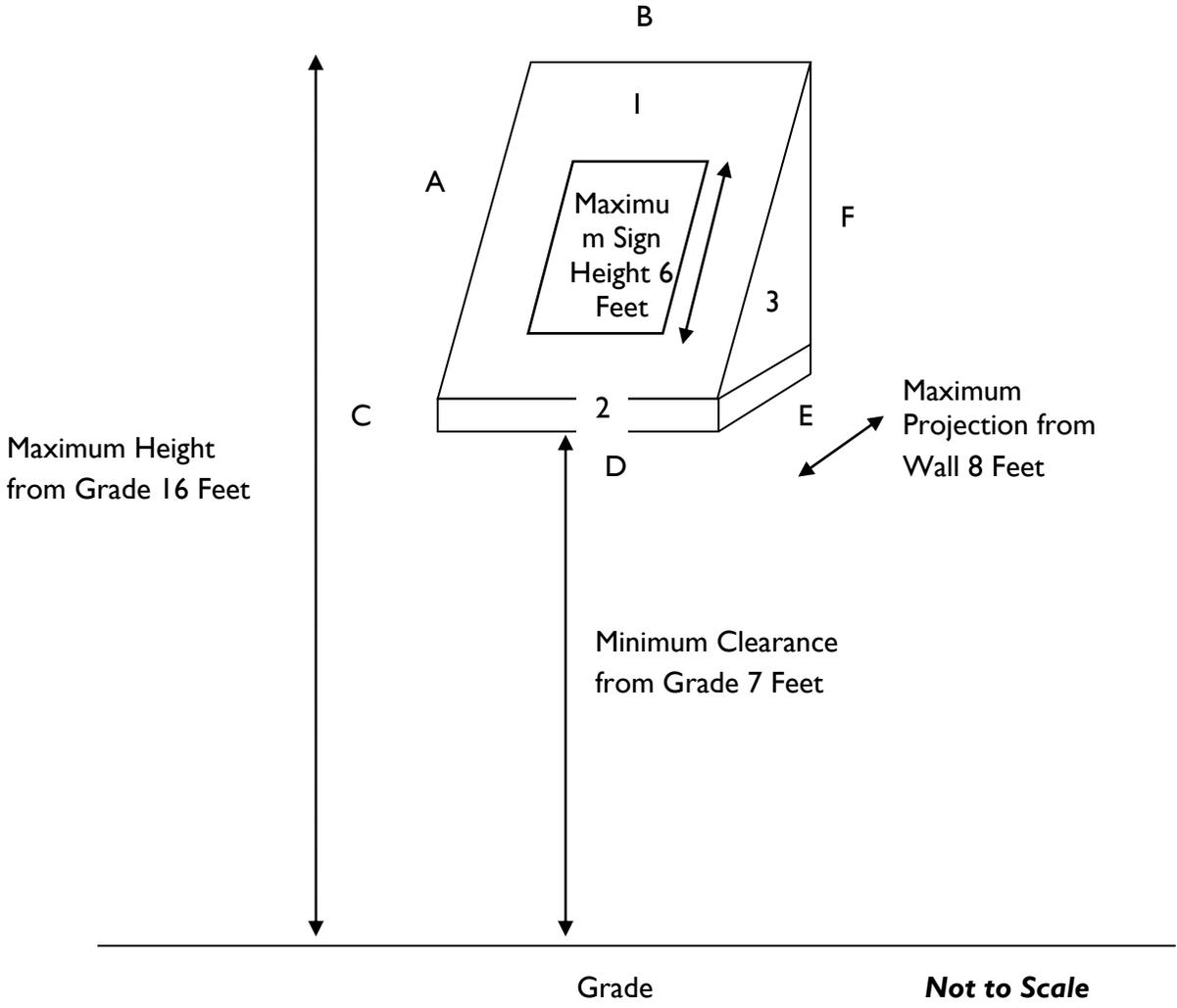
Table 12.1: Permitted Sign Types Allowed by District (With Permit)

District	A&T-Frame	Awning	Ground	Projecting	Wall	Window
<i>P=Permitted</i>						
<i>NP=Not Permitted</i>						
Residential						
Permanent Subdivision Signage	NP	NP	As Approved by the Village Board	NP	NP	NP
For Non Residential Use excluding Single, Two or Multi Family Uses	P	P	P	NP	P	P
MD						
Single Tenant Building	P	P	P	P	P	P
Multi Tenant Building 2-5 Tenants	P	P	P	P	P	P
Multi-Tenant Building 6+ Tenants	P	P	P	P	P	P
Multi Building Development (ie Shopping Center)	NP	NP	P	NP	NP	NP
B-1						
Single Tenant Building	P	P	P	P	P	P
Multi Tenant Building 2-5 Tenants	P	P	P	P	P	P
Multi-Tenant Building 6+ Tenants	P	P	P	P	P	P
Multi Building Development (ie Shopping Center)	NP	NP	P	NP	NP	NP
B-2						
Single Tenant Building	P	P	P	P	P	P
Multi Tenant Building 2-5 Tenants	P	P	P	P	P	P
Multi-Tenant Building 6+ Tenants	P	P	P	P	P	P
Multi Building Development (ie Shopping Center)	NP	NP	P	NP	NP	NP
B-3						
Single Tenant Building	P	P	P	P	P	P
Multi Tenant Building 2-5 Tenants	P	P	P	P	P	P
Multi-Tenant Building 6+ Tenants	P	P	P	P	P	P
Multi Building	NP	NP	P	NP	NP	NP

District	A&T-Frame	Awning	Ground	Projecting	Wall	Window
Development (ie Shopping Center)						
M-1						
Single Tenant Building	P	P	P	NP	P	P
Multi Tenant Building 2-5 Tenants	P	P	P	NP	P	P
Multi-Tenant Building 6+ Tenants	P	P	P	NP	P	P
Multi Building Development (ie Shopping Center)	NP	NP	P	NP	NP	NP
M-2						
Single Tenant Building	P	P	P	NP	P	P
Multi Tenant Building 2-5 Tenants	P	P	P	NP	P	P
Multi-Tenant Building 6+ Tenants	P	P	P	NP	P	P
Multi Building Development (ie Shopping Center)	NP	NP	P	NP	NP	NP

A. Sign Types. The following sign types shall be permitted as depicted in the above *Table 12.1* and in accordance with the following:

- I. **AWNING SIGNS AND AWNINGS.** All awning signs shall require a permit and shall be permitted subject to the following:
 - a. **NUMBER.** Not more than one awning sign shall be permitted on each awning face and apron. Awnings with no text or logos do not constitute signage.
 - b. **SIGN DISPLAY AREA.** The sign shall not exceed 50 percent of the sign display area as defined in the diagram below.
 - c. **LOCATION.** Individual letters or words may be affixed or applied to the awning surface mounted over entrances to an establishment or windows.
 - d. **HEIGHT.** The maximum height of an awning on the building from grade shall be sixteen (16) feet. The maximum height of the awning sign shall not exceed six (6) feet.
 - e. **ILLUMINATION.** Awnings may be externally illuminated with architectural lighting or internally illuminated. Any illumination is subject to all regulations herein.
 - f. **CLEARANCE.** A minimum clearance of seven (7) feet shall be provided between finished grade and the lowest point of an awning.
 - g. **PROJECTION.** No awning shall project more than eight (8) feet from the building wall, but shall not project into or over the roadway of any street or driveway.
 - h. **BACK FROM CURB.** No awning shall project within two (2) feet of the curb of a street or driveway.



Sign Display Area 1 = (A x B)
 Sign Display Area 2 = (C x D)
 Sign Display Area 3 = ((E x F) x .5)

Maximum Sign Area 1 (Main Awning Face) = (A x B) x .5
 Maximum Sign Area 2 (Awning Apron, each apron is counted separately for determining Sign Display Area) = (C x D) x .5
 Maximum Sign Area 3 (Secondary Awning Face, each secondary awning face is counted separately for determining Sign Display Area) = ((E x F) x .5) x .5

2. **GROUND SIGNS.** Ground signs shall be permitted subject to the following restrictions and shall be defined as a permanent sign which is supported by a solid, continuous base that is anchored to the ground.

- a. **NUMBER.** No more than one ground sign per street frontage per lot shall be permitted on a lot. One Multi-Building Development sign shall be allowed per street frontage and shall incorporate the development name into the sign and shall include the text “of Montgomery”. A Multi-Building Development shall be defined as two or more lots that lie within the same subdivision that has been recorded with the County (for example the Ogden Hill or Orchard Crossing commercial subdivisions).
- b. **LOCATION.** No ground signs shall be located closer than five (5) feet to a property line and shall be located outside of the sight triangle.
- c. **SIZE RESTRICTIONS.**
 - i. Single tenant building:
 - a) Maximum height of the sign, measured from the base grade, is eight (8) feet tall.
 - b) Maximum square footage of the entire sign including the supporting structure is 80 square feet.
 - ii. Multiple tenant buildings and subdivision signs:
 - a) Maximum Height of the sign, measured from the base grade, is fourteen (14) feet tall.
 - b) Maximum square footage of the entire sign including the supporting structure is 140 square feet.
 - iii. Street elevation height adjustment:
 - a) A ground sign can be elevated through the use of berms (elevating the base grade) or additional structural height in the event that the sign location is lower than the adjacent street by more than one (1) foot. In the event that a sign is located more than one (1) foot below the grade of the adjacent street, measured at the edge of pavement closest to the sign location, the sign is allowed to be elevated and the sign height measurement will begin at the grade of the street. A sign is not allowed to be elevated do to the adjacent street elevation by more than five (5) feet.
- d. **MANUAL AND ELECTRONIC MESSAGE BOARDS.** Message board signs shall be permitted when incorporated into a ground sign subject to all applicable standards herein, and the following conditions:
 - i. No more than thirty-percent (30%) of the ground sign area provided shall be used as a message board sign.
 - ii. Message boards shall be located on the lower half of the ground sign.
 - iii. Electronic message boards shall stay static for a minimum of five (5) seconds.
 - iv. Electronic message boards shall not scroll, flash, or display movement of any kind with the exception of a simultaneous transition from one image to another after the five (5) second interval. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign’s face at maximum brightness.
- e. **SIGN LANDSCAPING.** All ground signs shall be located in a landscaped area separated and protected from vehicular circulation and parking areas. Said landscape area shall be landscaped appropriately and approved by the Director of Community Development.

Examples of signs that are acceptable and meet the design intent.



Examples of signs that are not acceptable and do not meet the design intent.



4. PROJECTING SIGNS. Projecting identification signs shall be permitted subject to the following:

a. NUMBER. Not more than one projecting sign per establishment, per wall provided no wall sign for the establishment is located on the same building wall.

b. LOCATION. Projecting signs shall be affixed to the wall having the establishment's public entrance and shall not be located beyond the premises of a particular establishment.

c. HEIGHT. No projecting sign shall extend above the roofline or the highest point of the wall of the building on which it is located or fourteen (14) feet from finished grade, whichever is less.

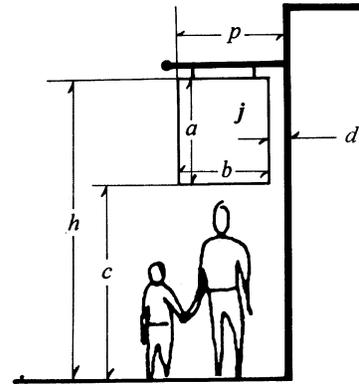
d. SIGN AREA. The area of a projecting sign shall not exceed twelve (12) square feet.

e. ILLUMINATION. Projecting signs may be illuminated subject to the standards in Section 12.03.

f. CLEARANCE. Projecting signs shall provide a minimum clearance of seven (7) feet between the finished grade below the sign to the lowest edge of the sign.

g. PROJECTION. No projecting sign shall project from the building wall more than six (6) feet. The innermost edge of the projecting sign shall be no more than one (1) foot from the wall of the building to which it is attached. Projecting signs may swing, but all projecting signs shall be permanently attached to the building.

h. SETBACK FROM CURB. No projecting sign shall project within two (2) feet of the curb of a street or driveway.



Projecting Sign (j)

Where p = projection from building wall,
 h = height of sign
 c = clearance of sign
 j = area of sign ($a \times b$) and
 $d = 1$ foot

5. WALL SIGNS. Business identification wall signs shall be considered any permanent signage mounted (signs painted onto the building are prohibited) to the building wall, which shall be defined as a side of the building which acts as a support structure between the foundation and the roof and shall also include false walls and parapets extending above said wall, or visible from the exterior of the building and shall be permitted subject to the following:

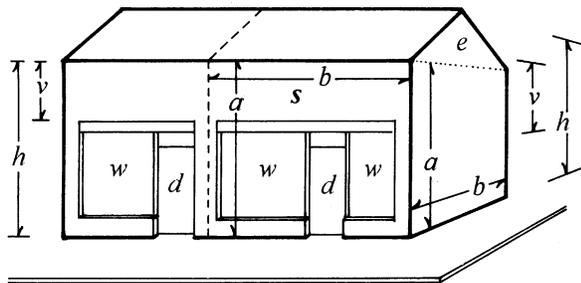
a. NUMBER AND LOCATION. Wall signs shall be affixed only to a building wall as defined above. Each user is allowed a maximum of six (6) signs on a building with a maximum of three (3) signs per wall. No wall signs shall be allowed for individual tenants in a multi-story or a multi-tenant building having no exterior building entrance for each tenant. Wall signs shall not extend more than eighteen (18) inches from the wall nor extend beyond any eave line of a gable, hip or gambrel roof, nor extend above the façade of a flat roof, nor above the deck line of a mansard roof or false wall or parapet.

Computation of Wall Sign Area of Individual Signs:

The area of a sign face shall be computed by means of the smallest square, rectangle, or

conjoining combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative wall when such wall otherwise meets all other applicable regulations and is clearly incidental to the display itself.

- a. HEIGHT OF SIGN. The maximum vertical height of the sign itself shall not exceed ten (10) feet.
- c. SIGN DISPLAY AREA. Each wall sign shall be located within a selected sign display area. The sign display area shall be defined as indicated in the illustration below. The total area of each wall signs per wall shall not exceed 30 percent of the sign display area. The sign area is in addition to any other sign types on the premises.

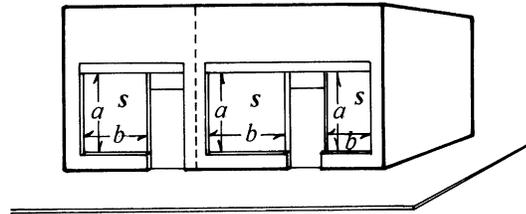


Wall Sign Display Area (s)

Where $s = ((a \times b) + (\text{area of } e)) - (\text{area of all } w + d)$
 on each permitted wall, and $w = \text{windows}$, $d = \text{doors}$
 maximum height of sign (h) = 30 feet,
 maximum vertical dimension of s (v) = 6 feet

- d. ILLUMINATION. Wall signs may be internally illuminated or externally illuminated with architectural lighting subject to the standards herein.
 - e. TIME AND TEMPERATURE DISPLAYS. Time and temperature displays may not be incorporated into a wall sign.
6. WINDOW SIGNS. One permanent business identification sign, per window, may be etched, affixed or applied to the interior of window glass, subject to the following:
 - a. LOCATION. Window signs may be displayed only in windows or glass doors facing a public street, or in windows or glass doors in a wall having a public entrance.
 - b. SIGN DISPLAY AREA. Each window sign shall be located within a selected sign display area. The window sign display area shall be the transparent exterior glass surface area of each permitted window and door, but excluding superficial borders or trim. Sign display area for permitted signs shall be calculated on a window by window or door by door basis; it shall not be an aggregate of multiple windows and doors.

- c. SIGN DISPLAY AREA LIMITS. The sign display area for window signs shall not extend beyond the window surface on which the sign is located, nor beyond the premises of a particular establishment.



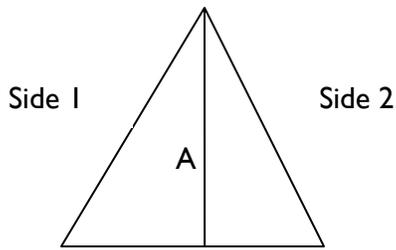
Window Sign Display Area (s)

Where $s = a \times b$

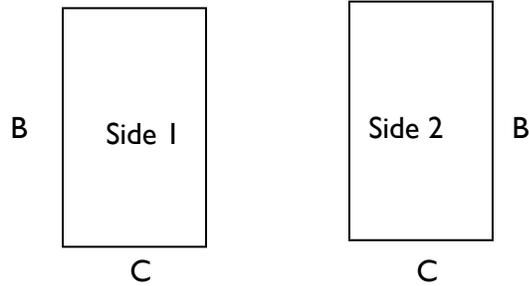
- d. SIGN AREA. The area of a window sign shall not exceed the twenty-five (25%) maximum of sign display area as defined in this Section.
- e. ILLUMINATION. Window signs may be illuminated externally with architectural lighting or internally with a screened light source and subject to the standards herein.
7. A-FRAME & T-FRAME SIGNS. A-Frame and T-Frame signs shall be permitted subject to the following and shall be defined as a sign that creates the shape of an A or an upside down T when erected.
- a. NUMBER. One A-Frame or T-Frame sign shall be permitted per building unit per street frontage. Each sign requires a separate permit.
- b. SIGN DISPLAY AREA & SIGN HEIGHT. The sign shall not exceed a total of twelve (12) square feet per side and a vertical height of four (4) feet, see diagram below.
- c. SETBACK AND LOCATION. When located on private property there shall be a minimum setback from all property lines of one (1) foot. The location of the sign shall also comply with the site triangle restrictions in section 12.03(3). A-Frame and T-Frame signs are permitted to be placed on public sidewalks only in the Mill District Zoning District; a minimum of five (5) feet of unobstructed sidewalk is required per the Illinois American Disability Act.
- d. ILLUMINATION. Illumination of A-Frame and T-Frame signs is prohibited.
- e. SIGN DURATION. A-Frame and T-Frame signs shall be movable and shall only be displayed during hours of operation of the establishment. The sign must be removed from the property or sidewalk and stored indoors when the establishment is closed.

A-Frame Vertical Height Diagram

Sign Display Area Diagram



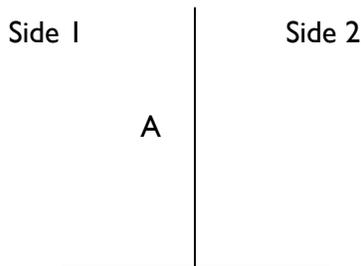
A=4 feet (max vertical height)



Side 1: B (4ft) x C (3ft) = 12 sq ft

Side 2: B (4ft) x C (3ft) = 12 sq ft

T-Frame Vertical Height Diagram



8. **DRIVE THROUGH/IN MENU BOARD SIGNS.** Drive through/in menu board signs shall be permitted subject to the following and defined as a sign that lists a menu for the restaurant that is located on the same zoning lot and from which patrons order food through an electronic voice speaker system. If a proposed sign does not fit one of the below definitions then it shall be reviewed and approved as part of a Special Use Permit pursuant to Village ordinance on Special Use Permits.

a. **NUMBER.**

i. **DRIVE THROUGH WINDOW MENU BOARD.** Two signs shall be permitted per zoning lot that has a drive through window facility; a drive through window facility shall be defined as an operation that permits patrons to place a food or beverage order in their vehicles while waiting in a line that moves to pay and pick up their order (i.e. a Burger King or McDonalds).

ii. **DRIVE IN MENU BOARD.** One sign shall be permitted per drive in parking space per lot that has a drive in restaurant facility; a drive in restaurant facility shall be defined as an operation that permits patrons to place a food or beverage order from their vehicle while parked in a designated parking stall from which the food or beverage order can be delivered

by an employee of the facility or picked up by the patron from inside the facility (i.e. Sonic or A&W).

b. SIGN DISPLAY AREA AND SIGN HEIGHT.

i. DRIVE THROUGH WINDOW MENU BOARD. The sign shall not exceed 75 square feet in area and shall not exceed a height of eight (8) feet.

ii. DRIVE IN MENU BOARD. The signs shall not exceed twenty (20) square feet in areas and shall not exceed a height of eight (8) feet.

c. SETBACK. The setback shall be five (5) feet from all property lines.

d. ILLUMINATION. Signs may be internally illuminated, external illumination is prohibited.

f. SIGN LANDSCAPING. Landscaping shall be required around the base of the drive through window menu board sign.

9. NEON SIGNS. Neon signs shall be permitted to hang inside store front windows that face a public right-of-way. One (1) sign shall be allowed per window and a maximum of ten (10) square feet in area.

B. SIGNS PERMITTED BY ZONING DISTRICT. As depicted in Table 12.1 the sign types described above and the additional signage below are permitted in the applicable zoning district by permit only.

1. RESIDENCE DISTRICTS PERMIT REQUIRED. The following sign types are permitted only in residence districts and only by permit. All other sign types other than those listed in section 12.08 are hereby prohibited.

a. Permanent residential development signs are entrances to a residential development or residential planned unit development and containing no commercial advertising, constructed of material which is the same or of a more permanent nature than the material used in the buildings and as approved by the Plan Commission. All such ground signs shall include "of Montgomery" in italicized lettering to match the sign, unless the name "Montgomery" is part of the subdivision name.

b. Awning, ground and window signs as described above for permitted or special use non-residential uses or commercial residential uses, (e.g. churches, cemeteries, golf courses, private non-profit recreational areas, bed and breakfasts) and provided that each such sign type is limited to one (1) sign per building, and provided that any such ground sign be limited to twelve (12) square feet of area, and six (6) feet in height. Said sign may display only the name of the establishment and the text "of Montgomery" if desired.

2. BUSINESS DISTRICT PERMIT REQUIRED. The following sign types are permitted in the Business Districts of the Village and only by permit. All other sign types, other than those listed in section 12.08, are hereby prohibited.

a. Signs as described above and restricted in number and location as described in Section 12.09 and Table 12.1 herein.

- b. ON PREMISES FREESTANDING DIRECTIONAL SIGNAGE. Signs regulating on-premises traffic and parking, and signs denoting sections of a building such as lavatory facilities and public telephone areas, when less than six (6) square feet in area, no more than eight (8) feet in height when ground mounted and no higher than twenty (20) feet from grade when mounted on the building. Said signs may be internally illuminated in accordance with the standards herein.
 - c. GASOLINE STATIONS, SERVICE STATIONS AND MINI-MARTS. Each gasoline station, service station or mini-mart shall be allowed:
 - i. One ground sign per street frontage. Gasoline price signs shall be integrated into the ground sign and may display static digital gas prices.
 - ii. Business Identification sign(s) at each pump island, the total area of which at each pump island shall not exceed twenty (20) square feet per gasoline pump. No such sign(s) may be located more than eight (8) feet above grade. For the purposes of this Section, a pump is the above ground equipment used to dispense and measure multiple grades of gasoline for full-service or self-service use of the customer and may have one or more pump nozzles attached thereto for dispensing fuel to up to two cars at one time.
 - iii. Three (3) Business Identification signs on each canopy over the gasoline pumps, the total area of which shall not exceed Thirty (30) square feet per sign; only one (1) sign per canopy wall; the sign shall not exceed three (3) feet in height; and the sign shall not be located higher than thirty (30) feet from grade.
 - iv. All other signs shall be permitted so long as they comply with the regulations herein and as listed above.
 - d. Decorative Light Post Banners: Banners (decorative, seasonal, patriotic – without text, business identification or advertising) may be permitted in such numbers and locations as the Director of Community Development shall approve.
3. MANUFACTURING DISTRICTS PERMIT REQUIRED. The following sign types are permitted in the Manufacturing Districts of the Village and only by permit. All other sign types, other than those listed in section 12.08, are hereby prohibited.
- a. Signs as described above and restricted in number and location as described in Section 12.09 and *Table 12.1* herein.
 - b. ON PREMISES FREESTANDING DIRECTIONAL SIGNAGE. Signs regulating on-premises traffic and parking, and signs denoting sections of a building such as lavatory facilities and public telephone areas, when less than six (6) square feet in area, no more than eight (8) feet in height when ground mounted and no higher than twenty (20) feet from grade when mounted on the building. Said signs may be internally illuminated in accordance with the standards herein.

12.10 VARIANCES



PLAN COMMISSION MEMORANDUM

To: Chair Hammond and Members of the Plan Commission
From: Jerad Chipman, AICP
Senior Planner
Date: June 24, 2016
Subject: Comprehensive Plan Implementation Summary – Commercial and Industrial Land Use Policy Recommendations

The Commercial and Industrial Land Use Policy Recommendations were reviewed at the June Plan Commission Meeting. The result of that review was a request for staff's opinion regarding the goals and objectives found in the implementation summary. Staff has completed the implementation summary, which is attached. The other outcome of the Plan Commission meeting was the desire to compile the top ten (10) objectives based on the Plan Commission and staff's summaries. Listed below are the top ten (10) objectives. Staff intends to facilitate a conversation at the Plan Commission meeting to narrow the top ten (10) objectives down to five (5) objectives.

Top ten objectives from the Commercial and Industrial Summaries. The objectives are in random order.

- Expand the Village's sidewalk network to provide better connections between the community's residential neighborhoods and its commercial districts.
- Revitalize aging commercial corridors and shopping centers, such as Douglas Road and Montgomery Road, by requiring that commercial properties be maintained to an adopted standard to prevent their neglect and deterioration.
- Encourage and support mixed use developments with commercial uses on the ground floor in Downtown.
- Leverage public and private investment to strengthen Downtown through the rehabilitation and redevelopment of key properties.
- Consider each new commercial development as an opportunity to incrementally improve the appearance and character of the community and ensure all new development uses quality building materials, is well-landscaped, incorporates appropriate pedestrian amenities, and provides an overall high-quality design and appearance.
- Promote industrial development in appropriate locations as identified in the Land Use Plan.
- Focus improvements at established industrial areas, north of U.S. Route 30, on infrastructure improvements, image and signage, and redevelopment of select sites.
- Establish and maintain designated truck routes throughout the Village that not only increase the efficiency of travel to the Village's industrial sites, but minimize traffic through residential areas.
- Continue to work with local economic development partners to attract, retain, and expand businesses in Montgomery.
- Work with the MEDC and Chamber to identify and market available industrial properties, prioritizing properties along Aucutt Road, Knell Road, Rochester, and Baseline Road before addressing properties located in secondary growth areas.

Staff has also compiled the comments from the Plan Commissioners regarding the individual objectives. Those comments can be found immediately following staff's implementation summary.

Staff's Implementation Summary

Commercial Land Use Policy Recommendations	Objective Completion Timeframe	Status	Prioritization	Comments	Goal Objective is Associated With	Comprehensive Plan Page Number
Promote commercial development in appropriate locations as identified in the Land Use Plan.	Ongoing	In Progress	Medium		Commercial Land Use Policy Recommendations	59
Encourage smaller commercial properties along Montgomery Road to consolidate and facilitate comprehensive redevelopment.	Long Term	In Progress	Low		Commercial Land Use Policy Recommendations	59
Carefully review proposals for businesses interested in locating in the neighborhood commercial designation, including the careful examination of hours of operation and intensity of use.	Ongoing	In Progress	Low		Commercial Land Use Policy Recommendations	59
Maintain flexibility when considering either commercial, office, or industrial development at the Aucutt Road and Orchard Road and Jericho Road and Orchard Road intersections.	Ongoing	In Progress	Medium		Commercial Land Use Policy Recommendations	59
Maximize the Ogden Hill Shopping Center as a revenue generating development opportunity and an attractive gateway into the Village.	Short Term	In Progress	Medium		Commercial Land Use Policy Recommendations	59
Encourage and support mixeduse developments with commercial uses on the ground floor in Downtown.	Long Term	Conceptual	High		Commercial Land Use Policy Recommendations	59
Locate Mixed Use developments in Downtown at, or near, the front property lines fronting the street to create a "street wall" that encourages walkability and help establish a safe and attractive pedestrian environment.	Long Term	Conceptual	High		Commercial Land Use Policy Recommendations	59
Continue to utilize the recommendations outlined in the 2009 TOD Study, the 2006 Mill District Master Plan, and the 2002 Old Town/Downtown Design Guidelines to create specific guidelines for Downtown and revitalize Downtown into an attractive, viable commercial destination.	Short Term	In Progress	High		Commercial Land Use Policy Recommendations	59
Leverage public and private investment to strengthen Downtown through the rehabilitation and redevelopment of key properties.	Long Term	Conceptual	High		Commercial Land Use Policy Recommendations	59
Partner with the Plan Commission and the Village Board, property owners, and developers to identify a number of Downtown structures for renovation or redevelopment. Potential areas would include properties along Mill Street, River Street, Main Street, Railroad Street, Clinton Street and Webster Street.	Long Term	Conceptual	High		Commercial Land Use Policy Recommendations	59
Require future commercial developments to create a "sense of place" through building location, parking management, streetscaping, urban design, and other techniques.	Ongoing	In Progress	Medium		Commercial Land Use Policy Recommendations	59
Consider each new commercial development as an opportunity to incrementally improve the appearance and character of the community and ensure all new development uses quality building materials, is well-landscaped, incorporates appropriate pedestrian amenities, and provides an overall high-quality design and appearance.	Ongoing	In Progress	Medium		Commercial Land Use Policy Recommendations	59
Revitalize aging commercial corridors and shopping centers, such as Douglas Road and Montgomery Road, by requiring that commercial properties be maintained to an adopted standard to prevent their neglect and deterioration.	Long Term	In Progress	High		Commercial Land Use Policy Recommendations	59

Commercial Land Use Policy Recommendations	Objective Completion Timeframe	Status	Prioritization	Comments	Goal Objective is Associated With	Comprehensive Plan Page Number
Modernize aging shopping centers through improved signage, landscaping, access and circulation, modern tenant spaces/layouts, building orientation and visibility, outlots, and parking lot maintenance.	Long Term	In Progress	Medium		Commercial Land Use Policy Recommendations	59
Establish funding mechanisms, such as a façade improvement program, for commercial businesses to assist businesses and property owners with improvements to signage, façade, landscaping parking areas, and modernization of aging structure and facilities.	Long Term	Conceptual	Low		Commercial Land Use Policy Recommendations	59
Continue to distinguish Montgomery commercial areas through identifying signage incorporated into new and existing developments, and enhance identifying signage in these areas through gateway signage and other enhancements such as lighting, monument walls, landscaping and public art installed at highly visible locations.	Long Term	In Progress	Medium		Commercial Land Use Policy Recommendations	59
Promote a balance of national chains and local retail options for Montgomery residents.	Ongoing	In Progress	Low		Commercial Land Use Policy Recommendations	59
Provide equal and ongoing efforts to support local businesses and startup ventures.	Long Term	In Progress	Low		Commercial Land Use Policy Recommendations	59
Work with the Greater Montgomery Area Chamber of Commerce to identify essential resources needed to support and retain a business in Montgomery.	Ongoing	In Progress	Medium		Commercial Land Use Policy Recommendations	59
Ensure that residents have access to a variety of commercial goods and services that meet their daily needs and provide opportunities for entertainment and specialty shopping.	Ongoing	In Progress	High		Commercial Land Use Policy Recommendations	59
Require commercial development to be fully accessible for all users, including motorists, pedestrians, cyclists, and transit riders.	Ongoing	In Progress	High		Commercial Land Use Policy Recommendations	59
Expand the Village’s sidewalk network to provide better connections between the community’s residential neighborhoods and its commercial districts.	Short Term	In Progress	High		Commercial Land Use Policy Recommendations	59

Staff's Implementation Summary

Industrial Land Use Policy Recommendations	Objective Completion Timeframe	Status	Prioritization	Comments	Goal Objective is Associated With	Comprehensive Plan Page Number
Promote industrial development in appropriate locations as identified in the Land Use Plan.	Short Term/Long Term	In Progress	High		Industrial Land Use Policy Recommendations	64
Focus improvements at established industrial areas, north of U.S. Route 30, on infrastructure improvements, image and signage, and redevelopment of select sites.	Short Term	In Progress	High		Industrial Land Use Policy Recommendations	64
Transition areas along Baseline Road from its current mix of residential, agricultural, and light industrial uses to purely industrial and business park land uses.	Long Term	Conceptual	Low		Industrial Land Use Policy Recommendations	64
Utilize the Light Industrial land use designation as a primary method of buffering Heavy Industrial uses from residential areas.	Long Term	Conceptual	Medium		Industrial Land Use Policy Recommendations	64
Mitigate the negative effects of industrial uses on nearby neighborhoods, especially for homes along Lake Street, Base Line Road, Jericho Road, Railroad Street, and others, through the use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping.	Long Term	In Progress	Medium		Industrial Land Use Policy Recommendations	64
Assist industrial properties near Downtown in their relocation to more appropriate uses in the community.		Conceptual	Medium		Industrial Land Use Policy Recommendations	64
Work with Downtown industrial property owners that are unwilling to relocate to improve the appearance of their sites through the use of façade improvement and site improvement incentives.	Long Term	Conceptual	Medium		Industrial Land Use Policy Recommendations	64
Establish and maintain designated truck routes throughout the Village that not only increase the efficiency of travel to the Village's industrial sites, but minimize traffic through residential areas.		In Progress	High		Industrial Land Use Policy Recommendations	64
Continue to work with local economic development partners to attract, retain, and expand businesses in Montgomery	Ongoing	In Progress	High		Industrial Land Use Policy Recommendations	64
Utilize municipal incentives, tax credits, grant programs, and local districts to improve existing businesses and attract new investment.	Long Term	In Progress	Medium		Industrial Land Use Policy Recommendations	64
Work with local, state, and federal partners to identify available land for development and assemble targeted and competitive "packages" of incentives, grants, infrastructure investments, and credits	Long Term	Conceptual	Low	State Funding Challenges	Industrial Land Use Policy Recommendations	64
Market Montgomery's strong industrial base and the location of nationally and internationally renowned companies like VVF Caterpillar, and Butterball.	Ongoing	In Progress	High	MEDC Marketing	Industrial Land Use Policy Recommendations	64
Enlist the support of Caterpillar and VVF to strengthen the regional brand and presence in the Village of Montgomery by renaming their "Aurora" facilities to include, more appropriately, Montgomery.	Long Term	Conceptual	Low		Industrial Land Use Policy Recommendations	64
Work with the MEDC and Chamber to identify and market available industrial properties, prioritizing properties along Aucutt Road, Knell Road, Rochester, and Baseline Road before addressing properties located in secondary growth areas.	Ongoing	In Progress	High		Industrial Land Use Policy Recommendations	64

Plan Commissioner's Combined Implementation Summary

Commercial Land Use Policy Recommendations	Objective Completion Timeframe	Status	Prioritization	Comments	Goal Objective is Associated With	Comprehensive Plan Page Number
Promote commercial development in appropriate locations as identified in the Land Use Plan.	On Going/Both 1 Short 1 Long 2		High 4 Medium 1 Low	1, MEDC	Commercial Land Use Policy Recommendations	59
Encourage smaller commercial properties along Montgomery Road to consolidate and facilitate comprehensive redevelopment.	Short 1 Long 3		High 3 Medium 1 Low 1	5, 5, Stress Long Term Goals: wider road, improved connectivity to downtown.	Commercial Land Use Policy Recommendations	59
Carefully review proposals for businesses interested in locating in the neighborhood commercial designation, including the careful examination of hours of operation and intensity of use.	On Going/Both 1 Short 3 Long		High 2 Medium 2 Low	I assume that this item is already a staff priority and does not need additional effort.	Commercial Land Use Policy Recommendations	59
Maintain flexibility when considering either commercial, office, or industrial development at the Aucutt Road and Orchard Road and Jericho Road and Orchard Road intersections.	On Going/Both 1 Short 2 Long 1		High 2 Medium Low 2	4, Not sure what maintain flexibility means in this context.	Commercial Land Use Policy Recommendations	59
Maximize the Ogden Hill Shopping Center as a revenue generating development opportunity and an attractive gateway into the Village.	On Going/Both 1 Short 3 Long		High 4 Medium Low	2, 5, MEDC Priority.	Commercial Land Use Policy Recommendations	59
Encourage and support mixeduse developments with commercial uses on the ground floor in Downtown.	Short 1 Long 3		High 1 Medium 2 Low 2		Commercial Land Use Policy Recommendations	59
Locate Mixed Use developments in Downtown at, or near, the front property lines fronting the street to create a "street wall" that encourages walkability and help establish a safe and attractive pedestrian environment.	Short 1 Long 3		High 2 Medium 2 Low 1	Not a current priority to me. There are too many other corridors that should be the focus.	Commercial Land Use Policy Recommendations	59
Continue to utilize the recommendations outlined in the 2009 TOD Study, the 2006 Mill District Master Plan, and the 2002 Old Town/Downtown Design Guidelines to create specific guidelines for Downtown and revitalize Downtown into an attractive, viable commercial destination.	On Going/Both 1 Short 1 Long 2		High 2 Medium 2 Low 1	4, Reduce this priority until the political will is generated to get a Metra staion. Current plan 7 years old, possible "post-recession" review.	Commercial Land Use Policy Recommendations	59
Leverage public and private investment to strengthen Downtown through the rehabilitation and redevelopment of key properties.	Short 2 Long 2		High 1 Medium 2 Low	What type of public development? Broad	Commercial Land Use Policy Recommendations	59
Partner with the Plan Commission and the Village Board, property owners, and developers to identify a number of Downtown structures for renovation or redevelopment. Potential areas would include properties along Mill Street, River Street, Main Street, Railroad Street, Clinton Street and Webster Street.	Short 3 Long 1		High 2 Medium 2 Low 1	4, Not a current priority to me. There are too many other corridors that should be the focus. Consensus and mutual understanding essential for ultimate success.	Commercial Land Use Policy Recommendations	59
Require future commercial developments to create a "sense of place" through building location, parking management, streetscaping, urban design, and other techniques.	Short 2 Long 2		High 3 Medium 1 Low	Consensus and mutual understanding essential for ultimate success.	Commercial Land Use Policy Recommendations	59

Commercial Land Use Policy Recommendations	Objective Completion Timeframe	Status	Prioritization	Comments	Goal Objective is Associated With	Comprehensive Plan Page Number
Consider each new commercial development as an opportunity to incrementally improve the appearance and character of the community and ensure all new development uses quality building materials, is well-landscaped, incorporates appropriate pedestrian amenities, and provides an overall high-quality design and appearance.	On Going/Both 1 Short 2 Long 1		High 4 Medium Low	1, 4, I assume that this item is already a staff priority and does not need additional effort. Consensus and mutual understanding essential for ultimate success.	Commercial Land Use Policy Recommendations	59
Revitalize aging commercial corridors and shopping centers, such as Douglas Road and Montgomery Road, by requiring that commercial properties be maintained to an adopted standard to prevent their neglect and deterioration.	Short 2 Long 2		High 5 Medium Low	2, 2	Commercial Land Use Policy Recommendations	59
Modernize aging shopping centers through improved signage, landscaping, access and circulation, modern tenant spaces/layouts, building orientation and visibility, outlots, and parking lot maintenance.	Short 3 Long 1		High 3 Medium 1 Low	3, 3, I assume that this item is already a staff priority and does not need additional effort.	Commercial Land Use Policy Recommendations	59
Establish funding mechanisms, such as a façade improvement program, for commercial businesses to assist businesses and property owners with improvements to signage, façade, landscaping parking areas, and modernization of aging structure and facilities.	Short 2 Long 2		High 1 Medium 2 Low 2	Low Priority. Need ideas of possible funding sources.	Commercial Land Use Policy Recommendations	59
Continue to distinguish Montgomery commercial areas through identifying signage incorporated into new and existing developments, and enhance identifying signage in these areas through gateway signage and other enhancements such as lighting, monument walls, landscaping and public art installed at highly visible locations.	Short 4 Long		High 2 Medium 1 Low 1	I assume that this item is already a staff priority and does not need additional effort.	Commercial Land Use Policy Recommendations	59
Promote a balance of national chains and local retail options for Montgomery residents.	Short 2 Long 2		High 1 Medium 2 Low 1	3, I assume that this item is already a staff priority and does not need additional effort. National chains struggling.	Commercial Land Use Policy Recommendations	59
Provide equal and ongoing efforts to support local businesses and startup ventures.	Short 3 Long 1		High 1 Medium 2 Low 1		Commercial Land Use Policy Recommendations	59
Work with the Greater Montgomery Area Chamber of Commerce to identify essential resources needed to support and retain a business in Montgomery.	Short 3 Long 1		High 1 Medium 3 Low	5, The Montgomery Chamber is in my estimation not large enough or influential enough to keep membership much less help with business retention.	Commercial Land Use Policy Recommendations	59
Ensure that residents have access to a variety of commercial goods and services that meet their daily needs and provide opportunities for entertainment and specialty shopping.	On Going/Both 1 Short 2 Long 1		High 2 Medium 2 Low	1	Commercial Land Use Policy Recommendations	59
Require commercial development to be fully accessible for all users, including motorists, pedestrians, cyclists, and transit riders.	On Going/Both 1 Short 1 Long 2		High 3 Medium 1 Low	Commercial developments can not be responsible for transit access. This item appears to be a regional issue to me.	Commercial Land Use Policy Recommendations	59

<i>Commercial Land Use Policy Recommendations</i>	<i>Objective Completion Timeframe</i>	<i>Status</i>	<i>Prioritization</i>	<i>Comments</i>	<i>Goal Objective is Associated With</i>	<i>Comprehensive Plan Page Number</i>
Expand the Village's sidewalk network to provide better connections between the community's residential neighborhoods and its commercial districts.	Short 1 Long 3		High 3 Medium 2 Low	3	Commercial Land Use Policy Recommendations	59

Plan Commissioner's Combined Implementation Summary

Industrial Land Use Policy Recommendations	Objective Completion Timeframe	Status	Prioritization	Comments	Goal Objective is Associated With	Comprehensive Plan Page Number
Promote industrial development in appropriate locations as identified in the Land Use Plan.	Short 3 Long 1		High 3 Medium 1 Low	1, 1, MEDC	Industrial Land Use Policy Recommendations	64
Focus improvements at established industrial areas, north of U.S. Route 30, on infrastructure improvements, image and signage, and redevelopment of select sites.	On Going/Both 1 Short 2 Long 1		High 5 Medium Low	2	Industrial Land Use Policy Recommendations	64
Transition areas along Baseline Road from its current mix of residential, agricultural, and light industrial uses to purely industrial and business park land uses.	Short 1 Long 3		High 1 Medium 1 Low 3		Industrial Land Use Policy Recommendations	64
Utilize the Light Industrial land use designation as a primary method of buffering Heavy Industrial uses from residential areas.	Short 2 Long 2		High 1 Medium 3 Low	Hasn't this ship already sailed?	Industrial Land Use Policy Recommendations	64
Mitigate the negative effects of industrial uses on nearby neighborhoods, especially for homes along Lake Street, Base Line Road, Jericho Road, Railroad Street, and others, through the use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping.	On Going/Both 1 Short 1 Long 2		High 2 Medium 2 Low 1	2, Our industrial areas and the surrounding neighborhoods are closely intertwined already. This may be difficult to accomplish without turning more business away.	Industrial Land Use Policy Recommendations	64
Assist industrial properties near Downtown in their relocation to more appropriate uses in the community.	Short 2 Long 2		High 3 Medium Low 2	1, Lyon Metal	Industrial Land Use Policy Recommendations	64
Work with Downtown industrial property owners that are unwilling to relocate to improve the appearance of their sites through the use of façade improvement and site improvement incentives.	Short 2 Long 2		High 2 Medium 1 Low 2	2, Lyon Metal	Industrial Land Use Policy Recommendations	64
Establish and maintain designated truck routes throughout the Village that not only increase the efficiency of travel to the Village's industrial sites, but minimize traffic through residential areas.	On Going/Both 1 Short 1 Long 2		High 3 Medium Low 2	Requires state and county participation.	Industrial Land Use Policy Recommendations	64
Continue to work with local economic development partners to attract, retain, and expand businesses in Montgomery	Short 2 Long 2		High 3 Medium 1 Low	3, 5, I assume that this item is already a staff priority and does not need additional effort.	Industrial Land Use Policy Recommendations	64
Utilize municipal incentives, tax credits, grant programs, and local districts to improve existing businesses and attract new investment.	Short 3 Long 1		High 3 Medium 1 Low 1	3, 4, No.	Industrial Land Use Policy Recommendations	64
Work with local, state, and federal partners to identify available land for development and assemble targeted and competitive "packages" of incentives, grants, infrastructure investments, and credits	Short 2 Long 2		High 2 Medium 2 Low	3, 4, Better alternative than 11. We have to stop giving away the store and then ignore our local businesses when they bring financial concerns to the Village. Metra. Corporate center for strong "online businesses".	Industrial Land Use Policy Recommendations	64

Industrial Land Use Policy Recommendations	Objective Completion Timeframe	Status	Prioritization	Comments	Goal Objective is Associated With	Comprehensive Plan Page Number
Market Montgomery's strong industrial base and the location of nationally and internationally renowned companies like VVF Caterpillar, and Butterball.	Short 3 Long 1		High 3 Medium Low 2	4, 5, VVF is not in Montgomery nor is CAT. We should work to find a way to bring at least one of these industries into th Village. Full amenity YMCA facility employee and residential access.	Industrial Land Use Policy Recommendations	64
Enlist the support of Caterpillar and VVF to strengthen the regional brand and presence in the Village of Montgomery by renaming their "Aurora" facilities to include, more appropriately, Montgomery.	Short 2 Long 2		High 2 Medium 2 Low 1	5, Window Wash!	Industrial Land Use Policy Recommendations	64
Work with the MEDC and Chamber to identify and market available industrial properties, prioritizing properties along Aucutt Road, Knell Road, Rochester, and Baseline Road before addressing properties located in secondary growth areas.	On Going/Both 1 Short 3 Long		High 3 Medium 2 Low		Industrial Land Use Policy Recommendations	64