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Andrea Lambert
City Clerk
116 E. Market Street
Troy, Illinois 62294

2020R06748
STATE OF ILLINOIS
MADISON COUNTY
02/28/2020 09:59 AM
AMY M. MEYER, RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
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RHSPS FEE:
OF PAGES: 6



Ordinance No. 2020 - 01

50.00 City

AN ORDINANCE Amending Chapter 155 Sign Regulations
(also known as the Sign Ordinance)
of the Troy Municipal Code

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF TROY, ILLINOIS

THIS 21ST DAY OF JANUARY 2020

Whereas, the City of Troy, Madison County, Illinois presently has in force Chapter 155 - Sign Regulations which is contained in the Troy Municipal Code and is also known as the Sign Ordinance, adopted January 21, 2014 and as amended from time to time; and

Whereas, the Planning Commission has performed a review of the city's Sign Ordinance and believes that changes are necessary to promote the development of new residential subdivisions; and

LT/BnZ

all

Whereas, the Planning Commission held a public hearing on January 9, 2020 to consider amending the Sign Ordinance; and

Whereas, as a result of said hearing, the Planning Commission has made a recommendation (Recommendation 2020-01PC) to the City Council that they enact said amendment to the Sign Ordinance and Troy Municipal Code; and

Whereas, the City Council has duly considered the matter and the recommendation of the Planning Commission and has determined and concluded that it is in the best interest of the City, and in compliance with the powers conferred upon the City, to amend the existing Sign Ordinance and Troy Municipal Code.

Now therefore, be it ordained by the Mayor and the City Council of the City of Troy, Illinois as follows:

SECTION 1: The recitals contained above in the preamble of this Ordinance are hereby incorporated herein by reference, the same as if set forth in this Section of this Ordinance verbatim, as findings of the City Council of the City of Troy, Illinois.

SECTION 2: That *Chapter 155 Sign Regulations* of the Troy Municipal Code is amended as described below:

Section 155.04 (B) (1) is amended to read as follows – Temporary for sale or for lease signs advertising the development of a new residential subdivision shall not exceed 32 square feet or remain more than 90 days after the subdivision is completed or 90% of all lots are sold. Only one such sign per the entire development, posted on the subdivision property is permitted. In commercial and industrial zoning districts, temporary construction signs identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, and/or announcing the character or purpose of the building but not advertising any product. Only one such sign per building is permitted, ~~Such signs shall not exceeding~~ 32 square feet in area, ~~shall be~~ confined to the site of the construction, and ~~shall be~~ removed within 10 working days after construction has been completed.

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SECTION 3: All ordinances or resolutions, or parts of ordinances or resolutions in conflict herewith, to the extent of such conflict, are hereby changed and amended to comply with this Ordinance; and to the extent the same cannot be so amended, are hereby repealed to the extent of such inconsistency.

SECTION 4: That if any section or provision of this Ordinance is declared invalid for any reason, such invalidity shall not affect or impair any of the remaining sections or provisions of this Ordinance which can be given effect without the invalid section or provision, and to this end, the sections and provisions of this Ordinance are declared to be severable.


SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law and shall be published in pamphlet form by the authority of the City Council.

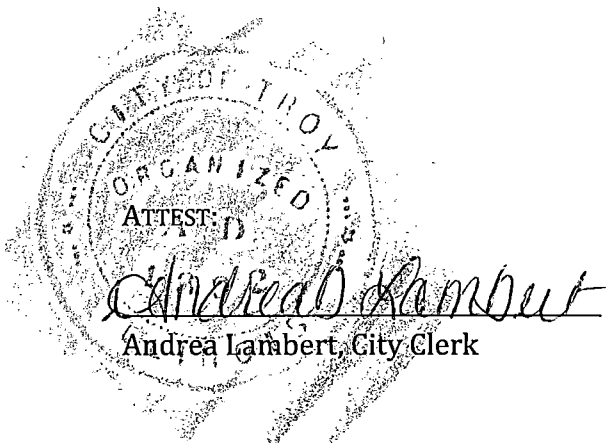
Passed by the City Council and approved by the Mayor this twenty-first day of January, 2020.

Aldermen:

Dawson <u>yes</u>	Knoll <u>yes</u>	Total:
Hellrung <u>yes</u>	Levo <u>yes</u>	<u>8</u> Ayes
Henderson <u>yes</u>	Manley <u>yes</u>	<u>0</u> Nays
Italiano <u>yes</u>	Turner <u>yes</u>	

APPROVED:


Allen P. Adomite, Mayor



City of Troy
116 E. Market Street
Troy, Illinois 62294



RECOMMENDATION NO. 2020 ~ 01PC

Of the Planning Commission of the City of Troy, Illinois Recommending an Amendment to Chapter 155 Sign Regulations of the Code of Ordinances Pertaining to Permitted Signs

WHEREAS, the Building & Zoning Administrative Coordinator of the City of Troy has reviewed the provisions of Section 155.04 Prohibited, permitted and types of signs of the Code of Ordinances and believes that the proposed changes are necessary to promote the development of new residential subdivisions; and

WHEREAS, the Planning Commission met on January 9, 2020 to consider an amendment to Amend Section 155.04(B)(1) Permitted graphics of the Code of Ordinances. A copy of the notice and certification by the City Clerk regarding publication of the notice of hearing are incorporated by reference; and

WHEREAS, the Planning Commission considered the testimony and exhibits offered on behalf of the application and the following citizens also testified regarding the application (See Exhibit B); and

WHEREAS, the Planning Commission has considered the factors as described in Section 155.06 Amendments of the Code of Ordinances; and

WHEREAS, following the testimony, the members of the Planning Commission voted as recorded below:

Adams <u>YES</u>	Delgado <u>YES</u>	Nehrt <u>YES</u>	Total:
Boeren <u>YES</u>	Johnson <u>YES</u>	Niermann <u>YES</u>	<u>8</u> Yeas
Burnett <u>ABSENT</u>	Lawrenz <u>YES</u>	Reiter <u>YES</u>	<u>0</u> Nays


NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION AS FOLLOWS, that the amendment for the following: Amending Section 155.04(B)(1) Permitted Graphics as specified in Exhibit A

Is Not Recommended Is Recommended with the following stipulations, if noted:

Suggestion #1

A copy of this recommendation is presented to the City Council; the original shall be filed with the City Clerk.

ADOPTED this 9th day of January, 2020.

By 
Chairman, Planning Commission

Attest 
Secretary, Planning Commission

Exhibit A

Collinsville – Construction signs identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, and/or announcing the character or purpose of the building but not advertising any product. Such signs shall not exceed 32 square feet in area, shall be confined to the site of the construction, and shall be removed within 10 working days after construction has been completed.

Maryville – Temporary for sale or for lease signs for subdivisions and signs advertising the development of a new subdivision shall not exceed 32 square feet or remain more than 90 days after the subdivision is completed or 90% of all lots are sold. The signs must be posted on the subdivision property. Security in the form of a certified check in the amount of \$100 shall be deposited with the Village Clerk, to be returned upon satisfactory compliance with permit requirements.

Edwardsville and Highland – Off site tract sales of subdivision lot signs: One directional sign for tract sales of lots or houses off site is allowable in any business or manufacturing district if the sign meets the following conditions:(a)The final plat of the subdivision must contain ten or more lots;(b)The sign may not exceed 32 square feet;(c)An approved sign permit has been obtained for the sign;(d)These signs must be posted off public rights-of-way and only with written permission of the property owner;(e)Signs must be removed when 90 percent of the houses and/or lots have been sold or if 36 months have expired from the time of erection of the sign.

Glen Carbon – On site construction signs: Only one such sign per entire development denoting the owner, architect, engineer, consultant, developer, lender and/or contractor, not to exceed 12 square feet in gross sign area, and not to exceed 10 feet in height from top of sign to top of grade or 2 feet in height from bottom of sign to top of grade, shall be permitted. Such a sign shall not be erected in a public right-of-way and shall be removed 10 days after the receipt of an occupancy permit for a building or development.

Troy – In commercial and industrial zoning districts, construction signs identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, and/or announcing the character or purpose of the building but not advertising any product. Such signs shall not exceed 32 square feet in area, shall be confined to the site of the construction, and shall be removed within 10 working days after construction has been completed.

Suggestion #1 – Temporary for sale or for lease signs advertising the development of a new residential subdivision shall not exceed 32 square feet or remain more than 90 days after the subdivision is completed or 90% of all lots are sold. Only one such sign per the entire development, posted on the subdivision property is permitted. In commercial and industrial zoning districts, temporary construction signs identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, and/or announcing the character or purpose of the building but not advertising any product. Only one such sign per building is permitted, Such signs shall not exceeding 32 square feet in area, shall be confined to the site of the construction, and shall be removed within 10 working days after construction has been completed.

Suggestion #2 – Temporary signs that identify the architects, engineers, contractors, and other individuals or firms involved with the construction of a new development; that announce the character or purpose of a new building; or that advertise the development of a new residential subdivision. Only one such sign per entire development, building or subdivision is permitted. Such sign shall not exceed 32 square feet in area, shall be confined to the site of the construction, and shall be removed within 10 working days after construction has been completed or when 90% of all lots are sold.

Exhibit B

Planning Commission Public Hearing

Thursday, January 9, 2020

Public hearing to consider an amendment to the Sign Ordinance

Please Sign In:

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