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VILLAGE OF FONTANA

Discussion Topics ~ Provide Direction

CHAPTER 17 & 18

Monday, January 30, 2012

A. Geneva Lake Conservancy Concerns & Proposals

Discussion was held based on correspondence received from the Geneva Lake Conservancy dated January 18, 2012. Dale Thorpe will discuss and ask for direction on the five Paragraphs submitted by the Conservancy.

B. Signage Ordinance Amendments

The primary changes that have been made are: 1.) Sign definitions have been taken out of the sign chapter and are now located in Article I with the other definitions of the zoning ordinance; 2.) Where rules were included in the definition of a type of sign, those rules were moved to section 18-198 Sign Requirements; 3.) A new sign type was added – “open for business sign” – the rules for which are in section 18-202(9); 4.) Sign regulations for the former VCP district have been removed. In the new ordinance the same sign rules apply to all non-residential districts. The rules are in section 18-200 and summarized in figure 18-200.

- Flag Signs [18-197(b)]: the code states “no fluttering” signs; however, several businesses currently put out flags that have “OPEN” printed on them. Should they be allowed? With only the word “open” or with other copy & logos? Should there be a size requirement? If so, what size?
- Illuminated Message Board Signs [18-197(c)]: describe as flashing signs that change more than once every 60 seconds, these signs are not allowed; however, electronic message board signs are permitted with CUP approval.
 - Should these signs be prohibited village-wide with no exceptions?
 - If allowed through a CUP, should there be specific requirements such as:
 - size [i.e., a monument size of 50sf is allowed; could a 50sf electronic message sign be allowed, or should it be smaller in size?],
 - lengthened minimum display time [i.e., twenty minutes? An hour?],
 - location, etc.?
- Planned Development Signage: our code does not spell out signage requirements for planned developments because theoretically all information regarding zoning (including signage) should be captured in the approved PD ordinance. Should the Village include verbiage in the proposed code that allows for at least temporary signs based on the use area of a PD instead of making the property owner amend their PIP? If so, would this type of signage be as normal activity approved by Building & Zoning?

C. Interior Lot Line Adjustments that Do Not Impact Density

The Board needs to decide whether the Village will:

- Allow lot line adjustments in the Lakeshore District (the “built out” area) that do not affect density.
- Allow lot line adjustments in the Lakeshore District that do not create a separately owned parcel, regardless of density affect, so long as a separate lot is not created.

[illustration provided]

D. Lakefront District Regulations Creating “Built Out” District

- What does “built out” truly mean?
 - Is an additional principal structure on any lot prohibited, regardless of size of lot? (i.e., 2.5 acre lot owned by one person would not be allowed a second principal structure)
 - Does “built out” affect accessory structures (i.e., no more can be built)?
 - Are vacant lots allowed to build? If so, what determines a vacant lot? (see Agenda Item E)

E. Use of Platted Lots or Tax Parcels for Zoning Code

The Board needs to decide what the Village will look at when determining “built out” status in the Lakeshore District:

- tax key numbers or platted lot lines?
- Does this decision affect just Lakeshore District properties or village wide properties?

[illustration provided]