

Chapter 24
SIGN REGULATIONS, *Amended 699*

- 24.01 PURPOSE AND INTENT
- 24.02 DEFINITIONS
- 24.03 PROHIBITED SIGNS
- 24.04 AUTHORIZED SIGNS – GENERAL PROVISIONS
- 24.05 SIGNS AUTHORIZED BY ZONING DISTRICT
- 24.06 ADMINISTRATION
- 24.07 MAINTENANCE
- 24.08 ENFORCEMENT
- 24.09 VARIATIONS

24.01 PURPOSE AND INTENT

A. PURPOSE. All signs which are located within the corporate limits of the Village shall be located, constructed, erected, displayed, placed, designed, altered, used, removed, and maintained in accordance with the provisions set forth in this Chapter.

B. LEGISLATIVE INTENT. The regulations of this Chapter are intended to coordinate the use, placement, physical dimensions, and design of all signs within the Village, as well as protect public health, safety, and welfare as well as to preserve and enhance the image of the community and develop a satisfactory visual appearance within the Village by:

1. Regulating signs in such a way that supports and complements land use objectives set forth in the Comprehensive Land Use Plan and the Zoning Code, as amended, for residential, commercial, and industrial development;
2. Ensuring all signs within the Village are compatible with existing land uses and buildings within the general vicinity of the sign and the community as a whole, with regard to size, location, color, construction, and manner of display;
3. Permitting such signs that do not confuse, mislead, obstruct the vision necessary for traffic safety, or otherwise endanger the public health, safety, morals, or general welfare of the Village;
4. Maintaining property values by eliminating signs that are incompatible with the surrounding land uses;
5. Encouraging a viable economic environment through uniform control of signs;
6. Facilitating effective communication between the public and the environment through signs that are appropriate for the type of street and site upon which they are located;

7. Encouraging quality sign design to promote a better visual environment; and
8. Enhancing the physical appearance of the Village through a program which ensures the removal of inadequately maintained, illegal, and non-conforming signs within a reasonable time frame.

C. **SCOPE AND APPLICATION.** The regulations set forth in this Chapter shall govern the location, construction, erection, display, placement, design, structural or graphic alteration, use, removal, and maintenance of all signs within the Village. It shall be unlawful to locate, construct, erect, display, place, design, structurally or graphically alter, use, remove, relocate, or maintain any sign except in accordance with the provisions of this Chapter. This Chapter shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this Chapter is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of the other provisions of this Chapter which can be given effect without the invalid provision.

24.02 DEFINITIONS

In addition to those terms defined in Appendix A of this Code, the following words, terms, and phrases used in this Chapter are defined as follows:

A-Frame: A temporary sign ordinarily in the shape of the letter “A”, an inverted “V” or some variation thereof, which is displayed on the ground, not permanently attached to the ground, and usually two-sided, generally connected at the top and separated at the bottom. Also referred to as “sandwich boards”.

Abandoned sign: A sign which no longer correctly directs or identifies a bonafide business, lessor, owner or activity conducted on the premises where the sign is displayed.

Address sign: A sign which identifies the numerical address of a residence, business, manufacturing or institutional building.

Awning: A temporary shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework.

Awning sign: A type of sign painted on or attached directly to an awning.

Background area: The entire area of a sign on which copy could be placed, as opposed to the copy area when referred to in connection with wall signs.

Banner: A temporary sign made of paper, plastic or fabric of any kind which is intended to be hung either with or without a frame, with or without applied characters, letters, illustrations or ornamentations, excluding national, State or governmental flags

Beacon: A stationary or revolving light, also known as a “searchlight,” which flashes or projects illumination, single color or multi-colored, in any manner which is intended to attract or divert attention. This term is not intended, however, to include any kind of lighting device which is

required or necessary under the safety regulations described by the Federal Aviation Administration or similar agencies.

Billboard: Any structure or portion thereof upon which are signs or advertisements used as an outdoor display. This definition does not include any bulletin boards used to display official court or public office notices, or signs advertising the sale or lease of the premises on which the sign is located.

Canopy: A structure other than an awning made of cloth, metal or other materials with frames affixed to a building and carried by a frame which is supported by the ground.

Canopy sign: A type of sign painted on or attached directly to a canopy.

Changeable copy: Letters, numerals or other graphics which are not permanently affixed to a structure and/or set for permanent display and are intended to be alterable through manual or electronic means.

Changeable copy sign: Any permanent sign that is predominantly or entirely designed or used in such a manner that characters, letters or symbols can be manually changed or re-arranged without altering the surface of the sign.

Curblineline: The line at the face of the curb nearest to the roadway.

Decorations: Ornaments or trimmings displayed in connection with a holiday or a local festivity or event.

Dimensional sign: A type of wall sign which consists of three-dimensional letter forms which are applied directly to a building.

Directional sign: A wall, ground or window sign which exists for the purpose of identifying or directing vehicular and/or pedestrian traffic to essential service areas, e.g., loading docks, service entrances, offices, etc.

Ditch line: A shallow drainage depression of specified depth and distance from the travel lane of a roadway.

Electronic message board sign: A sign comprising an electronic LED, plasma or similar display portion.

Exterior sign: Any sign that is attached to an exterior wall or otherwise located on the outside of a structure or placed in a yard or upon vacant land.

Feather Flag: A temporary sign that includes a banner pole inserted into, or otherwise anchored to the ground or supported by a base, the banner pole supporting, along a vertical side, a fabric advertising display portion. Other common industry names that are considered feather flags include blade flags, teardrop flags, shark-fin flags and flutter flags. All feather flags shall be deemed to be temporary signs.

Flashing light: Lighting which alternatively is illuminated and not illuminated, or which otherwise varies in intensity in such a way as to not provide a constant source of light.

Flashing sign: Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Automatic changing signs, such as the public service time, temperature and date signs, or electronically controlled message centers, shall be classified as changeable copy signs, not flashing signs.

Frontage: The length of a lot line or a building site along a street or other public way.

Grade: The surface elevation or level of a street, sidewalk or ground.

Ground sign: A permanent sign supported by structures placed on, in or anchored to the ground independent from any building.

Height of a sign: The vertical distance from grade to the highest point of a sign.

Human signs: Any sign that is worn (including costumes) or held by a human.

Illegally non-conforming: An unlawful sign which had been constructed or installed prior to the effective date of this Chapter.

Illuminated sign: Any sign which is lit by artificial (usually electric) lighting or luminous devices, whether by lights or devices on or within the sign or directed toward the sign, including such chemical or physical properties which cause or effect a reflection. This definition shall include exterior strings of lights or exposed light bulbs.

Indirect illumination: A light source which is not directly seen.

Inflatable sign: Any sign or inflatable device designed to be filled with air or gas lighter than air, used singly or in clusters, displayed to attract the attention of the public. This definition shall include balloons and balloon signs.

Institution: A building housing an organization having a social, educational or religious purpose, such as a school, church, hospital, etc.

Intermittent lighting: A type of flashing lighting in which the period of change in the illumination is sufficient duration to permit a distinct message to be conveyed during each cycle.

Internal illumination: A light source is contained within the sign and is visible only through a translucent surface or is otherwise recessed into the sign structure using concealed fixtures so that no reflectors, extension arms, floodlights, light bulbs or fixtures are visible from direct view. Illumination of a sign which is affected by a source of light which is contained within the sign itself.

Interior sign: Any sign which is fully located within the interior of a building and which is not readily or obviously visible from the exterior.

Legally non-conforming sign: A sign which does not comply with some or all of the regulations contained in this Chapter, but which had been lawfully installed as of the effective date of this Chapter.

Limiting architectural feature: A significant architectural element of a building or structure which by its existence reduces the area of the building or structure face which is suitable for signage.

Mansard: A roof-like sloping surface which is applied to or above the face of a building.

Marquee: Any hood or similar structure of a building which projects from the wall of a building and is not supported by the ground or sidewalk.

Marquee sign: A sign which is painted on or directly attached to a marquee.

Menu Board sign: A permanent sign which is utilized only for those establishments in which services are specifically provided for drive-up/drive-through services.

Message center sign: A type of changeable copy sign which conveys periodically-changing information of either a private or public nature.

Moving sign: Any sign that has any external or visible part or parts that move, rotate, spin, swing or assume a non-stationary position by electrical or mechanical means, or under normal wind currents.

Name plate sign: A sign which identifies the occupant and address of a building or dwelling unit.

Neon tube sign: A sign which is illuminated by a light source which consists of a neon or other gas-filled tube which is bent to form letters, symbols or other shapes.

Non-conforming sign: A sign which does not comply with 1 or more of the regulations established in this Chapter.

Obscene: Statements, words, suggestions or pictures of an indecent or immoral character, such as will offend public morals or decency.

Obsolete sign: Any sign which identifies an occupant or advertises a business conducted, product sold, or service rendered which is no longer bonafide or operational. An obsolete sign shall be deemed to be abandoned.

Off-premise sign: A sign which identifies goods, services or facilities which are not available on the premises where the sign is located.

Parapet: That portion of the wall of a building that rises above the roof level.

Pennant: Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in a series, designed to move in the wind. Feather flags shall not be deemed pennants.

Political campaign sign: A sign which announces a candidate as seeking public political office and/or which conveys political issues and other data pertinent thereto.

Portable sign: Any sign designed to be moved from place to place which is not securely attached to the ground or any other structure, such as, but not limited to a sign mounted on a trailer or on a

frame with wheels attached. Any such sign which has had any features removed (such as wheels, frame hitch or other devices that enable it to be moved) in order to attach it to the ground or any other structure shall still be deemed to be a portable sign. Such signs may also be known as movable signs. Although portable signs often share features of changeable copy signs, for the purposes of this Chapter, this definition of portable sign shall govern

Premise: A lot or parcel and the buildings, structures and/or establishments which are located on that lot or parcel.

Projecting sign: Any sign affixed to a building or wall in such a manner that its leading edge extends more than 6 inches beyond the surface of such building or wall.

Property line: The lot line, as defined in the Zoning Code.

Public entrance: An entrance to an establishment which is provided primarily for use by the patrons or customers of the establishment and not for delivery purposes.

Public sign: Any sign required and erected by governmental bodies or specifically authorized for a public purpose by any law, statute, Chapter or other official action. Such signs shall include, but not be limited to: traffic control signs; parking control signs; legal notices; railroad crossing signs; warning, danger and temporary emergency signs; street name signs; identification of public sites and facilities or of institutions; announcements of community events as designated by the governmental body; and the like.

Roof sign: Any sign erected, constructed and maintained entirely or partially upon or over the roof of any building, with the principal support on the roof. Any sign attached to a mansard roof shall be deemed to be a wall sign.

Setback: The minimum distance between the property line, curblineline, or ditch line if no curblineline exists, and any portion of a building or sign.

Shopping center: A group of 4 or more stores sharing a common off-street plaza or parking area into which such stores are oriented.

Sign: A sign is any name, identification, description, advertisement, display or illustration which is affixed to or painted or represented directly upon a building, structure or other outdoor surface or piece of land; and which directs attention to an object, idea, product, philosophy, place, activity, person, institution, service organization or business; and which is located, on a permanent or temporary basis, on the premises at or on which the object, idea, product, philosophy, place, activity, person, institution, service, organization or business is located, offered or sold. For the purpose of this Chapter, a building, or portion of a building, or any item or material (opaque, transparent, colored or illuminated) physically attached to a building which departs from standard architectural treatment in an attempt to attract attention to the premises by reason of color scheme and/or illumination, or part of a building or facade not required structurally or for maintenance, and which is intended to direct attention to products, goods, services, events or entertainment, shall be considered a "sign" and be subject to all pertinent regulations, including signable area as defined

herein. Signs located completely within an enclosed building, and not exposed to view from a street, are not considered a sign.

Sign message area: The area of a sign configured to display words, symbols, geometric shapes, pictures or logos which communicates information to the general public.

Signable area: Any continuous portion of a building which is unbroken by doors, windows, or other architectural details.

Subdivision: A tract of land which is legally divided into residential, commercial or industrial lots.

Subdivision identification sign: Any permanent sign designed to identify a parcel consisting of multiple lots, buildings or dwellings. A residential subdivision identification sign is used for the stated purpose in residential zoning districts. A non-residential subdivision identification sign is used for the stated purpose in non-residential zoning districts.

Surface area of sign: Surface area shall be the gross surface area within a single continuous perimeter composed of a single rectangle enclosing the extreme limits of characters, lettering, illustrations, ornamentations or other figures, together with any material or color forming an integral part of the display or to differentiate the sign from the background to which it is placed. Structural supports bearing no sign copy shall not be included in gross surface area; however, if any portion of the required structural supports become enhanced for decorative or architectural purposes, that portion will be included in the total gross surface area of the sign. For computing the area of any sign which consists of individual letters or separate graphic elements, the area shall be deemed to be the area of the smallest rectangular figure which can encompass all of the letters or elements. All sides of a sign having more than 2 faces which are visible from any 1 street shall be included in the calculation of the area.

Swing sign: Any sign attached or fixed to a metal or wooden frame by a coupling that allows the sign to swing relative to the frame.

Temporary sign: A sign designed, constructed or erected for display for a limited and usually fixed duration of time. Non-limiting examples of temporary signs are: feather flags, A-frame signs, portable signs and banners.

Tracker sign: Any off-premise subdivision identification sign.

Translucent: Permitting the passage of light without being transparent.

Tube illumination: A neon or other gas-filled tube of glass or similar material which is formed into a message and, itself, is the source of its illumination.

Unlawful sign: A sign which does not meet the terms of this Chapter or which the Village has declared to be unlawful because it poses a danger to public safety by reason of dilapidation or abandonment.

Vehicular sign: A sign painted on or applied directly to a truck, car, bus or other motorized vehicle or portable equipment.

Wall sign: A sign which is placed against a building or other structure and which is attached to the exterior front, rear or side wall of a building.

Window sign: A sign that is posted on the interior or exterior of a window of a building or structure which is intended to be read from the exterior of the building or structure.

Yard sign. A temporary sign that is constructed of paper, vinyl, plastic, wood, metal or other comparable material, which is mounted on a stake or a frame structure that includes one (1) or more stakes.

24.03 PROHIBITED SIGNS

The following signs are specifically and expressly prohibited from being located, constructed, erected, displayed, placed, structurally or graphically altered, used, maintained, or relocated on any property within any zoning district within the Village unless otherwise provided for in this Chapter:

1. Inflatable signs.
2. Pennants.
3. Beacons.
4. Flashing signs.
5. Obscene signs.
6. Off-premise signs.
7. Vehicle signs.
8. Moving signs.
9. Obsolete signs.
10. Tracker signs.
11. Roof signs.
12. Billboards.
13. Banners.
14. Feather flags.
15. A-Frame signs.
16. Human signs.
17. Any sign determined by the Building Inspector and/or the Chief of Police to constitute a traffic or pedestrian hazard by reason of size, location, color, condition, or type of illumination.
18. Any sign that is located in or extends over public property or the public right of way, except for public signs as provided in this Chapter.
19. Any sign that obstructs traffic sight lines, sight triangles, or public signs at street intersections or railroad crossings.
20. Any sign for which building code compliance review is required, but for which no building code compliance review has been sought.
21. Any sign painted on an exterior building wall, fascia, parapet, or painted on or attached to a chimney, on a fence or fence-wall, retaining wall, bench, fence post, refuse enclosure, utility box, storage shed, bus shelter, satellite dish, antenna or other accessory structure, unless approved by the Village Board or its designee.
22. Any sign attached, painted on, nailed, or otherwise affixed to trees, other vegetation, landscaping, stones, or natural materials.

23. Any sign attached, painted on, or otherwise affixed to tents or umbrellas, except those that specifically permitted in conjunction with a special event approved by the Village Board or its designee.
24. Any sign which uses exposed exterior neon tubing and/or exposed light bulbs.
25. Any sign painted on, attached, or otherwise affixed to flag poles, light poles, telephone poles or utility poles except public signs attached to light poles as permitted herein.
26. Any additional or subsequent sign painted on, attached, or otherwise affixed to any permitted sign.
27. Any additional sign attached or otherwise affixed to the face of a sign of which any portion extends beyond any edge of the sign.
28. Any sign which emits sound, odor, or visible matter, exclusive of approved electronic message board signs.
29. Any sign that is not expressly allowed or governed by the terms of this Chapter.

24.04 AUTHORIZED SIGNS-GENERAL PROVISIONS

A. GENERAL. Signs shall be classified and permitted in accordance with the regulations set forth in this Chapter. This Chapter shall be strictly construed and where signs are not specifically permitted they shall be deemed prohibited as if specifically set forth in Section 24.03.

B. AUTHORIZATION BY OWNER. No person shall erect, alter, or relocate any sign within the Village without first obtaining the express consent of the owner of the land upon which the sign shall be erected, altered, or relocated.

C. NO PORTABILITY OF SURFACE AREA. There shall be no portability of unused permitted surface area for any sign to any other permitted sign unless otherwise provided for in this Chapter.

D. SPECIAL AREAS OF CONTROL. The Village Board may designate geographic areas within the Village with unique characteristics as a “special area of control” for the purposes of permitting and regulating signs therein that meet the intent of this Chapter. Such special areas of control shall be designated on a map prepared by the Village Building Inspector. Sign regulations for special areas of control shall be listed in separate sections of this Chapter.

E. PLANNED DEVELOPMENT SIGNAGE. Signs located within a planned development shall be governed by those standards set forth in the underlying zoning district. The Village may permit additional or different signage or require different standards for signage as part of final approval of a planned development at the time of such approval.

F. SIGN PLACEMENT IN PUBLIC AREAS. Except for public signs, no sign shall be erected on any tree, utility pole, traffic standard or other public sign standard.

24.05 SIGNS AUTHORIZED BY ZONING DISTRICT

A. The following signs are hereby exempt from the building code compliance review and fee provisions of this Chapter unless otherwise stated and shall be permitted in all zoning districts within the Village unless otherwise specified herein. Such signs are defined as exterior

signs unless otherwise stated and shall not be illuminated unless illumination is specifically provided for in this Chapter. Any sign permissibly illuminated under this Chapter shall undergo building code compliance review for purposes of determining compliance with the Village's adopted electric code and the owner of the sign shall reimburse the Village for any professional fees incurred in completing the building code compliance review.

1. Interior Signs.
2. Memorial Signs. Memorial plaques or tablets, monuments, grave markers, statuary, or other remembrances of persons or events.
3. Decorations. Decorations shall be allowed, provided that they are maintained for a cumulative period of no more than a total of forty-five (45) days. Such decorations may be illuminated without the need for building code compliance review. Exterior decorations in non-residential districts are limited to placement on buildings only, and require the consent of the building or property owner.
4. Vehicular Signs. Signs placed on or affixed to vehicles and/or trailers where the sign is incidental to the primary use of the vehicle or trailer. However, signs placed on or affixed to vehicles and/or trailers that are parked on a public right of way, public property, or private property in a way so as to be visible from a public right of way shall be prohibited. The intentional parking of a vehicle and/or trailer bearing a sign in such a way or in such a location that the vehicle serves as an off-premise sign shall be prohibited. The parking of such a vehicle and/or trailer shall be permitted at the private residence of the vehicle operator or at the business to which the vehicle and/or trailer relates.
5. Regulatory Notice Signs. No trespassing, no hunting, no dumping, no parking, towing, and other similar signs (including those set forth by the current regulations of the Illinois Commerce Commission) not exceeding one and a half (1 ½) square feet in surface area per sign. In addition to the requirements contained herein, any towing signs or no parking signs on private property subject to towing, on either residential or non-residential zoning lots, shall, in addition to the signage required by 625 ILCS 5/18a-302 and the applicable Illinois Commerce Commission Regulations, include on any such signs the name, address and telephone number of the appropriate towing company utilized for towing from the private property. Regulatory notices signs may be constructed on a fence or other permanent structure.
6. Yard signs and swing signs shall be allowed in residential zoning districts. Only swing signs shall be allowed in non-residential zoning districts. Yard signs and swing signs shall subject to the following provisions:

- i. Only one (1) yard or swing sign may be placed on a property unless otherwise provided in this subsection.
- ii. A yard or swing sign may be displayed a maximum of two (2) times per calendar year upon the same premises for a period of time not to exceed thirty (30) calendar days each time. The two (2) periods of thirty (30) calendar days shall not be immediately sequential. A property listed for sale or lease shall be exempt from the time limitations provided herein.
- iii. Yard or swing signs shall be set back not less than twenty (20) feet, measured from the most restrictive of either the property line, the curblineline, or the ditch line if no curblineline exists.
- iv. No yard or swing sign shall be illuminated, electronically operated, or contain moving parts.
- v. No yard or swing sign shall be displayed on any tree, street light pole, utility pole, street sign, traffic sign pole, or otherwise placed or erected on within public right of way.
- vi. No yard or swing sign shall be displayed on or within a vehicle or be placed in such a location as to cause an obstruction to the clear view of traffic.
- vii. Yard Signs. In addition to the other provisions listed in this subsection 24.05(A)(6), yard signs shall be subject to the following provisions:
 - a. Surface area of any face shall not exceed 24" x 18".
 - b. The height of a yard sign shall not exceed three (3) feet.
- viii. Swing Signs. In addition to the other provisions listed in this subsection 24.05(A)(6), swing signs shall be subject to the following size and height provisions:
 - a. The surface area of any face shall not exceed 36" x 24".
 - b. The height shall not exceed six (6) feet.
 - c. The sign shall be constructed of wood, metal, or a combination thereof.
 - d. The sign shall not contain a rider sign attached to the frame in addition to the swing sign.
 - e. Only one (1) swing sign shall be allowed unless the property has frontage on multiple streets, in which case one (1) swing sign is permitted on each frontage area.

7. Political Campaign Signs. Public campaign signs shall be permitted in all zoning districts and on public property used as a polling place in compliance with the requirements of 10 ILCS 5/17-29. Political campaign signs shall not be placed on a right-of-way.
8. Name Plate Signs. Name plate signs shall be subject to the following provisions:
 - a. They are wall signs not exceeding two (2) square foot in surface area.
 - b. A combination of an address sign and name plate sign shall be permitted provided that such sign does not exceed four (4) square feet in surface area.
 - c. One sign shall be permitted for each building or dwelling unit unless a building or dwelling unit has more than one entrance in which case one (1) sign shall be permitted for each entrance.
9. Address Signs. Address signs shall be subject to the following provisions:
 - a. They are wall signs not exceeding two (2) square foot in surface area.
 - b. A combination of an address sign and name plate sign shall be permitted provided that such sign does not exceed four (4) square feet in surface area.
 - c. One sign shall be permitted for each building or dwelling unit unless a building or dwelling unit has more than one entrance in which case one (1) sign shall be permitted for each entrance.
10. Subdivision Identification Signs. Ground signs shall be permitted for the purpose of identifying planned developments and subdivisions in any zoning district subject to the conditions as specified in this Chapter as well as the following conditions:
 - a. There shall be a maximum of one (1) ground sign allowed provided that:
 - i. Where a planned development or subdivision has multiple entrances along public streets, additional signs may be granted by the Village Board or its designee.
 - ii. Subdivision identification signs as provided for herein shall be approved by the Village Board or its designee.
11. Public Signs.

12. Directional Signs. Directional signs shall be subject to the following provisions:
 - a. The sign shall not exceed four (4) square feet in surface area and may be illuminated.
 - b. A ground sign shall not exceed four (4) feet in height.
 - c. The sign shall be setback a minimum of fifteen (15) feet from any street or access drive measured from the most restrictive of the property line, curblin, or the ditch line if no curblin exists.

13. Electronic Message Board Signs.
 - a. Electronic Message Board Signs (a/k/a “Electronic Sign”) may be allowed subject to the following provisions:
 - i. General:
 - a. An electronic sign permit is required for each electronic sign which must be approved by the Village Board of Trustees after a public hearing conducted before the Village Board of Trustees. Such public hearing shall be held at least fifteen (15) days but no more than thirty (30) days after written notice sent by the applicant via regular mail to all owners of record of parcels contiguous to the borders of the parcel on which it is proposed that an electronic sign be installed, and such notice shall include a schematic of the proposed electric sign. The Village Board of Trustees shall have the right to impose reasonable conditions upon the sign applicant to alleviate or eliminate any adverse impacts of the proposed electronic sign in order to protect the health, safety, and welfare of the community.
 - b. No electronic sign may be placed so as to obscure or interfere with a traffic control device.
 - c. The display portion shall comprise a matte black background and a minimally reflective outside shield.
 - d. An electronic sign incorporating controls to automatically display public safety alerts are preferred.

- e. The maximum allowed area of a display portion is two thousand, five hundred square inches (17.36 sq. ft. or 2,500 sq. in.) subject to the conditions and exceptions of subsection iv below.
 - f. This definition of an “electronic sign” does not encompass digital menu boards.
- ii. Format of displayed content.
- a. The content of the LED display portion shall include no more than alphanumeric, text characters, and static graphic components (i.e., non-video).
 - b. Transitions between sequential messages displayed on the display portion shall be limited to fade-out/fade-in, with a minimum of one (1) second delay therebetween, or direct transition only. Animated transitions, such as phasing, scrolling, blending, flashing and other effects are prohibited.
 - c. Message content shall be displayed for a minimum duration of five (5) seconds before transitioning to a different message.
- iii. Operation and maintenance of the display portion.
- a. The display portion must emit the displayed content. Externally illuminated or projected content is prohibited.
 - b. The display portion, electrical connections and integration with surrounding sign structure must meet the standards of the Village’s adopted electric code and must undergo a building code compliance review and be inspected and approved by the Village prior to activation.
 - c. The light output of the display portion shall not exceed an intensity of 0.5 foot candles measured at 150 feet of the source. The display portion shall comprise an ambient light sensing device that will adjust the brightness of the display as the natural ambient light conditions change.
 - d. The electronic sign shall be maintained in proper, working condition.

- iv. Integration of LED display portion.
 - a. Notwithstanding any other provisions of this Code, the LED display portion of the electronic sign must be incorporated into a permanent pole or ground monument sign and shall be subject to the following provisions:
 - i. For a sign with a height of forty-eight (48) inches and less than one hundred and eight (108) inches, the display portion of the sign shall be equal to or less than thirty-three percent (33%) of the total sign area. The sign area shall not exceed 7,500 square inches or fifty-two and eight tenths (52.08) square feet on a side. For a sign with a height less than forty-eight (48) inches, the display portion of the sign shall be equal to or less than fifty percent (50%) of the total sign area. The sign area shall not exceed five thousand (5,000) square inches or thirty four and 72 hundredths (34.72) square feet on a side.
 - ii. Stand-alone electronic displays are prohibited. All electronic displays must be incorporated with surrounding or adjoining sign structure.
 - iii. Under no circumstances shall an electronic sign be installed such that its output casts light onto a residence in excess of an increase of 0.5 foot candles from the previously existing ambient level at any given property line of the parcel for which an electronic sign is sought. Shields and/or landscaping shall be installed to block any such increased light levels.
 - v. Any electronic sign which structure is damaged by any cause by more than fifty percent (50%) as determined by the Village Administrator, shall be rebuilt in compliance with the Village regulations in force at the time of rebuilding.

B. PERMITTED SIGNS IN RESIDENTIAL ZONING DISTRICTS. The following signs shall be permitted within the Village as accessory uses in residential zoning districts, and shall be subject to all applicable standards:

1. Signs permitted as specified in Section 24.05(A).
2. One identification sign, not to exceed thirty-two (32) square feet in total surface area if single-faced, or forty-five (45) feet in total surface area if double-faced, for the following uses: religious institutions, private or public schools and facilities constructed and maintained by any taxing district. Such a sign may be illuminated, shall not exceed nine (9) feet in height, and shall be setback a minimum of fifteen (15) from any property line and, in no case, less than twenty (20) feet from the curbline of an adjacent public street, and if no curbline exists not less than twenty (20) feet from the ditch line of an adjacent public street. Two such identification signs may be erected at entrances to the facility if the permitted square footage is divided equally into two (2) symmetrical signs, provided that all other provisions of this Chapter are met. Identification signs may include changeable copy and may be illuminated.
3. Residential Subdivision Identification Signs. Residential Subdivision Identification Signs shall be subject to the following provisions:
 - a. The sign shall be maintained by a homeowners' association or similar organization.
 - b. The sign may be installed on masonry entry monuments, which may be constructed on both sides of the entry street.
 - c. The height shall not exceed five (5) feet.
 - d. The sign area shall not exceed thirty-two (32) square feet per side, limited to two (2) sides, or sixty-four (64) square feet total.
 - e. The sign shall comply with the following setback requirements:
 - i. Fifteen (15) feet from the property line;
 - ii. Fifteen (15) feet from the curbline of an adjacent access drive;
 - iii. Fifteen (15) feet from the ditch line of an adjacent access drive if no curbline exists;
 - iv. Twenty (20) feet from the curbline of an adjacent public street; and
 - v. Twenty (20) feet from the ditch line of an adjacent public street if no curbline exists.
 - f. The sign shall not impede normal pedestrian movement nor obstruct the line of sight for motor vehicle traffic.

- g. Illumination. All subdivision identification signs may be illuminated. However, only low level landscape lighting shall be permitted in residential districts, subject to review and approval by the Village Board or its designee. Said landscape lighting shall be adjusted to avoid direct illumination of the sign.
 - h. Landscaping. All subdivision identification signs shall be landscaped with trees and shrubs to blend the signs into the landscape of which they are a part.
4. Home Occupation Signs. Properties where a home occupation is permitted shall be allowed one sign in addition to the other signs permitted under this Chapter provided that the additional sign complies with the following requirements:
- a. The sign shall not exceed two (2) square feet in surface area.
 - c. The sign shall be installed flat against the face of a building, rather than in a front or side yard and shall not be illuminated.

C. PERMITTED SIGNS IN NON-RESIDENTIAL ZONING DISTRICTS. The following signs shall be permitted within the Village as accessory uses in non-residential zoning districts, and shall be subject to all applicable standards:

- 1. Signs permitted as specified in Section 24.05(A).
- 2. Ground Signs. Ground signs shall be subject to the following provisions:
 - a. Number. There shall be a limit of one (1) ground sign per lot, shopping center, shopping center out lot or multiple business center, which shall be erected for the purpose of identifying the establishment.
 - b. Height. No ground sign shall exceed nine (9) feet in height.
 - c. Surface Area. No ground sign shall exceed a maximum surface area of thirty (32) square feet if single-faced or sixty-four (64) square feet if double-faced.
 - d. Setback. No ground sign shall be located closer than fifteen (15) feet to the property line, curblineline, or the ditch line if no curblineline exists. Such signs shall be placed no closer than eighteen (18) feet to any building or structure it identifies and shall not obscure any architectural features of a building, such as entrances, display windows or decorative cornices when viewed from the street.
 - e. Shape. Signs of excessively complicated outlines or composed of several different connected shapes are not acceptable. The outlined

shape and silhouette of a ground sign shall be simple and compatible with the building to which it relates.

- f. Scale and Proportion. A ground sign shall be compatible with the building or buildings it identifies, and the sign may not be of such a size that it visually overpowers the building on the site.
- g. Illumination. Ground signs may be internally or externally illuminated.
- h. Tenant Identification Panels. Provision for identifying tenants within a shopping center or multiple business center as part of the permitted square footage of the sign identifying the shopping center or multiple business center as a whole shall be permitted, provided that there shall be a limit of two (2) panels or divisions of said sign for such purposes.
- i. Menu Board Signs. In addition to the one (1) permitted ground sign, one (1) single-faced menu board ground sign shall be permitted per lot or out lot for restaurants with drive-in/drive-through facilities, provided that such sign does not exceed twenty-four (24) square feet in surface area or 8 feet in height. Such sign may only be internally illuminated. Menu board signs shall be permitted only in business zoning districts.

3. Wall Signs. Wall signs shall be subject to the following provisions:

- a. Location. A wall sign shall be erected upon the wall of the building facade having its principal frontage upon a public street. A wall sign may be on the building facade other than the principal frontage if it faces a non- residential district, and the total square footage does not exceed the total permitted on the principal frontage. In no case shall a wall sign be permitted that faces the side of any adjoining lot located in a residential zoning district.
- b. Number. A maximum of one (1) wall sign per establishment shall be permitted, erected for the purpose of identifying the establishment, subject to the following provisions:
 - i. No wall sign shall be permitted for individual tenants in a multi- story or multi-tenant office building, unless specifically authorized as part of an approved planned development at the time of approval of said planned development.
 - ii. A corporate logo shall be permitted but shall count as the permitted wall sign if it is not incorporated into the wall sign.

The square footage of the logo shall be calculated along with the remainder of the sign copy to determine the overall surface area of the sign.

- c. Projection. No wall sign shall project from the building wall more than twelve (12) inches.
 - d. Shape. The outlined shape and silhouette of a wall sign shall be simple and compatible with the building facade it is mounted on. Shapes that disrupt the architectural order and composition of a building facade are not acceptable.
 - e. Scale and Proportion. Wall signs shall be harmonious in scale and proportion with the building facade they are mounted to and with the architectural elements of the building, such as windows, cornices, sign friezes and bays. A wall sign shall not visually overpower those elements nor detract from the composition of the building facade.
 - f. Overhang. The edges of wall signs shall not overhang the top of bays or equivalent architectural features of building facades.
 - g. Illumination. Wall signs may only be internally illuminated.
 - h. Signs to be erected upon mansard roofs shall be treated as wall signs and shall be single-faced signs. In no case shall the roof or a portion of the roof itself be illuminated.
 - i. The maximum size of any such sign is determined by the square footage of the signable area and the setback of the building from the property line, curblin, or ditch line if no curblin exists. (See Table 1 herein).
4. Canopy and Marquee Signs. Canopy and marquee signs shall be subject to the following provisions:
- a. Number. There shall be a limit of one (1) canopy/marquee sign per lot or per establishment, erected for the purpose of identifying the establishment, except as otherwise provided for in this subsection, and provided that no wall signs are directed to the same street frontage.
 - b. Location. Canopy/marquee signs may be mounted on the face (vertical edges only) of the canopy/marquee proper. Signs shall not be erected above the roof line of the canopy/marquee.
 - c. Signable Area. The signable area for canopy/marquee signs shall not extend beyond the canopy/marquee face on which the sign is

located. No sign or portion of a sign shall exceed the borderline of any outer edge of said canopy/marquee.

- d. **Surface Area.** The surface area of a canopy/marquee sign shall not exceed ten (10) square feet or thirty percent (30%) of the signable wall area of a canopy/marquee attached to the building front, whichever is greater. A multiple bay canopy/marquee, such as drive-up lanes at a financial institution, may have a sign for each bay, provided that the sum total of all such signs does not exceed thirty percent (30%) of the surface area of the face of the canopy/marquee that faces a public street or private drive.
 - e. **Projection.** No canopy/marquee sign shall project more than 8 inches from the canopy/marquee proper.
 - f. **Ground Clearance.** A clearance of eight (8) feet shall be maintained from the lowest point on the canopy/marquee to the grade or walkway under said canopy/marquee.
 - g. **Shape.** The outlined shape and silhouette of a canopy/marquee sign shall be simple and compatible with the building it is mounted on. Shapes that disrupt the architectural order and composition of a building facade are not acceptable.
 - h. **Scale and Proportion.** Canopy/marquee signs shall be harmonious in scale and proportion with the building they are mounted to and with the architectural elements of the building, such as windows, cornices, sign friezes and bays. A canopy/marquee sign shall not visually overpower those elements nor detract from the composition of the building facade.
 - i. **Material.** Canopy/marquee signs shall be constructed of a non-combustible type of material.
 - j. **Illumination.** Canopy/marquee signs may only be internally illuminated.
5. **Awning Signs.** Awning signs shall be permitted in order to identify the establishment, subject to the following provisions:
- a. **Location.** Individual letters, words or symbols may be directly affixed or applied to any surface of an awning, generally by painting, printing, or weaving. Signs shall not be constructed of or applied to other material which are then fastened to the awning.
 - b. **Surface Area.** The surface area of an awning sign shall not exceed twenty percent (20%) of the exterior surface area of the awning.

- c. Ground Clearance. A clearance of eight (8) feet shall be maintained from the lowest point on the awning to the grade or walkway under said awning.
 - d. Illumination. Awning signs shall not be illuminated.
 - e. Portability of Surface Area. An awning sign shall be permitted in addition to a permitted wall sign, provided that the surface area of all awning signs shall be counted towards the maximum permitted surface area for the wall sign based on the signable wall area of the building.
6. Automobile Service Station. The following additional or different sign requirements shall apply to automobile service stations:
- a. Ground signs.
 - i. Number. There shall be a limit of one (1) ground sign on the property.
 - ii. Height. No ground sign shall exceed nine (9) feet in height.
 - iii. Surface Area. A bonus of eight (8) square feet per face may be added to the permitted surface area to incorporate a changeable copy board into the overall sign design for the purpose of providing gasoline pricing information, provided that the changeable copy is limited to identification of the various grades of fuel offered for sale and their associated prices. The use of this additional square footage shall permanently forfeit the right to erect any separate gasoline pricing signs on the property.
 - b. Wall Signs. A maximum of two (2) walls signs per automobile service station shall be permitted, placed on separate walls of the building.
 - c. Canopy Signs. A maximum of two (2) canopy signs per automobile service station shall be permitted, placed on separate edges of the canopy, provided that the canopy is not attached to the building. Signs shall not be erected above the roof line of the canopy.
 - d. Car Wash Buildings. If a detached car wash building is provided, one (1) additional wall sign shall be permitted on that building, provided that it conforms to all other provisions for wall signs as stated in this Section.
 - e. Service Bays. If an automobile service station is of the full service variety that contains bays in active use for the servicing of vehicles

a sign may be placed over the service bay subject to the following provisions:

- i. Such signs shall be wall signs.
 - ii. Such signs shall not exceed six (6) square feet in surface area.
 - iii. Such signs shall not extend above the roof line.
 - iv. Such signs shall not be illuminated.
 - v. Such signs shall otherwise conform to all other provisions for wall signs as stated in this Section.
- f. Service Island Signs. Service island signs shall be subject to the following provisions:
- ii. One (1) service island sign shall be permitted for each approach for each island.
 - iii. Such signs may be placed upon fuel pumps or upon support posts for freestanding canopies.
 - iv. Such signs shall not exceed five (5) square feet in surface area.
 - v. Such signs shall not be illuminated.
 - vi. Special instructional signs mandated by units of government (e.g., no smoking, licensing, inspection, etc.) shall be exempt from the provisions of this Chapter.
- g. Pump Signs. One (1) sign, which may be single-faced or double-faced, not to exceed two (2) square feet in surface area per face, shall be permitted on top of each fuel pump machine.
7. Entrance Signs. Signs designating the entrance to a building or an individual unit in a building shall be subject to the following provisions:
- a. One (1) sign shall be permitted per entrance to a building, or to an individual unit in a building and shall not be illuminated.
 - b. The sign shall be a wall sign, painted or decaled upon a door.
 - c. The sign shall not be located above the height of the adjacent door, or seven (7) feet above the individual threshold, whichever is less.
8. Commercial and Institutional Occupation Signs. Commercial and institutional occupation signs shall be subject to the following provisions:

- a. They do not exceed two (2) square feet in surface area.
 - b. A combination of an address sign and an occupational sign is permitted, provided that such sign does not exceed four (4) square feet in surface area. Use of an occupational shall forfeit the right to use a name plate sign.
 - c. One sign shall be permitted for each building, except for buildings that have more than one (1) entrance for the general public, in which case one (1) sign shall be permitted for each general public entrance.
9. Parking Lot Signs. Certain signs related to parking facilities accessory to the main use of the premises shall subject to the following provisions:
- a. Such signs shall be permitted only in non-residential zoning districts.
 - b. Such signs shall be permanently installed and limited to three (3) signs per parking lot.
 - c. Such signs shall not exceed three (3) square feet in surface area if the sign is single-faced or six (6) square feet in surface area if the sign is double-faced.
 - d. Such signs shall not exceed three (3) feet in height.
 - e. Such signs shall be set back a minimum of five (5) feet measured from the most restrictive of the property line, curblineline, or the ditch line if no curblineline exists.
 - f. Such signs may be illuminated.
 - g. Special instructional signs mandated by units of government (e.g., parking spaces reserved for individuals with disabilities, fire lane, etc.) shall be exempt from the provisions of this Chapter.
 - h. Parking lot signs shall be single-faced if located within 20 feet from the most restrictive of the property line, curblineline or the ditch line if no curblineline exists, and the single face shall not face the nearest roadway.
10. Changeable Copy Signs. Changeable copy signs shall only be permitted for the following uses:
- a. Churches.
 - b. Automobile service stations.
 - c. Public agencies and theaters.

11. Mansard Roof Signs. Mansard Roof Signs shall be subject to the following provisions:
 - a. A sign located on a decorative mansard shall be mounted directly vertical as a wall sign, with no visible angle iron, guy wires, braces, or secondary supports.
 - b. All hardware shall be concealed. roof signs that project out from the surface of the roof shall be enclosed on all sides perpendicular to the sign face with a treatment to match the color, texture, and appearance of the roof materials.
 - c. No sign on a mansard roof shall project from the building surface more than six (6) inches as measured at the front edge of the sign.
 - d. Such signs shall be constructed of a non-combustible type of material.

12. Non-Residential Subdivision Identification Signs. Non-residential subdivision identification signs shall be subject to the following provisions:
 - a. The sign shall not exceed thirty- five (35) square feet per side, limited to two (2) sides, or seventy (70) square feet total.
 - b. The sign shall not exceed nine (9) feet in height.
 - c. Tenant identification may be provided on subdivision identification ground signs for shopping centers, provided, however:
 - i. Identification is limited to a tenant which occupies fifteen thousand (15,000) square feet or more of gross floor area; and
 - ii. Not more than four (4) such tenants are listed on each side of said sign.
 - d. Tenant identification may be provided on non-residential subdivision identification ground signs for all other non-residential uses, provided not more than two (2) tenants are listed on each side of the sign.
 - e. Setbacks: All non-residential subdivision identification signs in any zoning district shall be set back not less than:
 - i. Fifteen (15) feet from the property line;
 - ii. Fifteen (15) feet from the curbline of an adjacent access drive;
 - iii. Fifteen (15) feet from the ditch line of an adjacent access drive if no curbline exists;

- iv. Twenty (20) feet from the curblineline of an adjacent public street; and
- v. Twenty (20) feet from the ditch line of an adjacent public street if no curblineline exists.
- f. The sign shall not impede normal pedestrian movement nor obstruct the line of sight for motor vehicle traffic.

24.06 ADMINISTRATION

A. BUILDING CODE COMPLIANCE REVIEW.

- 1. Unless otherwise exempted in this Chapter, no person, firm or corporation shall erect, construct, locate, display, place, structurally or graphically alter, relocate, or maintain any sign without having first obtained approval from the Village Building Inspector that the proposed sign complies all Village Building Codes and the requirements of this Chapter.
- 2. No building code compliance review shall be necessary for repainting, cleaning, and other normal maintenance or repair of a sign structure, provided that such maintenance does not alter the original copy displayed on the sign face(s), the surface area, height, or otherwise in any way render the sign non-conforming.
- 3. A demolition permit shall be required for the removal or demolition of permanent signs.
- 4. Illuminated signs shall require a building code compliance review.
- 5. All building code compliance reviews, except where a variation is sought, shall be subject to review and final approval by the Village Building Inspector.
- 6. Each sign proposed to be erected shall require a separate building code compliance review.
- 7. Any person, firm, or corporation submitting a sign for building code compliance review shall reimburse the Village for any professional fees incurred by the Village for any professional fees incurred in completing said review.

B. CONSTRUCTION SPECIFICATIONS.

- 1. Compliance with Applicable Codes. All signs shall be constructed in accordance with applicable provisions of the Village Code including all adopted building codes and the requirements of this Chapter.

2. Obstruction to Exits. No sign shall be erected, constructed, or maintained so as to obstruct any fire escape, required exit, window, door opening or wall opening intended as a means of ingress or egress.
3. Obstruction to Ventilation. No sign shall be erected, constructed, or maintained so as to interfere with any opening or window required for light or ventilation.
4. Clearance from Electrical Power Lines and Communications Lines.
 - a. All signs shall be located in such a way that they maintain horizontal and vertical clearance of all electrical power lines and communications lines.
 - b. However, in no instance shall a sign be erected or constructed within eight (8) feet of any electrical power line, conductor or service drop or any communications line, conductor, or service drop.
5. Underground Electrical Service. All electrical service to ground signs shall be underground.
6. Clearance from Surface and Underground Facilities.
 - a. All signs and their supporting structures shall maintain clearance and non-interference with all surface and underground facilities and conduits for water, sewage, gas, electricity or communications equipment or lines.
 - b. In addition, the placement of all signs and their supporting structures shall not interfere with natural or artificial drainage of surface or underground water.
7. Supports and Other Hardware.
 - a. Primary supports for permanent signs shall be of the same material or of a coloring the same as or compatible with the sign material in order to harmonize with the sign.
 - b. Secondary supports and hardware, such as angle irons, braces, brackets, and frame members shall be concealed.
 - c. Pieces of electrical hardware, such as raceways, switch boxes, junction boxes and the like, shall be painted the same color as the support, building or portion of the sign to which they are affixed (as the case may apply) in order to conceal or subdue their appearance.
8. Landscaping.

- a. All ground signs shall be located in a landscaped area separated and protected from vehicular circulation, pedestrian movement, and parking areas.
- b. A minimum of two (2) square feet of landscaping is required for every one (1) square foot of sign face erected.
- c. Ground signs shall be landscaped at their base in a way harmonious with the landscape concept of the whole site.
- d. Landscaping shall form an attractive, dense cluster at the base of a ground sign, or around the support(s) of a pylon sign, that is equally attractive in winter and summer.
- e. Landscaping shall not obstruct the line of sight of motorists or pedestrians.

9. Illumination.

- a. All signs permitted to be illuminated under this Chapter shall be installed or applied such that signs shall meet the following standards:
 - i. Wall signs.
 - a. Such signs may be illuminated internally or externally.
 - b. In the case of dimensional signs or individually applied letters, numbers, logos or other copy, illumination may also be placed behind said elements in outline form such that the light source is not visible from direct view.
 - c. Such signs, if illuminated externally, shall either be illuminated from the ground using the same standards as for ground signs given in paragraph ii of this subsection, or from light sources hidden in or along the eave with all lights, fixtures and brackets concealed and shielded from direct view.
 - ii. Ground signs.
 - a. Such signs, if illuminated internally, shall meet the same standards as wall signs.
 - b. If illuminated externally, such illumination shall only be from the ground, with light bulbs contained within

- a protective casing, and such lighting fixtures concealed by dense, evergreen type shrubbery.
- c. Externally Illuminated Signs: Externally illuminated signs shall have lighting fixtures designed and installed only in such a manner that the direct rays of such lights shall be concentrated on the sign and be prevented from causing a glare on or striking the street or nearby property, or the reflector shall be provided with proper glass lenses concentrating the illumination upon the area of the sign so as to prevent glare on the street or nearby property.
 - d. Proximity to Residential Zoning Districts: Any illuminated sign visible within a direct distance of one hundred (100) feet of any residential zoning district (including public rights of way, private streets, aisles, etc.) shall be turned off and not operated between the hours of 10 p.m. and 7 a.m., 7 days a week, unless the establishment is engaged in the operation of its business open to the public with employees on the premises during such period.
- iii. Flashing Signs and Devices: Flashing signs and devices shall be prohibited.
 - vi. Neon Tubing:
 - i. Exposed neon tubing and exposed light bulbs shall be prohibited.
 - ii. Neon tubing used for internal illumination shall be concealed behind translucent covering.
 - iii. In non-residential zoning districts only, the use of neon tubing as an inside window or door signage treatment is allowed.
 - iv. No outlining of windows or doors with tubing is allowed.
 - v. Only thirty percent (30%) or less of the surface area of any window or door can be covered with the tubing.
 - vi. Only one neon sign is allowed per window or door.
 - v. **PARKING FACILITY OR PREMISES ILLUMINATION:**

- i. No ground sign shall be used as a means of holding, housing or otherwise supporting light fixtures intended to illuminate parking lots, buildings or the general premises of any property or establishment.
 - ii. Such light fixtures shall be placed on light poles specifically designed for such purposes and served by separate electrical feeds.
 10. Inspections. Every new sign requiring a building code compliance review shall be subject to a general inspection, electrical inspection (if applicable), footing inspection and any other inspection(s) deemed necessary by the Village.
 11. Private Sign Covenants: Nothing in this Chapter shall be construed to prevent the owner or property manager of a shopping center, multiple business center, other similar multi-tenant or multi-user property, or other business, industrial or institutional use, or a homeowner's association in a residential zoning district to impose and enforce private sign covenants upon such property which may be more restrictive or which may set higher standards than the provisions of this Chapter. However, in the case of conflict between the Village's regulations and the private sign covenants, the more restrictive regulations or the higher standards shall govern. The Village shall not be responsible for enforcement of private sign covenants.
 12. Setback Exemption. Signs located along Illinois Routes 31 and 176 within one-half (1/2) miles of said intersection shall be exempt from any and all setback requirements of this Chapter.
- C. APPLICATION PROCEDURES. Building code compliance review of a permanent sign shall be made upon a form provided by the Village Building Department and, depending upon the type of signage requested, shall include at a minimum the following information:
1. Wall Signs. A photograph or diagram illustrating the following information:
 - a. The setback of the building;
 - b. The signable area;
 - c. The exact location and outer dimensions of the sign;
 - d. The proposed height to the top of the sign; and
 - e. Exact representations of the face of the building to which the sign is to be attached shall be illustrated.
 2. Ground Signs. A photograph or diagram illustrating the following information:

- a. The setback of the building;
 - b. The location of the sign on the property, including front and side yard setbacks and the distance from the sign to the building;
 - c. The height of the sign;
 - d. The property frontage; and
 - e. The distance from the sign to adjacent ground signs shall be illustrated.
3. Projecting Signs. A photograph or diagram illustrating the following information:
- a. The proposed location of the sign on the building;
 - b. The distance that the sign is pinned away from the building;
 - c. The distance from the face of the building wall to the outermost point on the sign;
 - d. The distance between sidewalk grade and the top and bottom of the sign; and
 - e. Exact representation of the face of the building to which the sign is to be attached shall be illustrated.
4. Canopy, Awning or Marquee Signs. A photograph or diagram illustrating the following information:
- a. The complete dimensions of the canopy, awning, or marquee to which the sign is attached;
 - b. The location, outer dimensions and percentage of canopy or awning which the sign or lettering occupies; and
 - c. The distance from sidewalk grade to the top and bottom of the sign shall be illustrated.
5. Window Signs. A photograph or diagram illustrating the following information:
- a. The dimensions of the window or glass surface on which the sign is to be applied;
 - b. The location and outer dimensions of the sign; and
 - c. The location of any other window signs on the face of the building on which the sign is to be attached shall be illustrated.

6. Other Requirements for Permanent Signs. A photograph or diagram, drawn to scale, illustrating the exact location of all existing and proposed signage on the property and adjoining properties.
 - a. One colored sketch, drawn to scale, which accurately represents all features of the sign including, but not limited to, size, message, letter style, border, surface texture, all exposed structural elements, percentage of message area and method of illumination and support.
 - b. One color sample for each color which is proposed to be used in the sign. The color sample shall consist of either the manufacturer's color chart or, in cases of custom colors, an actual sample of the paint to be used, applied to an appropriate material.
- D. Standards for Review and Approval. All requests for building code compliance review will be reviewed according to the Village Code including all adopted building codes and the requirements of this Chapter. The Village may decline to grant building code compliance approval if the proposed sign to be installed does not conform to the Village Code including all adopted building codes and the requirements of this Chapter.
- E. Limitations. Building code review approval shall allow the erection, re-erection, alteration, relocation, affixing of a sign only on the property designated in the review request and only by the person, firm, or corporation requesting building code compliance review.

24.07 MAINTENANCE

- A. MAINTENANCE STANDARDS. Maintenance of signs shall be required, according to the following standards:
 1. The owner of a sign and the owner of the premises on which such sign is located shall be jointly and severally liable to maintain such sign and its illumination sources (if applicable) in neat and orderly condition, in good repair, and in good working order at all times, to replace burnt out light bulbs, and to prevent the development of any rust, corrosion, rotting, peeling of paint or other deterioration in the physical appearance, structural integrity or safety of such sign.
 2. The owner of any sign regulated by this Chapter shall be required to have properly painted or finished all parts and supports of said sign when necessary, unless the same are galvanized or otherwise treated to prevent rust or deterioration.
 3. Nothing in this Section shall be construed to permit as "maintenance or repair activities" the changing of a sign face by replacement or repainting

of copy with new copy, except for the changeable portion of changeable copy signs.

4. A new sign permit application shall be required for face changes, and the sign shall then be subject to all provisions of this Chapter.
5. Failure to apply for copy changes shall render the sign subject to all applicable penalties or remedies of this Chapter.

24.08 ENFORCEMENT

A. OBSOLETE SIGNS.

1. Any obsolete sign shall be removed by the owner, agent or person having the beneficial use of the building, structure, or lot upon which such sign is located within ten (10) days after the cessation of such business or sale of such product that renders the sign obsolete. Such a sign shall be deemed abandoned.
2. If such sign is not removed within ten (10) working days of being abandoned, the Building Inspector shall give written notification to the owner or agent of such failure.
3. If such sign is not removed in this time period, the Village may take all necessary legal action to ensure the removal of such sign.
4. The expense incident thereto shall be paid by or be recoverable from the owner of the building, structure, or lot upon which the sign is located; and said expense shall be a lien upon such premises until paid.

B. UNSAFE SIGNS.

1. Any unsafe sign shall be removed by the owner, agent or person having the beneficial use of the building, structure, or lot upon which such sign is located immediately after written notice is given by the Village to said owner, agent, or person.
2. Notwithstanding the foregoing provision, the Building Inspector is authorized to cause any sign to be removed summarily and without notice, at the sole expense of the owner, agent or person having the beneficial interest in the building, structure, or lot on which such sign is located, whenever the Building Inspector determines that such sign is an immediate peril to persons or property.
3. The Building Inspector shall refuse to issue any sign or building permit to any permittee or owner who refuses to pay costs of any sign removal or repair so assessed.

C. NON-CONFORMING SIGNS.

1. Legal Non-Conforming Signs. Any sign lawfully existing as of the date of the adoption of this Chapter which does not conform to one or more of the provisions contained herein shall be deemed to be a legal non-conforming sign and may be continued in operation and maintained subject to the following requirements:
 - a. Legal non-conforming signs that are permanent signs.
 - i. The owner or beneficial user shall maintain such sign in good condition and repair;
 - ii. Such sign shall not be changed or altered in any manner, including face changes (i.e., replacement or repainting of copy with new copy, except for the changeable portion of changeable copy signs); shall not be changed to any other nonconformity; shall not be expanded; shall not be structurally altered to prolong its useful life; and shall not be moved in whole or part to any other location where it would remain nonconforming;
 - iii. Such sign shall not be continued in use after change of occupancy of the business, owner, or activity to which the sign pertains;
 - iv. Cosmetic type non-conforming features (such as painting, concealment of electrical fixtures with landscaping, burying of electrical service drops and the like) shall be rendered conforming within ninety (90) days after the date of adoption of this Chapter, weather permitting.
 - b. Legal non-conforming signs that are not permanent signs.
 - i. The owner or beneficial user shall maintain such sign in good condition and repair;
 - ii. Such sign shall not be changed or altered in any manner, including face changes; shall not be changed to any other nonconformity; shall not be expanded; shall not be structurally altered to prolong its useful life; and shall not be moved in whole or part to any other location where it would remain nonconforming;
 - iii. Such sign shall not be continued in use after change of occupancy of the business, owner, or activity to which the sign pertains;

- iv. Such sign shall be removed within ninety (90) days after the date of adoption of this Chapter.
 - v. Wall signs that have a nominal value of less than \$150 shall not be deemed to be permanent signs and shall be subject to the provisions of this Section.
- c. Any violation of any of the provisions of this Chapter at any time shall immediately terminate the right to maintain the existence of a legal non-conforming sign.
 - d. If during the grace period any legal non-conforming sign is damaged or destroyed, by any means whatsoever, to the extent that its repair or replacement cost exceeds fifty percent (50%) of its replacement cost as of the date it became non-conforming, the right to maintain the existence of a legal non-conforming sign shall be immediately terminated, and the sign may not be rebuilt or used thereafter.
 - e. In the event the damage or destruction of the legal non-conforming sign is less than fifty percent (50%) of its replacement cost, the sign may be rebuilt to its original condition and may continue to be displayed until the end of the grace period. The funds and effort expended on such rebuilding, however, shall not be grounds to justify a waiver of the requirement for the sign to conform, or to extend the time that the sign may remain non-conforming.
 - f. Normal maintenance of legal non-conforming signs, necessary nonstructural repairs and incidental alterations which do not extend or intensify the non-conforming features of the sign, shall be permitted during the grace period.
 - g. Legal non-conforming signs that are permanent signs which are within ten percent (10%) of compliance of any height, surface area or location requirements, and which otherwise conform to all other provisions of this Chapter, shall be deemed to be conforming for the purposes of these regulations.
2. Non-Conforming Signs. Any sign not lawfully existing as of the date of the adoption of this Chapter which does not conform to the provisions contained herein shall be deemed to be a non-conforming sign and shall be removed within thirty (30) days after the date of adoption of this Chapter.
 3. Any legal non-conforming sign that has not been removed, altered, or relocated by the applicable time frame stated herein so as to render it conforming shall thereafter be deemed a non-conforming sign, and such sign shall then be subject to prosecution by the Village in an applicable court of jurisdiction to achieve its removal.

D. CONFISCATED SIGNS.

1. Any signs in violation of any provision of this Chapter may be removed by the Village and placed into temporary storage.
2. Confiscated signs will be released upon payment of a storage fee of \$25 per sign, payable to the Village.
3. The Village shall not be responsible for loss of or damage to any confiscated sign while in storage.
4. The Village shall not be responsible to notify the owner or agent of said sign that it was confiscated and placed into storage.
5. The Village shall not be obligated to keep said sign in storage beyond five (5) working days, after which time it may be discarded.

E. NOTICE. The owner of the premises on which the sign is located shall be the responsible party for the purpose of receiving notice under any section of this Chapter.

F. PENALTIES FOR ERECTING OFF-PREMISE SUBDIVISION IDENTIFICATION SIGNS.

1. Any person, firm or corporation that erects off-premise subdivision identification signs, commonly referred to as “tracker signs,” in violation of Section 24.03 herein shall be assessed a fine of \$100 per sign.
2. In the event said fine(s) is not paid within forty-eight (48) hours after a violation and the violation is not cured, the Village shall enforce a forty-eight (48) hour moratorium on all construction activities, building permits, certificates of occupancy and building inspections for the residential development. The forty-eight (48) hour moratorium will begin the first weekday after the fee deadline has passed.
3. In the event that a builder or developer, or their agent, erects a subdivision identification sign within the Village for a development outside the Village limits, the Village shall enforce the aforementioned moratorium for any construction activities, building permits, certificates of occupancy and building inspections related to any of the builder’s or developer’s construction activities within the Village. The forty-eight (48) hour moratorium will begin the first weekday after the fee deadline has passed.

G. ABATEMENT. Any sign violating any provision of this Chapter may be removed by the Village pursuant to the following:

1. Notices: Notices shall be sent to the owner of record, as well as to the address where the sign is located, via prepaid first class mail, stating that the sign is in violation of this Code and must be removed within forty-eight

(48) hours of receipt of the notices. For purposes of this Section, notice shall be deemed received twenty (24) hours following its deposit with the U.S. Postal Service.

2. Abatement by Village: If the sign is not removed within forty-eight (48) hours of receipt of the notices, or if the owner of the real estate cannot be found, the Village may cause the abatement or removal of such sign.
3. All costs and fees, including reasonable attorneys' fees incurred by the Village in enforcing this Chapter, shall be the joint and several responsibility of the owner of record where the illegal sign was located and the occupant(s) of the property where the illegal sign was located.

24.09 VARIATIONS

A. VARIATION PROVISIONS. If specific standards or requirements contained in this Chapter preclude a proposed sign from being erected, the applicant may request a variation, subject to the following provisions:

1. Procedure.
 - a. An applicant shall file with the Village Clerk a written petition addressed to the Village Board c/o the Village Clerk requesting a variation and setting forth a brief statement of the grounds.
 - b. At the time of filing said petition, a sign variation review fee of \$50 shall be submitted.
 - c. The petition shall set forth the fact in detail concerning the proposed variation and practical difficulty or particular hardship upon which the applicant's petition is based and shall have attached a diagram or plan showing the result that the proposed variation would have on the subject sign and property in question.
2. Standards for Variations. In granting the petition, the Village Board shall find the following to exist:
 - a. That such a variation is harmonious with the intent and purposes contained in Section 24.01 herein; and
 - b. That there is a practical difficulty or particular hardship upon the applicant, which is non-financial in nature, in carrying out strict compliance with this Chapter, or any part hereof, relating to the construction, alteration, maintenance, repair, or remodeling of any sign. A practical difficulty or particular hardship shall be proven by evidence demonstrating that (1) the plight of the applicant is due to unique circumstances and (2) the variation, if granted, will not alter the essential character of the locality in which it is located; and

- c. That the variation will maintain and/or enhance the historic and architectural character of a site or structure.

3. Village Board Action.

- a. The Village Board, may, without further action, grant or deny any petition for variation.
- b. In granting such a request, the Village Board shall have the right to impose any and all such further conditions upon the petitioner as they may deem to be in the best interests of the Village.
- c. If granted, a variation must be acted upon within 6 months, as demonstrated by the issuance of a valid sign permit, or the permitted variation shall be deemed null and void without any further action by the Village.

B. REVOCATION OF VARIATIONS.

- 1. At any time following the granting of a variation, the Village Board may, upon written notice, consider revocation of the variation which allowed construction of such sign, conduct a hearing to consider revocation of the variation which allowed construction of such sign.
- 2. The variation may be revoked if the Village Board finds that the conditions imposed with the variation have been violated or the conditions which formed the basis for the variation no longer exist.