

10.6 SIGNAGE REGULATIONS

10.6-1 Village Wide Regulations The regulations set forth herein shall apply in all zoning districts unless otherwise provided herein.

10.6-2 Rules of Interpretation and Signage Definitions

- a. Rules of Interpretation The signage regulations set forth in this Section 10.6 shall be interpreted in accordance with the following rules:
- (1) The provisions of this Section shall be held to be the minimum requirements for the promotion of the effective use of signs within the Village.
 - (2) Where the requirements imposed by any provision of this Section are either more restrictive or less restrictive than comparable requirements imposed by any other applicable statute, law, ordinance, regulation or rule, the provision that is the most restrictive or imposes the higher standard or requirement shall apply.
 - (3) Although the requirements of this Section are written in very specific terms, reasonable flexibility is offered through the provisions allowing for appeals and variations as provided herein.
 - (4) This Section is not intended to abrogate any easement, covenant or any other private agreement, provided that where the regulations of this Section are more restrictive or impose a higher standard or requirement than created by such easement, covenant or other private agreement, the requirements of this Section shall govern.
 - (5) Except as otherwise provided in Section 10.6-7 herein, no sign not lawfully established at the time of the adoption of this Ordinance shall become or be made lawful solely by reason of the adoption of this Ordinance; and to the extent that, in any manner that said sign is in conflict with the requirements of this Ordinance, said sign shall remain unlawful under the provisions of this Ordinance. Any sign or sign structure established prior to the effective date of this Ordinance which is rendered nonconforming by the provisions herein, and any sign or sign structure, which, as a result of subsequent amendments hereto, shall be rendered nonconforming, shall be subject to the regulations of Section 10.6-7 of this Ordinance.
 - (6) Nothing contained in this Section 10.6 shall be deemed to consent to, or permit the erection of a sign without first obtaining an appropriate permit from the Village.
 - (7) All measured distances and values shall be rounded to the nearest whole integer.
 - (8) All distances, unless otherwise stated, shall be measured horizontally.
 - (9) A "V Shaped" sign with an interior angle of less than thirty degrees (30°) shall be considered a back to back sign.

b. Definitions The following words and terms shall have the meaning set forth herein for purposes of interpreting the signage regulations:

- (1) Advertising Sign Any advertising device, billboard, poster, notice or display which directs attention to an object, product, place, activity, person, institution, organization or business that is not located on the property where the sign is located, but not including a temporary sign or a sign advertising the activity being conducted upon the property upon which it is located.
- (2) Arcade Sign A wall or projecting sign attached to the roof or wall of an arcade and totally within the outside limits of the structural surfaces which are delineating the arcade.
- (3) Area of Sign The entire geometric area within a single continuous perimeter enclosing the extreme limits of the actual surface of a single faced sign. It does not include any structural element outside the limits of such sign and not forming an integral part of the sign face.
- (4) Building Frontage The linear length of the outside building wall facing the public right-of-way or, in the case of a multi-tenant building, the linear length of the outside building wall of the individual tenant unit facing the parking area which serves as the primary access for the multi-tenant building or multi-story building. On corner lots, only the building front facing the street or roadway that has the higher traffic designation shall be utilized in the determination of building front (Am. Ord 13-036, passed 05/28/13).
- (5) Building Sign Any sign affixed to a building that directs attention to a business or profession conducted, or to a commodity, service or entertainment sold, offered, or manufactured, upon the premises where such sign is located, or to which it is affixed.
- (6) Building Wall The wall area in one (1) plane or elevation of a building.
- (7) Business Sign Any sign which directs attention to a business or profession conducted, or to a commodity, service, or entertainment sold or offered, upon the premises where such sign is located.
- (8) Box Sign: A cabinet type sign with a lexan or plastic panel insert. This type of sign can be internally illuminated (Am. Ord 13-036, passed 05/28/13).
- (9) Canopy Sign A sign which forms part of a canopy or marquee and does not extend horizontally beyond the limits of such canopy or marquee.
- (10) Changeable Copy Sign A sign on which message copy can be changed through the use of attachable letters and numerals that are changed manually.
- (11) Channel Letter Sign A wall sign made of self-contained letters that are affixed to the face of a building that does not project above the top of the parapet wall, does not project above any portion of the roof line, does not project beyond the side wall of the building and which does not project above or below a marquee (Am. Ord 13-036, passed 05/28/13).
- (12) Copy Area The area in square feet of the smallest geometric figure which can be described so as to enclose the actual copy of a sign. For an internally illuminated sign, the entire illuminated face is considered copy area. The copy area of a

projecting sign or freestanding ground mounted sign is calculated on one (1) face of the sign only.

- (13) Dimensional Surface Sign: It may consist of three dimensional letter forms applied to or raised from a separate, flat background. The message may be in relief, or depressed by means of carving, etching, routing, and positive or negative cutout. The graphic design of the sign face shall ensure that each letter shall receive a structural outline element that causes a visual break with each letter, numeral, character, or logo bordering to either side. A dimensional surface sign is not a box sign. (Am. Ord. 14-035, passed 06/24/14).
- (14) Directional Sign A sign designed and erected solely for the purpose of traffic or pedestrian direction and is placed on the property where the public is directed, provided such sign shall contain no advertising copy.
- (15) Directory Sign A sign listing the names and location of various businesses or activities conducted within a building or group of buildings on the premises where such sign is attached.
- (16) Face of Sign The entire area of a sign where copy could be placed.
- (17) Flashing Sign Any directly or indirectly illuminated sign which exhibits changing natural or artificial light or color effects by any means whatsoever. Time and temperature signs shall not be considered flashing signs.
- (18) Freestanding Sign A sign which is ground mounted or supported by one (1) or more columns, uprights, or braces in or upon the ground and which columns, uprights or braces are less than ninety (90) percent of the full width of the sign, not attached to or forming part of a building.
- (19) Grade The elevation or level of the street closest to the sign to which reference is made, measured at the street's centerline. Notwithstanding the foregoing, if the sign is located not less than seventy-five (75) feet from the right-of-way, grade shall mean the average ground elevation of the lot that the sign is located on.
- (20) Height of Sign The vertical distance measured from the average grade at the foot of the sign to the highest point on the sign.
- (21) Illuminated Sign A sign that is illuminated either by means of exposed tubing or lamps on its surface, or by means of illumination transmitted through the sign faces.
- (22) Message Center Sign A changeable information display that is electrically activated, such as with light bulbs, video display, or mechanical flip discs, to convey information through changing letters, numbers, figures or similar depictions, provided such information or display shall not change more frequently than once every sixty (60) seconds. Time and temperature signs shall not be considered message center signs. Athletic scoreboards on public property shall not be considered message center signs (Am. Ord 07-038, passed 06/26/07).
- (23) Monument Sign A monument sign is a freestanding sign where the support base of the sign is a minimum of eighty percent (80%) of the width of the sign face as determined by the Village.

- (24) Multi-tenant Building: A building that houses more than one (1) tenant (Am. Ord 13-036, passed 05/28/13).
- (25) Nameplate: A single-faced sign which does not exceed two (2) square feet in size and is mounted to the principal building or mailbox. A nameplate mounted on the principal building may be illuminated in accordance with the performance standards.
- (26) Legal Nonconforming Sign (Grandfathered Sign): Any sign which was lawfully erected and maintained prior to such time as it came within the purview of this Ordinance and any amendments thereto, and which fails to conform to all the applicable regulations and restrictions of this Ordinance.
- (27) Off Street Parking: A public or private parking area designed in accordance with the requirements of this Ordinance (Am. Ord 13-036, passed 05/28/13).
- (28) Portable Business Sign: A business sign not permanently attached to the ground, building, or any other structure, but not including exempt and temporary signs.
- (29) Portable Sign: A sign not permanently attached to the ground, building, or to any other structure, but not including exempt or temporary signs.
- (30) Projecting Sign: Any sign other than a wall sign which is attached to, and projects not more than eighteen (18) inches from the face of the wall of the building to which it is affixed. The area of a projecting sign is calculated on all sign faces. No guylines, braces or secondary supports shall be used. Any angle iron or main support shall be enclosed in a wood, plastic or metal form, such that the angle iron or main support for the sign is not visible (Am. Ord 13-036, passed 05/28/13).
- (31) Public Service Sign: A sign posted on public or quasi-public property, the function of which is to promote items of general interest to the community.
- (32) Public Right of Way: A strip of land on which infrastructure such as roads, railroads or power lines are built. The right-of-way is owned by a public jurisdiction (Am. Ord 13-036, passed 05/28/13).
- (33) Privately Owned Circulation Road: A privately owned road which functions mainly as a collector and distributor of customer traffic (Am. Ord 13-036, passed 05/28/13).
- (34) Residential Development Sign: A residential development sign is a permanently ground mounted identification sign constructed at the principal entrance(s) of a residential development.
- (35) Sign: A name, identification, description, display or illustration which is affixed to or painted or represented directly or indirectly upon a building, pole or other surface or piece of land including pennants, which directs attention to an object, product, place, activity, person, institution, organization or business, provided, however, a sign shall not include any display of official court or public office notices or any other notices required by statute or Village ordinance nor shall it include a flag, emblem or insignia of a nation, political unit, school or religious group. A sign shall not include a sign located completely within an enclosed building unless the context is readily visible from a street or other public place.

- (36) Sign Structure A structure that supports, has supported, or is capable of supporting a sign, including decorative cover. No guy wire, braces, or secondary supports are to be used. Any angle iron or main support is to be enclosed in a wood, plastic, or metal form, such that the angle iron or main support is not visible.
- (37) Temporary Business Identification Sign A business sign that is used for (1) a newly opened or re-located business prior to the arrival of its permanent signage or (2) a temporary business that is housed in a brick and mortar building (Am. Ord. 13-048, passed 08/27/13).
- (38) Temporary Sign A sign, banner, pennant, valance, inflatable device, or advertising display constructed of cloth, canvas, fabric, cardboard, wallboard, or other light materials, with or without frames, which is not permanently installed or affixed to any sign structure.
- (39) Temporary Event Sign A sign advertising the existence of an event of a temporary nature for a limited period of time.
- (40) Traveling Message Sign A changeable information display that is electrically activated, such as with light bulbs or mechanical flip discs, to convey information through changing letters, numbers, figures or similar depictions and such information or display changes more frequently than once every sixty (60) seconds or involves continuous movement. Time and temperature signs shall not be considered traveling message center signs.
- (41) Unlawful Sign A sign which contravenes this Ordinance or which the Village may declare as unlawful if it becomes dangerous to public safety by reason of dilapidation or disrepair or a nonconforming sign for which a permit required under this Ordinance has not been obtained.
- (42) Vehicle Sign Any sign painted on, attached to, or mounted upon any operable motor vehicle. A vehicle sign does not include signs painted on, attached to, or mounted upon inoperable vehicles or upon trailers, or operable vehicles which are not moved for a period of more than five (5) days.
- (43) Wall Sign A flat sign which does not project more than eighteen (18) inches from the face of the wall of the building to which it is affixed or attached, running parallel for its entire length to the face or wall of the building, and which does not extend beyond the horizontal width or vertical height of such building. A wall sign shall only be a building sign or a business sign as designated herein (Am. Ord 13-036, passed 05/28/13).
- (44) Window Sign A sign installed inside a window for purposes of viewing from outside the premises. This term does not include merchandise located in a window.

10.6-3 General Provisions

The following provisions shall apply in all zoning districts unless otherwise set forth herein:

- a. The requirements of this Section shall govern and control the erection, enlargement, expansion, alteration, operation, maintenance, removal and relocation of all signs within all zoning districts. The requirements of this Section shall be in addition to provisions of the Village's Building Codes.

- b. All signs permitted under the Highway Advertising Control Act of 1971, as amended, shall be permitted therein provided such signs conform to the provisions of this Section.
- c. No sign or sign structure, unless exempted, shall be attached to a tree, telephone pole or other utility pole or structure.
- d. No sign shall be erected or located in a public right-of-way except as established and authorized by the public entity having jurisdiction over the right-of-way.
- e. No sign, or portion thereof, shall rotate, flash, flutter, or appear to move except as otherwise specifically permitted herein. Traveling message signs are prohibited.
- f. No sign shall be constructed or maintained on any portion of the roof of a building, nor shall such sign project above any portion of the roof or parapet wall, whichever is higher.
- g. Message center signs as defined herein shall be prohibited in all zoning districts (Am. Ord 07-038, passed 06/26/07).
- h. Permanent window signs shall conform to the requirements for and shall be deemed wall signs under the provisions of the zoning district in which they are located. Signs mounted on awnings, canopies, marquees or similar structures shall also be deemed to be wall signs.
- i. In all zoning districts, the property owner shall be permitted to construct and maintain not more than three (3) flag poles which shall be within the buildable area of the required front yard. In all cases flag poles shall be located not less than ten (10) feet from any property line, shall be no taller than thirty (30) feet and shall be utilized to display the American Flag, State and County Flags or other corporate, national or organizational flags. Such flag poles shall be used exclusively as flag poles and shall not also serve as light poles. Each flag pole may have a light fixture so that the flag may be illuminated during night time hours. Except with respect to flag poles displaying the American Flag, State, County or Municipal Flags, all such light fixtures shall be shielded and directed downward.
- j. The illumination of signs shall be diffused or indirect and shall be so treated that no direct rays shall be directed or reflected outside the boundary of the zoning lot on which the sign is located or more than ten (10) feet above grade. No sign shall use illumination from neon tubing that is not covered by an intervening surface.
- k. All ground mounted signs shall have landscaping at their base equivalent in area to the area of the sign.
- l. All wall signs shall consist of channel letters with the exception that one element of the sign may consist of a simple geometric figure not to exceed twenty percent (20%) of the total sign area (Am. Ord 13-036, passed 05/28/13). Dimensional surface signs are also permitted wall signs. Box signs are not permitted. (Am. Ord 14-035, passed 06/24/14).
- m. On corner lots, no signs shall be constructed so as to block or otherwise prevent visibility around the corner.
- n. Except as otherwise specifically permitted herein, signs advertising an activity, service or business that does not take place on the premises where the sign is erected are prohibited.

- o. Except as hereinafter provided, all signs shall require sign permits, which shall be issued by the Village.
- p. Except as hereinafter provided, when a sign is not specifically listed as permitted in a zoning district, such sign shall be expressly prohibited.

10.6-4 Exempt Signs

The following exempt signs are permitted in all districts subject to the requirements hereinafter specified and no sign permit is required. Signs exceeding the requirements of this Section shall be required to have permits and shall conform to the requirements for permanent signs in the districts where they are located.

- a. "For Sale" or "For Rent" Signs for Residential Lots One (1) sign, containing not more than eight (8) square feet of total copy area for a single face sign shall be permitted. No sign shall exceed five (5) feet in height above grade. All such signs shall be temporary, shall be located on the property sought to be sold or leased, and shall be permitted for a period of time not to exceed the sale or lease of the subject property. No such sign shall be located in the public right-of-way or closer than twenty (20) feet to any side yard lot line.
- b. "For Sale", "For Rent" and "Construction" Signs for Non-Residential Lots For properties less than five (5) acres in size, one (1) sign containing not more than thirty-two (32) square feet of total copy area shall be permitted. For properties five (5) acres in size or greater, one (1) sign containing not more than sixty-four (64) square feet of total copy area shall be permitted. No sign shall exceed eight (8) feet in height above grade. All such signs shall be temporary, shall be located on the property sought to be sold or leased, and shall be permitted for a period of time not to exceed the sale or lease of the subject property. No such signs shall be located in the public right-of-way or closer than twenty (20) feet to any side yard lot line on any lot containing only one (1) permitted use. In the event multiple units are located on any lot, such signage shall be located within the area of the unit's frontage.
- c. Nameplate One (1) nameplate shall be permitted for each use. The maximum area of such nameplate shall be two (2) square feet, and such nameplate shall be affixed flat against a wall or door or may extend up to eighteen (18) inches from a wall provided safe access is available for pedestrians.
- d. Accessory Signs
 - (1) Entry/Exit Signs: Not more than one (1) entry/exit sign shall be permitted for each entrance/exit to a multiple-family development or a nonresidential use. Except as otherwise required by law, such entry/exit sign shall contain not more than two (2) square feet of total copy area; may be illuminated; shall be constructed not more than three (3) feet in height above grade; shall be located not less than six (6) feet from any property line and shall contain no commercial advertisements.
 - (2) Parking Area Signs: One (1) parking area sign may be erected for each separate parking area indicating only the terms under which the parking area may be utilized. Such parking area sign may be double faced and shall contain not more than six (6) square feet of total copy area per face. The sign may be illuminated. The sign shall be constructed not more than five (5) feet in height above grade, and shall be located not less than six (6) feet from any property line.
- e. Vehicle Signs

10.6-5 Temporary Signs

The following temporary signs are permitted in all districts subject to requirements hereinafter specified. Signs exceeding the requirements of this Section shall be required to have permits and shall conform to the requirements for permanent signs in the zoning district where they are located.

a. Temporary political signs

- (1) Temporary political signs may be located in any zoning district provided that they are erected not more than thirty (30) days before an upcoming election, and must be removed within five (5) days following an election.
- (2) The total copy area for all political signs on a zoning lot shall not exceed sixteen (16) square feet of total copy area per zoning lot. No such sign shall exceed four (4) feet in height above grade.
- (3) No sign permit is required.

b. Temporary Signs

- (1) Two (2) temporary signs are permitted per business. One (1) of these signs is permitted to be a ground mounted sign. Each zoning lot is permitted one (1) ground mounted banner sign per fifty (50) linear feet of building frontage along the public street. Such temporary sign may be illuminated per the Outdoor Lighting Ordinance requirements, may be double-faced, and the total gross surface area of the sign face shall not exceed 25 square feet.
- (2) One (1) sign permit shall be obtained for all temporary signs per calendar year. Permits for temporary signs shall be valid for a period of ninety-one (91) days. This time period can be used in one continual time period or can be split into thirteen (13) separate seven (7) day periods throughout the year. All such signs shall be removed from the premises within twenty-four (24) hours after expiration of the permit.
- (3) The permit holder shall notify the Village of the dates that the temporary sign shall be displayed. This can be provided to the Village either once, at the start of the calendar year, or can be provided to the Village at various times during the calendar year.

c. Temporary Business Identification Signs

- (1) A temporary business identification sign must be a weatherproof banner affixed to the façade of the building and cannot be ground mounted.
- (2) A temporary business identification sign must adhere to the standards for placement and size for a wall sign in the subject zoning district.
- (3) A temporary business identification sign permit is valid for 91 days. All such signs shall be removed from the premises within twenty-four (24) hours after expiration of the permit.

(Am. Ord. 13-048, passed 08/27/13)

d. New construction signs

For a development presently under construction no more than two (2) signs identifying the individuals or firms involved in the development may be erected. The total sign area shall not be more than thirty-two (32) square feet. In any development in a residential zoning district in which less than three (3) lots are under or will be under construction at any given time, the sign area permitted shall not be more than sixteen (16) square feet per sign.

e. Location

In addition to all other requirements elsewhere in this Ordinance, all temporary signs of any type shall be a minimum of five (5) feet from the nearest property line and shall not be located in the public right-of-way.

f. Temporary window signs

In all non-residential districts, temporary window signs located inside of windows shall occupy not more than thirty percent (30%) of the surface area of such windows.

(Section 10.6-6b, c, d, e Am. Ord. 12-047, passed 09/11/12)

10.6-6 Zoning District Regulations

The following sign requirements shall apply within the following zoning districts of this Ordinance:

a. Agriculture District and Residential Districts The following signs are allowed in all agriculture and residence districts subject to the requirements hereinafter specified:

(1) Exempt and Temporary Signs.

(2) Farm Produce Signs

A roadside stand for the sale of produce grown on or in the immediate adjacent area of the premises shall be permitted one (1) sign per stand that shall not exceed eighteen (18) square feet of total copy area and shall be constructed not more than six (6) feet in height above grade. (Am. Ord. 11-029, passed 07/26/11)

(3) School Signs

A school, as defined by the zoning ordinance, shall be permitted one (1) sign per school that shall not exceed twenty-four (24) square feet of total copy area and shall be constructed not more than six (6) feet in height above grade. (Am. Ord. 11-029, passed 07/26/11)

(4) Multiple Family and Planned Development Identification Signs. Identification signs shall be permitted, containing only the name of the development and the name, address and telephone number of the management, leasing and sales company, including directional arrows. Such signs may be illuminated; shall contain not more than twenty-four (24) square feet of total copy area and shall be constructed not more than six (6) feet in height above grade. On corner lots, one (1) additional sign of the same size shall be permitted for the second street provided that the signs are a minimum of two-hundred (200) feet apart.

- (5) Multiple Family Accessory Signs.
- (i) Directional Signs. The Village Board may permit additional signs after review and approval. Such additional signs shall contain not more than five (5) square feet of total copy area in total; may be illuminated; shall be constructed not more than four (4) feet in height above grade; shall provide directions to the development project office only and shall be located not less than six (6) feet from any property line.
 - (ii) Office Signs. Not more than one (1) office sign shall be permitted. Such sign shall contain not more than four (4) square feet of total copy area; may be illuminated; may be a wall or ground mounted sign, and when ground mounted, shall be constructed not more than five (5) feet in height above grade; and shall be located not less than six (6) feet from any property line.
- (6) Residential Development Sign.
- (i) Location. Residential development signs may be located on a lot or in the road right-of-way if approved by the Village and the appropriate governmental authority having jurisdiction over the right-of-way.
 - (ii) Height. At no time may a residential development sign exceed six (6) feet in height.
 - (iii) Size. In those locations not within a road right-of-way, a residential development sign may be illuminated and may be double faced; the gross surface area of the largest sign face shall not exceed thirty (30) square feet and shall not be taller than five (5) feet. For those signs located in a road right-of-way, the appropriate governmental authority having jurisdiction over the right-of-way shall control the size of the sign but in no case shall the size exceed what would be permitted if the sign were not located within the right-of-way.
 - (iv) Construction Material. The predominate construction material of all residential development signs shall be either masonry or stone. (Am. Ord. 11-029, passed 07/26/11)
- (7) Permits. All residential development signs shall require a sign permit from the Village. For those signs located in a road right-of-way, proof of permission concerning the location and size of the proposed sign from the appropriate governmental authority must be presented to the Village prior to the issuance of sign permits. Prior to the issuance of a permit, the applicant shall file with the Village a copy of the development's covenants which establish obligations upon the lot owners or a homeowner's association to maintain and repair said signage or such other documentation as the Village determines acceptable to insure that adequate provision has been made for such maintenance and repair.
- (8) Location on Property. Except as otherwise provided herein, no signs in the agriculture and residential districts shall exceed six (6) feet in height and all signs shall be located a minimum of ten (10) feet from all property lines. (Am. Ord. 11-029, passed 07/26/11)

b. Public Districts

The following signs are allowed in the public district subject to the requirements hereinafter specified:

- (1) Exempt and Temporary Signs.
- (2) School Signs. A school, as defined by the zoning ordinance, shall be permitted one (1) sign per school that shall not exceed twenty-four (24) square feet of total copy area and shall be constructed not more than six (6) feet in height above grade.
- (3) Ground Mounted Signs. One (1) sign shall be permitted for each zoning lot. Such sign shall be limited to only one (1) of the following:
 - (i) An individual business sign.
 - (ii) An integrated shopping center sign or tenant directory.
 - (iii) A planned development sign and/or tenant directory.
 - (iv) A multiple use facility sign.

Such sign shall be ground mounted, may be illuminated, may be double faced, and the total gross surface area of the largest sign face shall not exceed one (1) square foot of signage for every three (3) lineal feet of street frontage, to a maximum of sixty-five (65) square feet for any single face. Where a zoning lot contains 600 or more feet of street frontage along any one (1) street, one (1) additional sign complying with the above sign specifications shall be permitted, provided such signs are located not less than 300 feet apart, and each sign face does not exceed sixty-five (65) square feet for any single sign face. On corner lots, one (1) additional sign may be constructed on the second street, and the total gross surface area of the largest sign face along the second street frontage shall not exceed one (1) square foot of signage for every four (4) lineal feet of street frontage to a maximum of fifty (50) square feet for any single sign face provided that such sign is located not less than two hundred (200) feet from any other pole or ground mounted sign on the same zoning lot. The predominate construction material of all ground mounted commercial signs shall be masonry or stone.

- (4) Tenant Names. Any freestanding sign may have up to four (4) tenant names of businesses. The area of tenant names shall be included in the maximum permitted size of the sign.
- (5) Wall Signs.
 - A. Number & Location. Wall signage shall be permitted on building elevations immediately adjacent to or on a public right-of-way or major privately owned circulation road. Wall signs are not permitted to be located on a building elevation which is immediately adjacent to residentially zoned property. There is not to exceed more than 1 wall sign per building elevation business. On a multi-tenant building, the centerline of the wall sign must be placed so it shares a common horizontal centerline along the building facade.

B. Size. The total gross square footage of one (1) wall sign shall not exceed 1.25 times the number of the lineal feet of building frontage as defined herein.

The square footage of the total remaining wall signage shall not exceed 75% of the permitted size of the first wall sign. No more than thirty percent (30%) of any window may be covered by a wall sign.

C. Corner Units and Lots:

(i) Number & Location. Wall signage shall be permitted on building elevations immediately adjacent to or on a public right-of-way or major privately owned circulation road. Wall signs are not permitted to be located on a building elevation which is immediately adjacent to residentially zoned property. On a multi-tenant building, the centerline of the wall sign must be placed so it shares a common horizontal centerline along the building facade.

(ii) Size. The total gross square footage of one (1) wall sign shall not exceed 1.25 times the number of the lineal feet of building frontage as defined herein. The square footage of the total remaining wall signage shall not exceed 1.25 times the number of lineal feet of building frontage. There is not to exceed more than 1 wall sign per building elevation per business. No more than thirty percent (30%) of any window may be covered by a wall sign.

D. Type. Only channel letter signs and dimensional surface signs are permitted. Box signs are not permitted. (Am. Ord. 14-035 passed 06/24/14).

(Section 10.6-6b(5) in its entirety - Am. Ord 13-036, passed 05/28/13).

- (6) Height. Except as otherwise provided herein, no ground mounted sign in the public district shall exceed ten (10) feet in height (Am. Ord. 13-036, passed 05/28/13).
- (7) Location. All ground mounted signs shall be located a minimum of fifteen (15) feet from all property lines.

(Public District added in entirety - Am. Ord. 12-026, passed 05/22/12)

c. Business/Commercial Districts

The following signs are permitted in all business/commercial districts subject to the requirements hereinafter specified:

- (1) Exempt and Temporary Signs.
- (2) Ground Mounted Signs. One (1) sign shall be permitted for each zoning lot. Such sign shall be limited to only one (1) of the following:
 - (i) An individual business sign.
 - (ii) An integrated shopping center sign or tenant directory.
 - (iii) A planned development sign and/or tenant directory.
 - (iv) A multiple use facility sign.

Such sign shall be ground mounted, may be illuminated, may be double faced, and the total gross surface area of the largest sign fact shall not exceed one (1)

square foot of signage for every three (3) lineal feet of street frontage, to a maximum of sixty-five (65) square feet for any single face. Where a zoning lot contains 600 or more feet of street frontage along any one (1) street, one (1) additional sign complying with the above sign specifications shall be permitted, provided such signs are located not less than 300 feet apart, and each sign face does not exceed sixty-five (65) square feet for any single sign face. On corner lots, one (1) additional sign may be constructed on the second street, and the total gross surface area of the largest sign face along the second street frontage shall not exceed one (1) square foot of signage for every four (4) lineal feet of street frontage to a maximum of fifty (50) square feet for any single sign face provided that such sign is located not less than two hundred (200) feet from any other pole or ground mounted sign on the same zoning lot. The predominate construction material of all ground mounted commercial signs shall be masonry or stone.

(3)

Wall Signs.

A. Number & Location. Wall signage shall be permitted on building elevations immediately adjacent to or on a public right-of-way or major privately owned circulation road. Wall signs are not permitted to be located on a building elevation which is immediately adjacent to residentially zoned property. There is not to exceed more than 1 wall sign per building elevation business. On a multi-tenant building, the centerline of the wall sign must be placed so it shares a common horizontal centerline along the building facade.

B. Size. The total gross square footage of one (1) wall sign shall not exceed 1.25 times the number of the lineal feet of building frontage as defined herein. The square footage of the total remaining wall signage shall not exceed 75% of the permitted size of the first wall sign. No more than thirty percent (30%) of any window may be covered by a wall sign.

C. Corner Units and Lots:

(i) Number & Location. Wall signage shall be permitted on building elevations immediately adjacent to or on a public right-of-way or major privately owned circulation road. Wall signs are not permitted to be located on a building elevation which is immediately adjacent to residentially zoned property. On a multi-tenant building, the centerline of the wall sign must be placed so it shares a common horizontal centerline along the building facade.

(ii) Size. The total gross square footage of one (1) wall sign shall not exceed 1.25 times the number of the lineal feet of building frontage as defined herein. The square footage of the total remaining wall signage shall not exceed 1.25 times the number of lineal feet of building frontage. There is not to exceed more than 1 wall sign per building elevation per business. No more than thirty percent (30%) of any window may be covered by a wall sign.

D. Type. Only channel letter signs and dimensional surface signs are permitted. Box signs are not permitted. (Am. Ord 14-035, passed 06/24/14)

(Section 10.6-6c(3) in its entirety - Am. Ord 13-036, passed 05/28/13)

(4)

Height. Except as otherwise provided herein, no ground mounted sign in the commercial districts shall exceed ten (10) feet in height and all signs shall be located a minimum of fifteen (15) feet from all property lines (Am. Ord. 13-036, passed 05/28/13).

- (5) Traveling Message Signs. Traveling message boards or signs of any type shall not be permitted.
- (6) Menu Boards. The total square footage of all menu boards for any establishment with a drive-thru service window shall not exceed seventy-five (75) square feet, provided, however, that no individual board shall exceed twenty-five (25) square feet.
- (7) Tenant Names. Any freestanding sign may have up to four (4) tenant names of businesses. The area of tenant names shall be included in the maximum permitted size of the sign.

d. Industrial District The following signs are permitted in the industrial district subject to the requirements hereinafter specified:

- (1) Exempt and Temporary Signs.
- (2) Ground Mounted Signs. One (1) sign shall be permitted for each zoning lot. Such sign shall be limited to only one (1) of the following:
 - (i) An individual business sign.
 - (ii) An integrated shopping center sign or tenant directory.
 - (iii) A planned development sign and/or tenant directory.
 - (iv) A multiple use facility sign.

Such sign shall be ground mounted, may be illuminated, may be double faced, and the total gross surface area of the largest sign face shall not exceed one (1) square foot of signage for every two (2) lineal feet of street frontage, to a maximum of sixty-five (65) square feet for any single sign face. Where a zoning lot contains eight hundred (800) or more feet of street frontage along any one (1) street, one (1) additional sign complying with the above sign specifications shall be permitted, provided such signs are located not less than 400 feet apart, and each sign face does not exceed sixty-five (65) square feet for any single sign face. All signs shall not exceed ten (10) feet in height. On corner lots, one (1) additional sign may be constructed on the second street, and the total gross surface area of the largest sign face along such street frontage shall not exceed one (1) square foot of signage for every three (3) lineal feet of street frontage to a maximum of sixty-five (65) square feet for any single sign face, provided that such sign is located not less than 300 feet from any other pole or ground mounted sign on the same zoning lot. The predominate construction material of all ground mounted industrial signs shall be masonry or stone.

- (3) Wall Signs.
 - A. Number & Location. Wall signage shall be permitted on building elevations immediately adjacent to or on a public right-of-way or major privately owned circulation road. Wall signs are not permitted to be located on a building elevation which is immediately adjacent to residentially zoned property. There is not to exceed more than 1 wall sign per building elevation business. On a multi-tenant building, the centerline of the wall sign must be placed so it shares a common horizontal centerline along the building facade.

B. Size. The total gross square footage of one (1) wall sign shall not exceed 1.25 times the number of the lineal feet of building frontage as defined herein. The square footage of the total remaining wall signage shall not exceed 75% of the permitted size of the first wall sign. No more than thirty percent (30%) of any window may be covered by a wall sign.

C. Corner Units and Lots:

(i) Number & Location. Wall signage shall be permitted on building elevations immediately adjacent to or on a public right-of-way or major privately owned circulation road. Wall signs are not permitted to be located on a building elevation which is immediately adjacent to residentially zoned property. On a multi-tenant building, the centerline of the wall sign must be placed so it shares a common horizontal centerline along the building facade.

(ii) Size. The total gross square footage of one (1) wall sign shall not exceed 1.25 times the number of the lineal feet of building frontage as defined herein. The square footage of the total remaining wall signage shall not exceed 1.25 times the number of lineal feet of building frontage. There is not to exceed more than 1 wall sign per building elevation per business. No more than thirty percent (30%) of any window may be covered by a wall sign.

D. Type. Only channel letter signs and dimensional surface signs are permitted. Box signs are not permitted. (Am. Ord 14-035, passed 06/24/14).

(Section 10.6-6d(3) in its entirety - Am. Ord 13-036, passed 05/28/13)

Message Signs. Traveling message boards or signs of any type shall not be permitted.

10.6-7 Nonconforming Signs (Grandfathered Signs)

- a. Status Any nonconforming sign or sign structure existing lawfully at the time of the adoption of this Ordinance and which remains non-conforming, and any sign or sign structure rendered nonconforming by the adoption of this Ordinance, or by any subsequent amendments thereto, shall be deemed to be legally nonconforming and may be continued subject to the regulations of this Section 10.6-7. The burden of establishing that any nonconformity is legally nonconforming shall, in all cases, be on the owner or user of the nonconforming sign.
- b. Repairs and Alterations
- (1) A nonconforming sign or sign structure shall not be enlarged upon, expanded or extended in any manner unless the alteration conforms to the regulations of this Ordinance.
 - (2) Repairs and alterations may be made to return a nonconforming sign or sign structure to a safe condition in accordance with an order by a public official who is charged with protecting the public safety and who declares such sign or structure to be unsafe and orders its restoration to a safe condition, provided that such restoration does not otherwise violate the provisions of this Section.
 - (3) No nonconforming sign or sign structure shall be moved in whole or in part to any other location on the same or any other zoning lot unless every portion of such sign or structure, and the use thereof, conforms to all the regulations of the district where it is to be located.

- (4) A nonconforming sign or sign structure which is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the sign or structure to the condition it was in before the occurrence exceeds fifty percent (50%) or more of its replacement value at that time, shall not be restored unless said sign and structure shall conform to all of the regulations of the district where it is located.
- (5) In the event such damage or destruction is less than fifty percent (50%) of the replacement value at the time of replacement, repairs may be made to the sign and sign structure to return it to a safe condition as existed prior to such damage or destruction. No repairs or reconstruction shall be made unless such restoration is started within one (1) year from the date of partial destruction and is completed within one (1) year thereafter. If the restoration is not started within one (1) year, the sign and structure shall be removed and the area cleared by the owner.
- (6) If the nonconforming use of a sign or sign structure is discontinued for a continuous period of six (6) months, such use shall not be renewed and such legally nonconforming sign shall be deemed terminated. Any subsequent use of the sign or structure shall conform to the use regulations of the zoning district where such sign or structure is located.

10.6-8 Issuance of Sign Permits

The Zoning Officer, and such designees as may be directed by the Village Board, shall enforce this Ordinance and in addition thereto shall perform the following duties:

- a. Issue all sign permits for permanent, temporary and portable signs.
- b. Conduct inspections of all signs to determine compliance with the terms of this Ordinance.

10.6-9 Appeals

- a. Scope of Appeals An appeal may be taken to the Plan Commission by any person aggrieved, or by any office or department of the Village. Such an appeal shall be taken within ten (10) days after the action complained of, by filing with the Zoning Officer a notice of appeal specifying the grounds thereof. The Zoning Officer shall forthwith transmit to the Plan Commission all of the papers constituting a record upon which the action appealed from were taken.
- b. Findings on Appeals An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Officer certifies to the Plan Commission, after the notice of appeal has been filed that by reason of facts stated in the certificate to stay would, in the Zoning Officer's opinion, cause imminent peril to life and property, in which case the proceedings shall not be stayed unless otherwise by a restraining order which may be granted by the Plan Commission or by a court of record on application, on notice of the Zoning Officer, and on due cause shown.

10.6-10 Variations

- a. Procedure Request for variation shall be filed as follows:
 - (1) Requests for variation may be initiated by petition (application) that seeks to vary the provisions of this Section 10.6.

- (2) The following rules shall apply to the applicant:
 - (i) The Petitioner shall be the fee owner, agent or attorney or other person having a proprietary interest in the property, and/or any person having the right to represent the owner.
 - (ii) In the case where the fee owner has entered into a contract for the sale of the property sought to be affected, the contract purchaser shall be a co-petitioner to the petition or application or shall provide a letter of authorization to represent the fee owner.

The Plan Commission, after a public hearing, may recommend that the regulations of this Section be varied in harmony with their general purpose and intent, only in the specific instances hereinafter set forth, provided the Plan Commission shall make findings in accordance with the standards hereinafter prescribed, and further finds that there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of this Section.

- b. Standards for Variations The Plan Commission shall not recommend variations to the regulations of this Section unless it shall make findings based upon the evidence presented to it in each specific case demonstrating consideration with respect to the following:

- (1) That the granting of any variation is in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or detrimental to the public welfare; and
- (2) That the granting of the variation will not:
 - (i) Impair an adequate supply of light and air to adjacent property;
 - (ii) Increase the hazard from fire or other dangers to said property; and
 - (iii) Diminish the value of land and buildings on neighboring properties.
- (3) In addition to the above, the Plan Commission may recommend that conditions and additional restrictions be imposed upon the premises benefited by a variation as may be necessary to comply with the criteria established in this subsection to reduce or minimize the effect of such variation upon other property in the area, and to better carry out the general intent of this Ordinance.

- c. Village Board Action No variation shall be granted except by ordinance duly adopted by the Village Board after public hearing and written recommendation from the Plan Commission.

- (1) The Village Board may grant, deny or amend the recommendation for variation. Every variation, which is granted by ordinance of the Village Board, shall be accompanied by findings and shall refer to any exhibits containing plans and specifications for the proposed variation, which shall remain a part of the permanent records of the Plan Commission.
- (2) The Village Board may establish such conditions and restrictions upon the establishment, location, construction, maintenance and operation of variations as

is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in this Ordinance.

10.6-11 Fees No sign permit shall be approved nor shall an appeal or request for variation be scheduled until such time as the appropriate fee as established by the Village Board has been paid in full.