

## CHAPTER 18 - SIGNS

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#### **9-18-1 Purpose.**

The purpose of this Article is to provide a legal framework for the comprehensive regulation of signs in the Village of Mokena. It recognizes the need for adequate identification, advertising, and communication within the community that is structurally sound, well maintained and attractive in appearance. To achieve this purpose, this Article is intended to control the height, area, location and other similar aspects of signs and sign structures, while also:

- A. Preserving the non-commercial character of residential neighborhoods;
- B. Providing reasonable yet appropriate conditions for identifying businesses and services rendered in commercial, institutional, and industrial areas;
- C. Reducing traffic hazards by restricting signs and lights which exceed a viewers' capacity to receive information or which increases the potential for accidents created by signage which distracts or obstructs a viewers' vision; and
- D. Protecting the health, safety and general welfare of the residents of the Village.

#### **9-18-2 Signs Prohibited.**

The following signs shall be prohibited.

- A. Commercial billboards, posterboards and other signs, when located upon vacant lots or parcels or when displaying information not related to the conduct of a business or other enterprise located on the same premises as said billboard or posterboard, except as such signs are permitted and regulated under section 4.04 of the Highway Advertising Control Act of 1971;
- B. Commercial signs not indicating bona fide business conducted or a product sold on the property, except as such signs are permitted and regulated under section 4.04 of the Highway Advertising Control Act of 1971;
- C. Roof signs, except as hereafter authorized.
- D. Signs which move or give the appearance of movement, including but not limited to signs which flutter, undulate, swing rotate, oscillate or otherwise move by natural or artificial means, and signs containing flashing or running lights giving the illusion of movement. This also includes search and spot lights and electronic message boards.

1. Temporary promotional signs as described in Section 9-18-6 shall not be deemed to fall within this prohibition, provided a sign permit is first obtained from the Zoning Official pursuant to Section 9-18-3 below.
- E. Signs which imitate traffic signs, including but not limited to, signs which incorporate the words STOP, DANGER, WARNING, CAUTION, or GO SLOW, unless such language is part of a name of a business. (Signs, which are accessory to a parking lot, shall not be deemed to fall within this prohibition.)
- F. Portable or wheeled signs converted to a sign permanent in nature.
- G. Signs placed on parked vehicles, boats or trailers where the apparent purpose is to advertise a product or to direct the public to a business or activity located on or off the same premises.
- H. Inflatable images such as balloons, except as specifically authorized in Section 9-18-6.
- I. Miscellaneous advertising devices, other than signs that conform to the provisions of this Chapter, shall not be allowed;
- J. Signs which display obscene, indecent, or immoral matter.
- K. Obsolete signs; any sign that contains inaccurate or outdated information.
- L. Pennants, streamers, portable signs, and festoon lights, except as specifically authorized in Section 9-18-6 below.
- M. Signs hung across any street or alley or within a public right-of-way, except when authorized by Section 9-18-4 or the Village Board.
- N. The use of device, mechanism, or equipment designed to illuminate, reflectorize, or draw attention to or outline the edge of any door or window of any building after March 15, 2007. An existing device or equipment shall not be replaced or repaired and shall be removed upon failure of said device or equipment or upon a change in tenancy, occupancy, or ownership of any space or facility where said device or equipment was in place as of March 15, 2007. The prohibition does not apply to the temporary and limited display of holiday decorations for any publicly recognized holiday.
- O. Signs on multiple stories of multi-story buildings unless specifically approved by the Village Board as a Special Use.

### **9-18-3 Sign Permits.**

- A. Scope. No sign, except as provided in subsection 9-18-4 below, shall hereafter be erected, constructed, altered, or relocated without first obtaining a permit from the Zoning Official.
- B. Applications. Applications for a sign permit shall be filed with the Zoning Official in accordance with the requirements of Chapter 3 (Applications, Fees, and Hearings).
  1. In addition, all applications shall contain the following information:

- a. Name, address and telephone number of the applicant.
- b. Location of the building, structure or parcel of property to which, or upon which, the sign is to be attached or erected.
- c. Position of sign in relation to nearby building, structures and street grade.
- d. Two (2) copies of plans and specifications showing the method of construction.
- e. Sketch showing sign faces, exposed surfaces and proposed message thereof accurately represented in scale as to size, proportion and color.
- f. Name of person, firm, corporation or association erecting, constructing, altering or relocating the sign.
- g. Written consent of the owners of the building, structure or land on or to which the sign is to be erected.
- h. Such other information as the Zoning Official may require demonstrating full compliance with this and all other laws and ordinances of the Village.

**C. Issuance of the Permit.**

1. The Zoning Official. Upon receipt of a fully complete sign permit application, the Zoning Official shall examine the application and all material attached thereto to determine its compliance with this Chapter, as well as, any other applicable Village Title, ordinance, or law. The Zoning Official shall take formal action on the application within thirty days of the date the application was filed.
2. Approval By Electrical Inspector. Applications for a sign permit in which electrical wiring and connections are to be used shall also be reviewed and approved by the Electrical Inspector for the Village.

**D. Validity of the Permit.** If work authorized under a sign permit has not been completed within six months of the date of issuance, the sign permit shall then become void.

**E. Appeals.** An appeal from the decision of the Zoning Official shall be taken to the Zoning Board of Appeals pursuant to Section 9-4-4 (Appeals).

**9-18-4 Exemptions.**

**A. Exempt Signs.** The following signs shall be exempt from the permit requirements set forth in Section 9-18-3 above; provided however, they meet the remaining requirements of this Chapter, as well as any limitation set forth elsewhere in this Title.

1. Gateway and Public Service Signs. Signs used to identify gateways in the community and/or direct to or inform motorists of business or points of interest. These signs may also include messages for safety purposes relative to the repair or maintenance of streets, sidewalks, or utilities in a public right-of-way, general public information, and may include permanent directional signage.
2. Address Signs. Address numbers not exceeding two square feet in area.
3. Governmental. Signs and public notices erected or required by governmental bodies, or authorized for a public purpose by any law, statute, or ordinance, including official traffic signs authorized by the Illinois Compiled Statutes, the Illinois Vehicle Code and/or the Village Code.

4. Public information Signs. Signs identifying the telephone, restrooms, and similar facilities, providing no advertising matter accompanies the sign.
5. Government Flags. Flags of any country, state, or unit of local government. Flagpoles accompanying such flags shall be limited to a height of thirty feet in residential districts and forty feet in non-residential districts.
6. Corporate Flags. Corporate flags when flown in conjunction with the flag of the United States of America, provided such corporate flag is no larger than twenty-four square feet in area.
7. Memorial Plaques. Memorial plaques and cornerstones when not exceeding two square feet in area when permanently affixed to a building or premises.
8. Bulletin boards. Notice and bulletin boards for public, charitable, religious, or similar type institution when not exceeding 16 square feet and located on the same premises as the institution. Such signs shall not be visible from the public right-of-way.
9. Historical Identification Signs. Signs for property designated by the Federal, State, or local governments as a historical location, site, or landmark, provided such sign does not exceed twelve square feet.
10. Miscellaneous Information Matter. Matter appearing on newspaper vending boxes, automatic teller machines, and other vending machines, or matter appearing on or adjacent to entry doors such as "Push," "Pull," "Open," and "Closed," or matter appearing on display windows or doors denoting hours of operation, credit cards accepted, and similar information.
11. Remembrances. Tablets, grave markers, headstones, statuary/memorial plaques or remembrances of persons or events that are noncommercial in nature.
12. No trespassing signs. No trespassing signs, warning signs (e.g., "Beware of Dog") and other such signs regulating the use of property when such signs do not exceed two square feet in area.
13. Private traffic direction signs. Private traffic direction signs directing traffic movement on a premises or within premises, not exceeding four square feet in area and four feet in height for each sign.
14. Service station informational signs. Service station informational signs, provided, however, such signs shall comply with the following regulations:
  - a. Service station information signs shall be permanently mounted to gasoline pumps, gasoline pump island canopy supports, or the canopy face;
  - b. A maximum of four (4) signs, totaling no more than twenty-four (24) square feet of sign area, shall be permitted per gasoline pump-island. No single sign shall exceed nine (9) square feet in area and no sign shall exceed a height of twelve (12) feet;

- c. A maximum of one (1) sign shall be permitted per canopy support. No sign shall exceed eight (8) square feet in area, nor shall a sign exceed a height of twelve (12) feet; and
- d. A maximum of two (2) signs may be attached to the horizontal face of the canopy. No single sign shall exceed sixteen (16) square feet in area, nor shall such signs be permitted to rise above the canopy roofline.
- e. Electronic price signs located at the pumps shall not flash, scroll, or depict any movement if they are visible from the public right of way. Small video terminals at gas pumps shall not be generally visible from the public right of way.

15. Real Estate signs. Real estate signs in the type and number listed below:

a. Signs advertising the sale, lease, or rent of residential property:

- (1) no sign shall exceed nine square feet in area;
- (2) no sign shall be erected more than six feet above grade and not displayed above the second floor of a multi-story building;
- (3) not more than one sign per street frontage is displayed;
- (4) every sign is located on the same premises as the subject property; and
- (5) every sign is removed seven days after the closing or execution of the lease.

b. Signs advertising the sale, lease, or rent of unimproved property, provided:

- (1) no sign shall exceed sixteen square feet in area for properties from zero to ten acres, and thirty-two square feet in area for properties from eleven acres and above;
- (2) not more than one sign per street frontage is displayed;
- (3) every sign is located on the same premises as the subject property; and
- (4) every sign is removed seven days after the closing or execution of the lease.

c. Signs advertising the sale, lease, or rent of non-residential property, provided:

- (1) no sign shall exceed sixteen (16) square feet in area for properties from zero to ten acres; thirty-two (32) square feet in area for properties from eleven to twenty acres; forty-eight (48) square feet in area for properties twenty-one to forty acres; and sixty-four (64) square feet for properties forty-one (41) acres and above;
- (2) not more than one sign per street frontage is displayed, except in cases of properties forty-one (41) square feet and above which may have two;
- (3) every sign is located on the same premises as the subject property; and
- (4) every sign is removed seven days after the closing or execution of the lease.

16. Construction Signs. Not more than two construction signs each with a sign surface area not to exceed thirty two square feet per sign identifying the architects, engineers, contractors and other individuals or firms involved with the construction and announcing the character of the building enterprise or the purpose for which the building is intended, but not including the advertisement of any product. The signs shall be confined to the site of the construction, and shall be removed within fourteen days after the issuance of an occupancy permit. Such signs shall not exceed ten feet in height.

17. Temporary Window Signs. In all commercial districts, two temporary signs per window with the total sign area for both signs not to exceed forty percent of the window surface area, provided no single sign shall remain longer than fourteen days. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purposes of area computation.

18. Political Signs. Political signs provided, however, such signs shall comply with the following regulations:

a. No sign shall be placed in the public right-of-way, on utilities poles, on municipally owned property, or in any other area prohibited by this Title.

**B.** For the purposes of this Chapter 18, the changing of the copy of a sign, bulletin board, display encasement, marquee or maintenance where no structural changes are made or changing of interchangeable letters on signs designed for use of interchangeable letters shall not require a permit.

#### **9-18-5 General Sign Standards.**

##### **A. General Limitations on Sign Location.**

1. All signs requiring a permit shall be located on the premises they serve.
2. No sign shall be erected or maintained at the intersection of any streets in such a manner as to obstruct the free and clear vision of a driver of a vehicle or a pedestrian.
3. No sign shall be erected or maintained so as to prevent the free ingress or egress from any door, window, or fire escape, and no signs shall be attached to a standpipe or fire escape.
4. No sign shall have more than two sign faces.
5. No person shall permit, maintain, or display any sign painted directly on an exterior wall, fascia or parapet of a building, fence, or chimney; except however, existing signs advertising a business operating on the same premises may be retained, provided the sign receives regular maintenance.
4. No sign shall be allowed or maintained if the sign shall, in any way, violate the Illinois Highway Advertising Control Act of 1971, as amended. Signs controlled by the provisions of the Act, shall be in compliance therewith and no such sign shall exceed a height of thirty-five feet above ground level.
5. No person shall place, paste, print, or affix, in any manner, a handbill, sign, poster, advertisement or notice of any kind in any public right-of-way on any trees, light standards, telephone poles or other supporting structure. However, this prohibition shall not apply to political signs placed by proper Village or County officials as provided in Section 9-18-4[A][18b].

6. No wall sign shall be installed higher than one foot (1') below the top of the wall to which it is affixed. Also, no sign shall be located so as to project above the top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.
9. Signs shall be permitted on awnings. The sign area of such awning signs shall be counted against the maximum sign surface area permitted by this Chapter. Additional sign surface area can only be allowed by passage of a Special Use Ordinance by the Village Board.

**B. Specific Limitations on Sign Location.**

1. Residential Districts. In the residential districts, permitted signs may be located anywhere on the property, provided they are no closer than ten feet to any lot line.
2. Commercial Districts.
  - a. No sign shall project into the public right-of-way nor shall a sign attached to a building extend more than twenty-four inches from the face of the building or be less than eight feet above grade.
  - b. Except as otherwise noted in this Chapter, no building-mounted sign shall extend above the top line of the face of the building.
  - c. Monument signs, as permitted herein, shall be set back from every lot line one half foot for each foot in height above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median.
3. Office and Industrial Districts.
  - a. No sign shall project into the public right-of-way nor shall a sign attached to a building extend more than twelve inches from the face of the building.
  - b. Except as otherwise permitted by this Chapter, no building-mounted sign shall extend above the top line of the face of the building.
  - c. Monument signs, as permitted herein, shall be set back from every lot line one half foot for each foot in height above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median.

**C. Illumination.**

1. Location and Design of Light Source. Whenever an external artificial light source is used to illuminate a sign, such source shall be located, shielded and directed so as to not be visible from any public street or private residence. No receptacle or device housing a permitted light source which is attached to the sign itself shall protrude more than twelve inches from the face of the sign or building to which it is attached. If ground lighting is used to illuminate a sign, the receptacle or device should not protrude more than twelve inches and must be fully screened from view by landscaping.

2. Level of Illumination. In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed one hundred foot-lamberts at the sign face. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of direct light upon adjacent property or streets. No exposed reflective type bulb or incandescent lamp, which exceeds fifteen watts, shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property. All sources of light, whether by direct exposure, surface reflection or transmission, having an intrinsic brightness greater than two (2) foot-candle shall be shielded so that the source of light cannot be seen at any point within a residential district.
3. Signs Adjacent to Residential Areas. Signs located on a lot abutting a residential district or a sign within one hundred feet of any residentially zoned area shall be so designed, located, shielded, and directed so as to prevent the casting of direct light upon adjacent properties or streets.

**D. Sign Area Computation.**

The following principals shall control the computation of the sign area.

1. Computation of Area of Individual Signs. The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, color, or other display, together with any material or color forming an integral part of the background or the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing unless such framework or bracing is made part of the message or face of the sign.
  2. Computation of Area of Multiple-Faced Signs. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than forty-two (42) inches apart, the sign area shall be computed by the measurement of one of the faces.
- E. Construction and Design Standards.** All signs shall meet the construction and design standards set forth for signs in the Village's Building Code.
- F. Litter Control.** All signs and the premises surrounding the sign shall be maintained in a clean, sanitary and inoffensive condition, and free and clear of all obnoxious substances, rubbish and weeds.
- G. Maintenance.** Every sign established in the Village shall, at all times, be maintained in good structural condition, and be painted at least once every two years, including all metal parts and supports thereof that are not galvanized or of rust resistant metals. The Zoning Official shall have the authority to inspect any sign pursuant to Section 9-18-9 below, and order any remedial action authorized thereunder.
- H. Landscaping Requirements.** Every permit application for a monument sign shall be accompanied by a landscape plan meeting the standards hereinafter specified.

1. For every square foot of sign surface area, there shall be provided one and one-half square feet of landscape area.
  2. Any monument sign constructed or erected to a height in excess of eight feet above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median shall be required to be improved with an additional one and one-half square feet of landscaped area for each foot of height or portion thereof that said sign is constructed or erected above said eight feet in height.
  3. Sodded or seeded areas shall not qualify as such a landscaped area.
  4. The required landscaped areas shall be improved with such plantings as hedges, conifers, flowering plants, evergreens, etc., of a size and in quantity proportionate to the size and height of the sign as judged by the Zoning Official.
  5. In addition to the plantings herein described, the landscaped area shall also include ground protection such as, but not limited to, ground cover plants, landscaping bark, decorative stone or landscape timbers.
  6. It shall be the duty of each party owning any lot or parcel improved or to be improved with the landscaping required herein to maintain said landscaping including, but not by way of limitation, the replacement of any dead or diseased vegetation, the trimming of any overgrown vegetation and the maintenance of any groundcover or protection provided in accordance with the terms hereof.
- I. Wind Pressure and Dead Load Requirements.** All signs and sign structures shall be designed and constructed to withstand wind pressures and dead loads as required by the Village's Building Code.
- J. Identification and Marking.** Each sign hereafter erected or remodeled shall bear in a prominent position thereon a clearly legible identification plate, stating the name of the person responsible for its construction and erection. Electrical signs shall be marked with input amperes at full load input.

#### **9-18-6 Temporary Promotional Signs.**

The following signs shall be permitted in the Village, provided that they first obtain a permit in accordance with Section 9-18-3 above. Temporary Promotional Signs shall, in all respects, comply with the applicable regulations contained in this Chapter 18.

- A. Temporary Promotional Signs.** Portable signs, banners, pennants, balloons, streamers, festoon lights or other promotional signs related to a specific promotion or event, specifically approved by the Zoning Official, and then only for the location(s) designated by the Zoning Official shall be permitted as follows:
1. Each business may be permitted ninety days of temporary signage within one calendar year. A temporary sign permit may be issued for up to thirty days.
- B. Grand opening signs.** Portable signs, banners, balloons, pennants, streamers, festoon lights or other signs related to the initial opening and reopening of a new business, specifically approved

by the Zoning Official, and then only for the location(s) designated by the Zoning Official shall be permitted as follows:

1. The grand opening signs shall be permitted for a period not to exceed thirty days.
2. Only one thirty day period shall be permitted during each calendar year.

C. Civic Event Signs. In order to control the proliferation of civic event signs and to ensure for their greatest visibility within the Village, civic event signs shall be restricted to certain designated intersections:

1. Designated intersections.
  - a. Route 45 and LaPorte Road;
  - b. Wolf Road and 187<sup>th</sup> Street;
  - c. Wolf Road and 191<sup>st</sup> Street;
  - d. Wolf Road and Front Street;
  - e. Wolf Road and Route 30;
  - f. 88<sup>th</sup> Avenue and 191<sup>st</sup> Street;
  - g. Francis Road and Schoolhouse Road (Schmuhl).
2. One civic event sign may be permitted at each designated intersection.
3. Each civic event sign shall be permitted for a two-week period. All signs shall be good quality and of weatherproof construction with supports suitable to maintain the sign for the permit period.
4. No civic event sign shall be smaller than ten square feet or exceed a maximum of thirty-two square feet.
5. In addition to the civic event signs approved by the Zoning Official, two floating directional signs shall be allowed for each civic event. The directional signs shall be located on the secondary or local streets closest to the civic event location. The Village of Mokena reserves the right to remove any civic event sign summarily without notice that creates a visual obstruction or impedes the orderly flow of traffic.
6. Notwithstanding the forgoing, the Village of Mokena reserves the right to place link letter signs over Front Street at Mokena Street and LaPorte Road at Mokena Street.

D. Application Information. In addition to the requirements of Section 9-18-3 above, applications for temporary promotional sign permits shall include a diagram depicting the number, location, size and other information identifying any proposed signage and conform to the following regulations:

1. All said signs may not exceed thirty-two square feet per face, and if illuminated, must be internally illuminated;

2. All said signs shall not exceed ten feet in height if freestanding or remain one foot below the roofline if placed on a principal building; and
3. Inflatable devices shall not exceed twenty feet in height and shall be properly secured.

**E. Front Street “A” Frame Signs.** In addition to the signs permitted in this chapter, one additional “A” frame style sign will be allowed for businesses located on Front Street between Wolf Road and Division Street and on Mokena Street between Front Street and McGovney Street in accordance with the following regulations:

1. A permit is required for “A” frame signs.
2. The maximum allowed size for an “A” frame sign shall be six square feet (approximately three feet by two feet in dimension).
3. The “A” frame sign shall not obstruct the view of motor vehicles or pedestrians in such a fashion as to create a safety hazard.
4. The messages placed on “A” frame signs must relate to the business for which the permit was issued.
5. “A” frame signs must be located in front of the business for which the permit was issued.
6. The permit holder is responsible for the maintenance and upkeep of both the sign itself and the messages written on the sign.
7. Signs shall be displayed during normal business hours and shall be removed after the business has closed for the evening.
8. All “A” frame signs must meet the following quality standards:
  - a. All “A” frame signs shall be constructed so as to be weather resistant.
  - a. All “A” frame signs shall be constructed so as to be able to withstand moderate winds.
  - c. No “A” frame signs shall be constructed of cardboard or corrugated vinyl

panes.

#### **9-18-7 Regulation by District Classification.**

**A. Residential Districts.** Subject to the requirements of Section 9-18-3 above, the following signs may be permitted in the Residential Districts and the (A-1) Agricultural District.

<b>Sign Type</b>	<b>Number, Area, Height, And Other Limitations</b>
<b>Monument or Wall</b> -single family subdivision identification	Maximum number: 2 signs per entrance. Maximum sign area: Each sign shall consist of no more than 20 square feet in area and may be attached to a supporting structure, including a wall or monument, having a surface area not in excess of 100 square feet on any one elevation. Maximum height: 6 feet For every square foot of surface area, there shall be provided one and one half square feet of landscaping.
<b>Monument or Wall</b> -multiple family complex identification	Maximum number: 2 signs. Maximum sign area: Each sign shall consist of no more than 16 square feet in area. Maximum height: 6 feet For every square foot of surface area, there shall be provided one and one half square feet of landscaping.
<b>Monument or Wall</b> -multiple family complex identification - for sites 20 acres and more.	Maximum number: 2 signs. Maximum sign area: Each sign shall consist of no more than 24 square feet in area. Maximum height: 6 feet For every square foot of surface area, there shall be provided one and one half square feet of landscaping.
<b>Exempt</b>	See Section 9-18-4

- B. Commercial District.** Subject to the requirements of Section 9-18-3, the following signs may be permitted in the Commercial Districts. For the purposes of providing sign uniformity, a property is encouraged to incorporate wall and monument signs.

<b>SIGN TYPE</b>	<b>NUMBER, AREA, HEIGHT, AND OTHER LIMITATIONS</b>
<b>Wall</b>	Wall signs shall be allowed based on the building face fronting on a public street or highway. The sign area shall be computed at 1 square foot for each lineal foot of front building face, or tenant space frontage, the total not to exceed 300 square feet per sign. The total square footage allowed for signs on a building may be divided to accommodate multiple signs or signs on alternate (other than the front) facades. No signs are allowed on alternate facades that are within 100 feet of a residential district unless separated by a roadway. Where multiple signs are used for a single business or tenant space, the total aggregate sign square footage for all signs shall not exceed the total square footage allowed.
<b>Monument</b>	
<i>Individual building sites on lots 2.5 acres and less.</i>	<i>Maximum number: 1 sign. Maximum sign area: 1 square foot for each lineal front foot of building face, the total not to exceed 75 square feet. Maximum height: 6 feet above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median, but in no event, higher than the building on the lot served by the sign Separation: 30 feet from any other sign.</i>
<i>Shopping centers, multiple tenant buildings on lots 2.5 acres and less.</i>	<i>Maximum number: 1 sign. Maximum sign area: 1 square foot for each lineal front foot of building face, the total not to exceed 130 square feet.</i>

	<p><i>Maximum height: 8 feet above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median, but in no event, higher than the building on the lot served by the sign</i></p> <p><i>Separation: 30 feet from any other sign.</i></p>
<p><i>Shopping centers, multiple tenant buildings, or single use buildings on lots greater than 2.5 acres.<sup>1</sup></i></p>	<p><i>Maximum number: 1 sign.</i></p> <p><i>Maximum sign area: 1 square foot for each lineal front foot of building face, the total not to exceed 150 square feet.</i></p> <p><i>Maximum height: 10 feet above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median, but in no event, higher than the building on the lot served by the sign</i></p> <p><i>Separation: 30 feet from any other sign.</i></p>
<p><i>Where a lot fronts on two streets</i></p>	<p><i>Maximum number: 1 sign per street front</i></p> <p><i>Maximum sign area: The aggregate of the applicable standard above.</i></p>
<p><i>Electronic gas station pricing signs</i></p>	<p><i>Electronic gas pricing signs: cannot flash, scroll, or depict any movement; can only advertise fuel prices and not other merchandise such as milk, cigarettes, etc.; can include numbers only and no letters or words; price numbers can be changed no more than twice a day.</i></p> <p><i>*The area allowed for gasoline pricing signs shall be included within the total area allowed for the monument sign face as set forth in the table above.</i></p>

C. Office and Industrial. Subject to the requirements of Section 9-18-3 above, the following signs may be permitted in the Office and Industrial Districts and the (P-1) Public, Quasi Public, and Conservation District.

<b><i>Sign Type</i></b>	<b><i>Number, Area, Height, And Other Limitations</i></b>
<b><i>Wall</i></b>	<p>Wall signs shall be allowed based on the building face fronting on a public street or highway. The sign area shall be computed at 1 square foot for each lineal foot of front building face, or tenant space frontage, the total not to exceed 300 square feet per sign. The total square footage allowed for signs on a building may be divided to accommodate multiple signs or signs on alternate (other than the front) facades. No signs are allowed on alternate facades that are within 100 feet of a residential district unless separated by a roadway. Where multiple signs are used for a single business or tenant space, the total aggregate sign square footage for all signs shall not exceed the total square footage allowed.</p>
<b><i>Monument</i></b>	
<p><i>Individual building sites on lots 2.5 acres and less.</i></p>	<p><i>Maximum number: 1 sign.</i></p> <p><i>Maximum sign area: 1 square foot for each lineal front foot of building face, the total not to exceed 75 square feet.</i></p> <p><i>Maximum height: 6 feet above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median, but in no event, higher than the building on the lot served by the sign</i></p> <p><i>Separation: 30 feet from any other sign.</i></p>
<p><i>Business Parks, multiple tenant buildings on lots 2.5</i></p>	<p><i>Maximum number: 1 sign.</i></p> <p><i>Maximum sign area: 1 square foot for each lineal front foot of building</i></p>

<i>acres and less.</i>	<i>face, the total not to exceed 100 square feet. Maximum height: 8 feet above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median, but in no event, higher than the building on the lot served by the sign Separation: 30 feet from any other sign.</i>
<i>Business Parks, multiple tenant buildings, or single use buildings on lots greater than 2.5 acres. <sup>1</sup></i>	<i>Maximum number: 1 sign. Maximum sign area: 1 square foot for each lineal front foot of building face, the total not to exceed 150 square feet. Maximum height: 10 feet above the crown of the abutting road, or, in the event that the abutting road has a median, the average height of the top of the curb as measured on each side of the median, but in no event, higher than the building on the lot served by the sign Separation: 30 feet from any other sign.</i>
<i>Where a lot fronts on two streets</i>	<i>Maximum number: 1 sign per street front Maximum sign area: The aggregate of the applicable standard above.</i>

1. For all Commercial, Office, and Industrial Districts: Properties with lot frontage on both I-80 and a local collector or arterial road shall be allowed 2 signs for each sign type, provided that no sign established exceeds the permitted square foot requirement for the particular sign type.

#### **9-18-8 Localized Alternative Sign Regulations.**

- A. Authority. Commercial shopping centers, office parks, universities, colleges, medical centers, and institutions having multi-building campuses may establish a localized alternative sign regulation plan for their property subject to review and approval by the Zoning Board of Appeals pursuant to the procedures for special uses found in Section 9-4-5 (Special Use Permits).
- B. Application. Applications for a localized alternative sign regulation plan shall be filed in accordance with the requirements of Section 9-4-5 (Special Use Permits).
- C. Sign Plan. No localized alternative sign regulation plan shall be approved by a conditional use permit unless the regulations set forth in the plan and made part of the conditional use permit are binding on all real property and premises in the plan area.
- D. Adherence. If approved, the localized alternative sign regulation plan shall be observed by the persons affected in lieu of compliance with Section 9-18-7 above.

#### **9-18-9 Enforcement.**

- A. Enforcement Authority. The Zoning Official is hereby authorized to enforce the provisions of this Chapter 18.
- B. Inspection. The Zoning Official may inspect, at such times as he deems necessary, each sign or sign structure regulated by this Chapter for the purpose of ascertaining whether the sign is in compliance with this Chapter or any other relevant Village Code, law or ordinance.
- C. Unsafe and Unlawful Signs.

1. Duty to Remove or Repair.

- a. Should the Zoning Official find any sign regulated by this Chapter to be unsafe, unlawful, or a menace to the public, or constructed, erected, or maintained in violation of the provisions of this Chapter, he shall cause notice to be given to the holder of the permit.
- b. If the holder of the permit should fail to remove the sign or bring the sign or other advertising structure in compliance, the Zoning Official may cause, at the holder's or property owner's expense, the sign or other advertising structure to be removed or brought into compliance.
- c. If the holder or owner fails to pay the costs and expenses of such repair or removal within thirty days of the notice, then such costs and expenses shall become a lien against the property. In addition, the Zoning Official shall refuse to issue a Sign Permit to any holder or owner who refuses to pay the costs and expenses assessed under this provision.

2. Unlawful signs. Unlawful signs, regardless of type, shall be removed within twenty-four hours of the time when notice was perfected.

3. Signs Causing Immediate Peril. The Zoning Official may cause any sign or other advertising structure that is in immediate peril to persons or property to be removed summarily without notice.

**D. Signs No Longer in Use.**

1. Removal. Any sign advertising a defunct business, or an unavailable product or service, shall be taken down and removed by the owner, agent, or person having the control of the premises upon which the sign is located.
2. Notice. The Zoning Official shall give notice to the owner or to any person occupying the property that the sign on his premises is in violation.
3. Failure to Comply. Failure to comply with the notice within the time specified shall cause the Zoning Official to authorized removal. Expenses related to removal shall be the responsibility of the owner of the premises upon which such sign is located.
4. Lien. The Zoning Official shall notify the owner or occupant of the premises of the total costs incurred for such repair or removal of the sign. If the owner or occupant fails to pay the costs and expenses of such repair or removal within thirty days of the notice, then such costs and expenses shall become a lien against the property.

**E. Signs Not Conforming to this Chapter.**

1. Authority to Continue. Any lawful sign located within the Village at the effective date of this Title or which shall come to be located in Village as a result of annexation after effective date of this Title, which does not conform to the provisions of this Chapter, may continue provided, the sign remains in conformance with the provisions of this Section.
2. Conditions of Lawful Status. For the purposes of this Chapter 18, legal nonconforming status shall be conferred only on signs authorized by a sign permit or variance of a preceding ordinance, title, code, or law; or if no sign permit was required under the applicable preceding laws, the sign was otherwise in compliance with the requirements of the preceding ordinance, code, or law.
3. Ordinary Maintenance and Repair. Nothing in this Section shall relieve the owner or beneficial user of a legal nonconforming sign, or the owner of the property on which the legal nonconforming sign is located from the provisions of this Chapter regarding safety, maintenance, and repair. Normal maintenance, including repainting, cleaning, or routine repair of a legal nonconforming sign shall not be deemed to a condition which triggers a loss of lawful status described below, unless such maintenance increases, in fact, the nonconforming aspects of the sign.
4. Repairs Pursuant to Public Order. Nothing in this Section shall be deemed to prevent the strengthening or restoration to a safe condition of a legal nonconforming sign in accordance with a reasonable order of a public official who is charged with protecting the public safety and who declares such a sign to be unsafe and orders its restoration to a safe condition, provided such restoration is not otherwise in violation of the various provisions of this Section prohibiting the repair or restoration of partially damaged or destroyed signs.
5. Loss of Lawful Status.
  - a. Legal nonconforming status shall terminate under the following conditions:
    - (1) if the use of a sign is discontinued for a period of sixty days it shall be deemed abandoned and shall not thereafter be reestablished; or
    - (2) if a sign is structurally altered such that its nonconforming aspects increase; or
    - (3) if a sign is relocated, replaced, or moved in any way; or the sign is damaged and the cost of repair is fifty percent of its replacement value.
  - b. Upon the happening of any of the aforementioned events, the sign shall be immediately brought into compliance with this Chapter in conjunction with a new sign permit or the sign shall be removed. For the purpose of this Subsection the changing of copy shall not be considered the replacement of an existing legal nonconforming sign.

#### **9-18-10 Revocation of Permit.**

All rights and privileges acquire under the provisions of this Chapter 18 are mere licenses and are revocable at any time by the Village. Revocation of a sign permit will be in accordance with Chapter 19 (Enforcement).

