

SECTION 16

SIGNS

16.1 PURPOSE:

All signs located within the Village limits shall be located, erected, altered and maintained in accordance with the provisions set forth in this Section 16. These sign regulations are made in accordance with, and in furtherance of, an overall plan and program for public safety, area development, preservation of property values and the general welfare in the Village. The intent of the regulations in this Section 16 is to safeguard the general welfare of the property owner and to maintain the aesthetic quality of the Village while balancing these goals with the reasonable controlled growth and development of the area. Accordingly, it is the intention of this Section to establish regulations governing the display of signs that will:

- A. Control the number of signs in the Village so as to not distract motorists or create a hazard to vehicular and pedestrian traffic.
- B. Prevent the proliferation of off-premises commercial signs which obscure the legitimate effort of local business establishments to reasonably identify the location and nature of their business.
- C. Preserve the beauty of the landscape and residential and commercial architecture of the Village that are among the prime assets of the Village.
- D. Be compatible with their surroundings.
- E. Comply with the type of activity to which they pertain.
- F. Be legible in the circumstance in which they are seen.
- G. Encourage quality sign design to promote a better visual environment.
- H. Enhance the physical appearance of the Village through a program that ensures the removal of inadequately maintained, illegal, and nonconforming signs within the shortest reasonable time period.

16.2 ZONING DISTRICT SIGNS:

Zoning district sign regulations are established in the Sign Chart found at the end of this Section.

16.3 GENERAL PROVISIONS:

16.3-1 Signs Prohibited Unless Specifically Listed: The sign standards by zoning classifications, which are established in the Sign Chart, are intended to include every district in the Village as defined in this Zoning Code. Only signs described and regulated in this Section 16 shall be permitted in any particular zoning district, and no sign shall be permitted in the Village except as authorized in this Section.

16.3-2 Variations from this Zoning Code shall be permitted only by the approval of the Board of Trustees, according to standards of procedure established in Section 23 of this Zoning Code.

16.4 PROHIBITED SIGNS:

The following signs are hereby expressly prohibited everywhere within the Village, except as otherwise hereinafter specifically provided:

- A. "A" frame signs, sandwich signs, curb signs.
- B. Commercial signs not advertising a business conducted, a product sold, or service provided on the same premises where the sign is located.
- C. Flashing signs.
- D. All miscellaneous advertising devices not specifically authorized by this Section.
- E. Pennants.
- F. Portable signs.
- G. Projecting signs.
- H. Roof signs.
- I. Signs on fences, trees and utility poles.
- J. Signs in the shape of products sold.
- K. Signs on or within parked motor vehicles and designed to be conspicuously visible for advertising or informational purposes from outside the vehicle, other than trailer signs, lettering on trucks or other commercial vehicles,

transit advertising on buses, election campaign signs and handicapped signs.

- L. Signs that move or have moving parts however powered.
- M. Signs that use reflective paints or tape.
- N. Signs with lights between opaque letters and an opaque background.
- O. Signs hung across any street, alley or public right-of-way, except as authorized by this Zoning Code.
- P. Signs that contain statements, words, pictures or other depictions of an obscene, indecent or immoral character and that offend public morals or decency.
- Q. Signs that contain untruthful or misleading information.
- R. Signs located on otherwise vacant land other than real estate signs, construction signs, or outdoor advertising signs except as authorized by this Section 16.
- S. Signs that imitate, or can be confused with, traffic control devices, including without limitation signs, marquees, canopies, or awnings using the words "stop," "go," "look," "slow," "danger," or any similar word, phrase, symbol, or character or employing any red, yellow, orange, green, or other color in such a manner as to interfere with, mislead, or confuse traffic.
- T. Signs in conflict with traffic signals, vehicular or pedestrian travel, or that impede access to fire hydrants and fire lanes and exits.
- U. Signs that impede or impair the public health, safety or welfare.
- V. Signs painted on the walls or windows of any building, except as authorized by this Zoning Code.
- W. Signs on microwave, radio, transmission or receiving towers or on satellite dishes.
- X. Streamers.
- Y. Temporary signs, except as authorized by this Section 16.
- Z. Inflatable balloon signs larger than three cubic feet.
- AA. Signs in the public right-of-way not approved elsewhere in this Zoning Code.

- BB. Banners, except when used as a Temporary Event Sign or New Business Sign under the provisions of this Section.
- CC. All other signs not expressly authorized by this Zoning Code.

16.5 EXEMPT SIGNS:

The following types of signs are exempt from the provisions of this Section except for construction, maintenance and safety regulations, and except as provided for herein:

A. *Election Campaign Signs:*

1. *Time Limit:* Such signs are permitted for a maximum of 45 days prior to the date of election to which such signs are applicable. Such signs shall be removed within seven days after the election.
2. *Location, Size, and Height Restrictions:* Such signs shall be located only on private property. Each sign for a candidate or public issue may not exceed 16 sq. ft. and shall not exceed a height of five feet above grade.
3. *Number:* There is no limit on the number of such signs permitted on private property.

B. *Real Estate or Construction Signs:* Temporary real estate or construction signs six square feet or less on residential properties, and 24 square feet or less on commercial or non-residential properties (also see Section 16.6).

C. *Gasoline Price Sign:* Gasoline pricing signs provided, however, that such signs shall comply with the following regulations:

1. Signs shall not be independently free-standing and shall be permanently attached below a pre-existing freestanding sign, to a gasoline pump island canopy support or to a building.
2. A maximum of four sign faces, with a total area not to exceed 40 square feet, shall be permitted provided that no single sign face shall exceed 16 square feet in area.

D. *Government Signs:* Official signs of any public or governmental agency.

- E. *Holiday Decorations and Signs:* Holiday decorations, such as materials temporarily displayed on traditionally accepted civic, patriotic or religious holidays.
- F. *Interior Signs:* Any sign that is located completely within an enclosed building and that is not visible from outside of the building.
- G. *Name and Address Plates:* Private (non-commercial) nameplate identification signs or street address identification signs when such signs do not exceed two square feet in area.
- H. *Prohibition Signs:* No trespassing, no dumping, no parking, no soliciting, beware of dog, or other similar signs regulating the use of property when such signs do not exceed two square feet in area.
- I. *Traffic Signs and Devices:* Official traffic signs and devices authorized by the Illinois Compiled Statutes, McHenry County and the Village's codes and regulations.
- J. *Parking Lot Direction and Instructional Signs:*
 - 1. *Directional Signs:* Signs designating parking area entrances and exits limited to one sign for each entrance and/or exit and not exceeding four square feet in gross surface area for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory.
 - 2. *Instructional Signs:* Signs designating the conditions of use or identity of parking areas and not exceeding nine square feet in gross surface area for each exposed face nor exceeding an aggregate gross surface area of 18 square feet. Parking lot instructional signs shall not project higher than 10 feet for wall signs and seven feet for ground signs, as measured from the established grade of the parking area(s) to which such signs are accessory.
- K. *Public Signs:* Signs required by governmental bodies or specifically authorized for a public purpose by any law, statute or ordinance; such public signs may be of any type, number, area, height, location or illumination as required by law, statute or ordinance.

- L. *Secluded Signs:* Signs not visible beyond the boundaries of the lot or parcel upon which they are situated or from any public thoroughfare or right-of-way.
- M. *Symbols or Insignia:* Any sign of any official court or public office, notices thereof, or any flag, emblem or insignia of a government entity.
- N. *Memorials:* Tablets, grave markers, headstones, statuary/memorial plaques or such remembrances of persons or events that are non-commercial in nature.
- O. *Vending Machine Signs:* Permanent, non-flashing signs on vending machines indicating the contents of such devices, the pricing of such contents, direction or instructional information as to use, and other similar information.
- P. *Warning Signs:* Signs warning the public to the existence of danger but containing no advertising material; to be removed within three days upon the subsidence of danger. Such warning signs may be of any type, number, area, height, location or illumination as deemed by the Director of Community Development or designee as necessary to warn the public of the existence of danger.
- Q. *Window Signs:* Window signs shall be permitted in Business, Manufacturing and Airport Districts provided that sum total of all window signs shall not exceed 50 percent of the total area of the windows in which they are located.
- R. *Garage Sale Signs:* Signs advertising a garage sale shall be permitted consistent with Chapter 31 of the Municipal Code.
- S. *Open House Real Estate Signs:*
 - 1. *Time Limit:* Such signs may be displayed only on the date of the Open House.
 - 2. *Size and Height Restrictions:* Such signs may not exceed six square feet. Such signs shall have their own support or post to be affixed in the ground and shall not exceed a height of four feet above grade.
 - 3. *Number:* Three such signs are permitted.
 - 4. *Content:* Such signs must designate an "Open House" event.

16.6 TEMPORARY SIGNS:

The following temporary signs shall be permitted in any Zoning District within the Village but only after issuance by the Village of a temporary sign permit therefor. All temporary signs must follow the regulations established in this Section unless otherwise specified.

A. *Construction Signs:*

1. *Time Limit:* Construction signs are permitted for a maximum of seven days after the issuance of the last occupancy permit for the project.
2. *Size:* No construction sign shall exceed 32 square feet. Construction signs on a Residential zoned lot 1 acre or less shall not exceed 6 square feet.
3. *Height Restrictions and Location:* Such construction sign shall be confined to the site of the construction, shall not extend over any lot line, shall not inhibit access to or on public roadways and shall not exceed a height of 8 feet from grade. Construction signs on a Residential zoned lot 1 acre or less shall not exceed 4 feet in height.
4. *Number:* One such sign is permitted. If a project or development abuts two or more streets additional signs, one oriented to each abutting street, shall be permitted.
5. *Content:* Such signs may list those involved with construction, including, but not limited to, architects, engineers, financial institutions and contractors.

B. *Development Signs:*

1. *Time Limit:* A development sign shall be removed within seven days after the issuance of the last occupancy permit for the development.
2. *Size:* Such sign shall not have a gross surface area greater than 100 square feet.
3. *Height Restrictions and Location:* Such sign shall be confined to the development site and shall not exceed a height of 15 feet from grade.
4. *Number:* One such sign is permitted for each thoroughfare or highway frontage of the development.

5. *Content:* Such sign may include the name of the development, the address and telephone number of the owner or agent, and the number, size, type and price of the lots and/or units.

C. *Temporary Event Signs:*

No more than two permits for temporary event signs shall be issued for the same premises within one calendar year and shall be limited to 14 days per permit. Temporary event signs shall be limited to no more than one (1) and be no larger than 32 square feet and 8 feet in height if located on the ground. For wall signs, the regulations of Section 16.11 shall apply, but not to exceed 32 square feet.

D. *New Business Signs:*

Any new business or existing business with a change of ownership within the village, shall be permitted one (1) temporary sign or banner based on the following:

1. *Time limit:* Sign permit must be applied for no more than 30 days after receiving an occupancy permit. New business signs must be removed within 30 days after the permit issue date.
2. *Size and Height:* Ground signs shall be no larger than 32 square feet and 8 feet in height. For wall signs the regulations of Section 16.11 shall apply, but not to exceed 32 square feet.
3. *Location:* Each sign shall be located on the same property as the business, and shall be no closer than 100 feet from any other temporary sign.

E. *Real Estate Signs:*

1. *Time limit:* Temporary real estate signs shall be removed within seven days after the sale is closed or the lease is signed.
2. *Size:* No Real Estate sign shall exceed 32 square feet. Real Estate signs on a Residential zoned lot 1 acre or less shall not exceed 6 square feet.
3. *Height Restrictions and Location:* Such Real Estate sign shall be confined to the site for sale or lease, shall not extend over any lot line, shall not inhibit access to or on public roadways—and shall not exceed a height of 8 feet from grade.

Real Estate signs on a Residential zoned lot 1 acre or less shall not exceed 4 feet in height.

4. *Number:* One such sign is permitted. If a project or development abuts two or more streets additional signs, one oriented to each abutting street, shall be permitted.
5. *Content:* Such signs may contain information advertising the sale, lease, or rent of the premises upon which said sign is located.

16.7 ILLUMINATION AND MAINTENANCE:

16.7-1 *Illumination Generally:* Illumination, if authorized by this Zoning Code, shall be white (non-colored) light and shall not blink, fluctuate or move.

16.7-2 *Internal Illumination:* The type and manner of illumination shall be specifically restricted by the following:

- A. No part of the sign panel other than the lettering shall be transparent or translucent.
- B. In no case shall the lighting intensity exceed the limit of 70 foot candles measured with a standard light meter perpendicular to the face of the sign at a distance equal to the narrowest dimension of the sign, whether it be the height or the width.
- C. No sign in any Residential or B-1 District maybe internally illuminated, except for non-residential uses in a Residential District.

16.7-3 *External Illumination:* Externally illuminated signs shall be permitted subject to the standards set forth in Section 16.7-2 of this Zoning Code. The type and manner of illumination shall be specifically restricted by the following:

- A. The lighting shall be uniformly distributed over the area of the sign or portion thereof and not extend beyond the edges of the sign.
- B. The lighting shall not shine into dwellings or create a traffic hazard.
- C. The light reflectance, when measured perpendicular one foot from the surface of the sign

shall not exceed 50 foot candles at its brightest area when measured with a standard light meter.

- D. Floodlights, gooseneck reflectors or other external sources of illumination shall be contained within a protective casing.

16.8 PERMITS:

16.8-1 *Permit Required:* It shall be unlawful for any person to erect, construct, alter, change any lettering or graphics on or relocate any sign, except as otherwise expressly authorized, within the Village without first obtaining a permit from the Community Development Department and paying the fee required. Those signs listed under Section 16.5, Exempt Signs, of this Zoning Code are exempted from the permit requirement.

16.8-2 *Permit Application:* Application for a sign permit shall be made upon a form provided by the Community Development Department and shall include the following information:

1. Name, address and telephone number of the applicant.
2. Location of the building, structure or parcel of property to which or upon which the sign is to be attached or erected.
3. Position of the sign in relation to nearby buildings or structures.
4. Three copies of plans and specifications showing the method of construction, location, support, illumination and the lighting intensity measured in terms of foot candles.
5. Sketch showing sign faces, exposed surfaces and proposed message thereof, accurately represented in scale as to size, proportion and color.
6. Name of the person, firm, corporation or association erecting the sign.
7. Written consent of the owners of the building, structure or land on or to which the sign is to be erected.

8. Such other information as the Community Development Department shall require to show full compliance with this Section and all other applicable ordinances of the Village.

16.8-3 *Permit Fees:* Before a sign permit is issued the applicant shall pay a permit and inspection fee as required by Chapter 24 of the Lake in the Hills Municipal Code.

16.8-4 *Issuance of Permit:* It shall be the duty of the Community Development Department, upon the filing of an application for a sign permit, to examine such plans, specifications and other data and the premises where the sign will be erected, constructed or altered, and issue a sign permit if all requirements of this Section and all other applicable ordinances of the Village are satisfied.

16.8-5 *Revocation of Permit:* The Director of Community Development or designee is hereby authorized and empowered to revoke any sign permit for any violation of this Section or any ordinances of the Village.

17.8-6 *Sign Erected Without Permit:* Any sign existing at the time of the enactment of this Zoning Code for which no sign permit was issued, shall be removed within 30 days of enactment of this Zoning Code unless such sign fully complies with the provisions of this Section and all applicable ordinances of the Village or is altered to fully comply with the provisions of this Section and all applicable ordinances of the Village within 30 days, and a sign permit is applied for and issued. See also Section 16.9 of this Zoning Code.

16.9 REMOVAL OF SIGNS:

16.9-1 *Prohibited Signs:* Any sign existing in violation of Section 16.4, Prohibited Signs, shall be removed, altered or repaired in such a manner to bring such sign into conformance with the provisions of this Section 16 within 60 days after the date of the adoption of this Section 16.

16.9-2 *Unsafe or Unlawful Signs:* Every unlawful sign shall be removed as provided by this Zoning Code. Every unsafe, insecure, or menacing sign shall be removed immediately. If the Director of Community Development or designee shall find that any sign is unsafe, insecure or a menace to the public, or has

been constructed, erected or maintained in violation of the provisions of this Section, then they shall give written notice of the violation to the owner or lessee thereof stating that the Village shall initiate such legal proceedings as may be required to compel the removal of said sign and the recovery of any costs incurred, including any legal costs, in connection therewith if the owner or lessee fails to remove or alter the sign so as to comply with the standards set forth herein within 10 days after receipt of such notice. If the owners or lessee's address cannot be located, then the notice may be sent to the person last paying the real estate taxes on the premises. Receipt of such notice shall be conclusively presumed from proof of mailing such notice as provided above. Service in any other manner where there is actual receipt of notice shall also be satisfactory service for the purposes of this Section 16. Such owner or lessee shall be entitled to a hearing before the Village Administrator upon filing a written request with the Village Clerk for such a hearing within 72 hours after receipt of such notice. Such request shall state the reasons why such sign should not be removed. Such hearing will be held 72 hours after receipt of such request, if possible, but in any event shall be held prior to the initiation of any proceedings as provided above.

16.9-3 *Immediate Removal, Removal Without Notice:* The Director of Community Development or designee may cause any sign or other advertising structure which is an immediate peril to persons or property to be immediately removed or repaired if, after notice, either oral or written, the owner or lessee fails to take corrective action or if the owner or lessee cannot be located in sufficient time to remedy the immediate peril. In addition to the penalty provisions in this Section, the Director of Community Development or designee or the Village may also file a complaint for injunction or any other appropriate remedy, including the recovery of any costs incurred therewith, including legal fees.

16.10 ADDITIONAL REQUIREMENTS:

16.10-1 *Building Code:* All signs shall be constructed of materials approved by the Village and shall comply with the requirements of the Lake in the Hills Building Code and any amendments thereto as adopted by the Village.

- 16.10-2 *Electrical Code:* All signs in which any electrical wiring and/or connections are to be used shall comply with the Electrical Code and any amendments thereto as adopted by the Village.
- 16.10-3 *Wind Pressure and Dead Load Requirements:* All signs shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot and shall be constructed to receive dead loads as required in the Building Code and any amendments thereto or other applicable ordinances of the Village. Any existing sign not so constructed shall be considered as an immediate peril to persons and property, and be removed per Section 16.9 of this Zoning Code.
- 16.10-4 *Illinois Highway Advertising Control Act:* No sign permitted under this section shall be allowed or maintained if the sign shall in any way violate the Illinois Highway Advertising Control Act 225 ILCS 440/3.09 as amended. No sign permitted under said Act shall exceed the standards as set forth in this Zoning Code.
- 16.10-5 *Awnings, Canopies, Marquees:* Construction of awnings, canopies and marquees shall be in accordance with Chapter 24 of the Lake in the Hills Municipal Code.

SIGN CHART

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	CONTENT
R-1, R-2, R-3, RE-1, RE-2	Wall or ground	Four square feet per sign	6 feet maximum from grade, 10 feet minimum from any lot line, wall signs are not to exceed the height of the main wall of the building	One per street frontage	Name and address of occupant(s)
	Subdivision Entryway	100 square feet per sign	8 feet maximum from grade, 10 feet minimum from any lot line	Two at each entrance	Name of subdivision, developer only
R-1, R-2, R-3, RE-1, RE-2 (Non-residential)	Wall	2 square feet for each lineal foot of building frontage Maximum total, 100 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation	Name and type of business, logo
R-1, R-2, R-3, RE-1, RE-2 (Non-residential)	Ground	50 square feet	8 feet maximum from grade, 10 feet minimum from any lot line	One per street frontage	Name and type of business, logo
RE-5	Wall, ground, or entryway	32 square feet per sign	6 feet maximum from grade, 10 feet minimum from any lot line, wall signs are not to exceed the height of the main wall of the building.	One per street frontage	Name and address of occupant(s)

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	CONTENT
R-4 Multi-family	Wall, ground or entryway	Gross aggregate total of all signs: 100 square feet	6 feet maximum from grade, 10 feet minimum from any lot line, wall signs are not to exceed the height of the main wall of the building	One per street frontage	Name and address of management
	Subdivision Entryway	100 square feet per sign	8 feet maximum from grade, 10 feet minimum from any lot line	Two at each entrance	Name of subdivision, developer only
B-1	Wall	1 square feet for each lineal foot of building frontage Maximum total, 50 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation	Name and type of business, logo
B-1	Ground	50 square feet per sign	6 feet maximum from grade, 10 feet minimum from any lot line	One per street frontage	Name and type of business, logo
B-2, B-3, B-4 and B-5	Wall	2 square feet for each lineal foot of building frontage Maximum total, 100 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation	Name and type of business, logo
B-2, B-3, B-4 and B-5	Ground, entryway	100 square feet per sign	8 feet maximum from grade, 10 feet minimum from any lot line	One per principal street	Name and type of business, logo

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	CONTENT
B-2, B-3, B-4 and B-5 (Shopping Center or Multi-tenant building)	Wall	2 square feet of signage for each lineal foot of tenant/business frontage Maximum total, 250 square feet per sign	Wall signs are not to exceed the height of the main wall of the building	One per building elevation	Name and type of businesses, logo
B-2, B-3, B-4 and B-5 (Shopping center or business center)	Ground, entryway	200 square feet	16 feet maximum from grade, 10 feet minimum from any lot line	One per street frontage	Names and type of businesses, logo
A-1, IB and OS	Wall	2 square feet of signage for each lineal foot of building frontage Maximum total, 100 square feet	Wall signs are not to exceed the height of the main wall of the building.	One per building elevation	Name and type of business, logo
IB and OS	Ground	100 square feet	8 feet maximum from grade, 10 feet minimum from lot line	One per street frontage	Name and type of business, logo
Manufacturing	Wall	2 square feet of signage for each lineal foot of building frontage Maximum total, 100	Wall sign not to exceed the height of the main wall of the building	One per building elevation	Business name & address, major enterprise of each tenant, building name, or a combination

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	CONTENT
		square feet			of these
Manufacturing	Ground	100 square feet	8 feet maximum from grade, 10 feet minimum from any lot line	One per building elevation	Name and type of business, logo
Manufacturing (Business center)	Ground, entryway	180 square feet gross aggregate total of all signs	10 feet maximum from grade, 10 feet minimum from any lot line (at main entry to the park/center)	One on each principal street	Name of the center and one placard for each business name
AD1	Wall	2 square feet for each lineal foot of building frontage, maximum total 100 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation	Name and type of business, logo
AD1	Ground	*	*	*	*
AD2	Wall	2 square feet for each lineal foot of building frontage, maximum total 100 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation	Name and type of business, logo
AD2	Ground	100 square feet	8 feet maximum from grade, 10 feet minimum from any lot line	One on each principal street	Name and type of business, logo

* Ground Signs shall be allowed only per the airport regulations described in Chapter 26 of the Municipal Code.

