

ORDINANCE # 98- 32

AMENDMENT TO KENDALL COUNTY ZONING ORDINANCE

**SECTION 12 - SIGNS
TEXT AMENDMENT**

WHEREAS, the Kendall County regulates signs under Section 12 of the Kendall County Zoning Ordinance and related ordinances; and


WHEREAS, the Kendall County Board amends these ordinances from time to time in the public's interest; and

WHEREAS, the current Kendall County Zoning Ordinance section regulating signs does not reflect modern needs and requirements; and

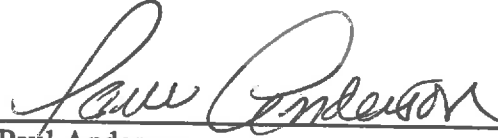
WHEREAS, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals;

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby amends Section 12 of the Kendall County Zoning Ordinance in its entirety to read as provided in Exhibit A.

IN WITNESS OF, this Amendment to the Kendall County Zoning Ordinance was approved by the Kendall County Board on December 15, 1998.



John A. Church
Kendall County Board Chairman



Paul Anderson
Kendall County Clerk

12.01 PURPOSE

This section of the Zoning Ordinance is established to create the standards for a comprehensive and balanced system of sign regulations for the following purposes:

- A. To encourage, as a means of communication in Kendall County, the employment of signs which are:
 - 1. Compatible with their surroundings.
 - 2. Appropriate to the type of activity to which they pertain.
 - 3. Expressive of the identity of individual proprietors.
 - 4. Legible in the circumstances in which they are seen.
 - 5. Respectful of the reasonable rights of other sign owners.
- B. To preserve, protect and promote the public health, safety and welfare.
- C. To improve pedestrian and traffic safety.
- D. To maintain and enhance the County's appearance and ability to attract sources of economic development by promoting the reasonable, orderly and effective display of signs consistent with established ordinances of the county.
- E. To minimize the possible adverse effect of signs on nearby public and private property.
- F. To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.
- G. To ensure that signs are designed as integral architectural elements of the building and site to which they principally relate.

12.02 SCOPE

No sign regulated by this section shall be constructed, erected, converted, altered, rebuilt, enlarged, remodeled, relocated or expanded until a permit for such sign has been obtained in accordance with the standards and procedures set out in this Chapter. However, no permit shall be required for exempt or temporary signs as defined herein.

12.03 DEFINITIONS

AWNING. A roof-like cover, temporary in nature, which projects from the wall of a building or overhangs the public way.

AWNING SIGN: Any sign that is painted, printed or otherwise placed on the outer surface of an awning in such a manner that the awning forms the background surface of the sign.

BANNER SIGN: Any Temporary Sign of lightweight fabric or similar material that is attached to a pole or building and secured on at least two sides. National flags, state or municipal flags shall not be considered banners.

CHANGEABLE COPY SIGN: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged either manually or electronically.

COMMERCIAL MESSAGE: Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

CONSTRUCTION SIGN: A sign announcing the impending construction of a project, limited to displaying the name of the project, the developer, the financial institution providing the finance, the designer(s), the general contractor, a phone number where more information may be obtained, and a date announcing the planned completion of the project.

CROP IDENTIFICATION SIGNS: A sign whose content includes the type, description, identification and otherwise pertinent information of crops being grown on a plot of land.

ERECT: To build, construct, attach, hang, re-hang, place, affix, or relocate and includes the painting or lettering of sign structures.

EXTERNAL ILLUMINATION: Illumination of a sign which is produced by an artificial source of light which is not contained within the sign itself.

FACADE: Any side, surface or wall below the roof of a building which is parallel or within forty-five (45) degrees of parallel with a parcel's frontage on a public thoroughfare, which faces toward and relates to that public thoroughfare. If a building has a complex shape, then all walls or surfaces facing in the same direction, or nearly the same direction, are part of a single facade.

FLASHING SIGN: Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this ordinance any revolving, illuminated sign shall be considered as a flashing sign.

FREE-STANDING SIGNS: Any sign not attached to a building; primarily ground signs, pole signs, pylon signs, and portable signs.

GARAGE / YARD SALE SIGN: Any sign used in residential zoning districts to advertise the sale of used, unwanted household goods.

GRADE: Established or finished elevation measured at the centerline of the adjacent street.

GROUND SIGN: Any detached sign which has its bottom portion erected upon or mounted on a base that is permanently set on the ground that is at least as wide as the bottom of the sign. Ground signs are also commonly known as Monument Signs.

INFLATABLE SIGN: Any sign or inflatable device of more than two (2) cubic feet in capacity designed to be filled with air or a gas lighter than air, displayed to attract the attention of the public. This definition shall include Balloons and Balloon Signs.

INSTRUCTIONAL SIGN: A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," and other similar directives.

ILLEGAL SIGN: A sign which contravenes this ordinance, or a nonconforming sign for which a permit required under a previous ordinance was not obtained.

ILLUMINATED SIGN: Any sign which is lit by an artificial (usually electric) light source.

INTERNAL ILLUMINATION: The illumination of a sign which is produced by an artificial source of light concealed or contained within the sign itself, and which becomes visible in darkness through the translucent portion of the sign face.

MARQUEE OR CANOPY: A roof-like structure of a permanent nature which projects from the wall of a building or overhangs the public way and is designed and intended to protect pedestrians from adverse weather conditions.

MARQUEE OR CANOPY SIGN: A sign that is mounted or painted on, or attached to, a canopy or marquee.

MEMORIAL OR TABLET SIGN: The permanent part of a building which denotes the name of the building, date of erection, historical significance, dedication, or other similar information.

NAMEPLATE: A sign indicating the name and address of a building or the name of an occupant thereof, and the practice of a permitted occupation therein.

NON-CONFORMING SIGN: Any sign that does not conform to the requirements of this ordinance.

OUTDOOR ADVERTISING STRUCTURE: (BILLBOARD). A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than upon the premises on which such sign is located or to which it is affixed.

PENNANT: Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

POLE SIGN: A sign mounted on one (1) or more freestanding pole(s) or pylons.

POLITICAL SIGN: Any sign displayed in conjunction with an official election or referendum, used on behalf of candidates for elected public office or to advocate a position on referenda.

PORTABLE SIGNS: Any sign attached to or mounted upon a frame intended to be moved from place to place. Such sign may be used as a temporary free standing sign and may or may not include movable lettering.

PROJECTING SIGNS: A sign wholly or partly dependent upon a building for support, and which projects more than twelve (12) inches in a perpendicular fashion from such building.

REAL ESTATE SIGN: A sign used to advertise the sale or lease of an individual home, apartment office, or retail development.

ROOF SIGN: A sign mounted on the roof of a building.

SIGN: A name, identification, description, display or illustration which is affixed to or painted or

represented directly or indirectly upon a building, structure, tree, rock, or other object, or piece of land, and which directs attention to an object, product, place, activity, persons, institutions, organization or business. However, a sign shall not include the 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 shall be exposed to view from a street. Each display surface of a sign shall be considered to be a sign.

SIGN CONTRACTOR: A person or entity who performs work for compensation in connection with the erection, construction, enlargement, alteration, repair, moving, improvement, maintenance, conversion or manufacture of any sign.

SIGN STRUCTURE: The sign and all parts associated with its mounting.

SIGN SUPPORTS: All structural features by which a sign is held up, including, for example, poles, braces, guys, and anchors.

TEMPORARY SIGN: Any sign designed, constructed, or erected to display a message for a limited duration of time. Such signs include but are not limited to: Beacon or Search Light, Grand Opening, Inflatable, Political and Special Event Signs, as well as any other sign which by its definition and application in this chapter is designated as a Temporary Sign.

WALL SIGN: Any sign attached parallel to and supported by a wall or building, and within six (6) inches of such wall, or painted on the wall surface of any building.

WINDOW AREA: Any transparent area on a facade through which the interior of a premises may be viewed from outside.

WINDOW SIGN: Any sign which is affixed or placed so that its message or image is read as a part of the total composition of a window area.

12.04 EXEMPTIONS

The following signs shall be exempted from all but the maintenance and public safety requirements of this Section. No permit is required for any sign designated as exempt below.

- A. **PUBLIC OR QUASI-PUBLIC INFORMATIONAL SIGNS.** Any public notice, warning, directional, and other instructional or regulatory signs identifying or locating a town, hospital, community center, public building or historic place situated in Kendall County, Illinois, and also signs identifying or locating a school, college, YMCA, YWCA, church or similar place of worship, service club, soil conservation activity, 4-H Club, or similar public or quasi-public activity for religious, civic, educational or cultural purpose. Such signs shall not exceed an area of six (6) square feet each, nor a total of 24 square feet for all signs, shall not be illuminated, shall contain no advertising matter, and shall be set back not less than 5 feet from the fronting highway right-of-way.
- B. **HISTORIC MARKERS.** Historic markers erected by duly authorized public authorities.
- C. **INTERIOR SIGNS.** Any signs inside a building, not attached to a window or door, which can not be read from vehicles passing on adjoining streets.

- D. **NON-SIGN DECORATIONS.** Temporary displays, including holiday lights, decorations, painted window areas, works of art, flags (not exceeding 50 sq. ft.), memorial signs, religious or historic symbols, and other displays with no commercial message. Pennants are not considered decorations, and are specifically prohibited.
- E. **TRAFFIC CONTROL SIGNS,** such as Stop, Yield, and similar signs which are located on private property and meet Illinois Department of Transportation standards, and which contain no commercial message.
- F. **MEMORIAL SIGNS.** Memorial signs or tablets listing names or buildings and date of erection, when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.
- G. **INSTRUCTIONAL, DIRECTIONAL AND WARNING SIGNS.** Signs, not exceeding six (6) square feet in area, which provide instruction, direction or warning and are located entirely on the property to which they pertain to identify rest rooms, public telephones, walkways, parking lot entrances and exits, and features of a similar nature or with respect to warnings, "no trespassing", "no dumping", and similar warning signs. Parking lot entrance and exit signs shall not exceed two feet 6 inches (2'- 6") in height.
- H. **GARAGE / YARD SALE SIGNS.** A sign which advertises a residential garage sale, provided that such signs do not exceed five (5) square feet each, are located with no more than one (1) sign per lot frontage either on the zoning lot containing the sale or on other private property with that property owner's or tenant's permission, and are only in place one week prior and during the time the garage sale is actually taking place.
- I. **CONSTRUCTION SIGNS.** Construction Signs shall not be installed prior to issuance of a building permit and shall be removed within seven (7) days of issuance of an occupancy permit. The sign shall be placed on private property on the premises of the construction and set back a minimum of ten (10) feet from any public right-of-way. One (1) construction sign shall be permitted per zoning lot. The sign shall not exceed thirty-two (32) square feet in surface area. The sign shall not exceed ten (10) feet in height from Grade.
- J. **REAL ESTATE SIGNS.** One (1) real estate sign per street frontage of a zoning lot, advertising the sale or lease of premises within said zoning lot. Such signs may not be located in the public right-of-way, nor be directly illuminated. Such signs shall be removed within five days following the date of closing or lease initiation. Signs shall not exceed six (6) square feet for residential districts, and thirty-two (32) square feet for all other districts. The maximum height for all Real Estate Signs is 8 feet. Real Estate Signs shall be removed within seven (7) days after the real estate closing, or lease or rental transaction is completed, except that "Open House" Signs shall be erected and removed on the day of the event.
- K. **BULLETIN BOARDS.** Bulletin Board Signs not exceeding twenty (24) square feet for public, charitable or religious institutions where the same are located on the zoning lot of said institutions. Maximum height for bulletin boards is 20 ft.
- L. **WINDOW SIGNS.** Window Signs shall be affixed only to the interior surface of the glass and shall not be located on any windows above the first floor of the building. Such signs shall not exceed thirty-five (35) percent of the Window Surface Area for each building face. Signs shall not be affixed in such a manner that a safety hazard to customers or staff of the establishment

is created by the obstruction of vision. The County Sheriff or his designee(se) shall be empowered to require the removal or relocation of any such sign deemed to be a safety hazard.

M. POLITICAL SIGNS.

12.05 ADMINISTRATION

- A. PERMIT REQUIRED. Unless otherwise exempted in Section 12.04, no sign shall be erected, structurally altered, or relocated without having first obtained a valid permit for such sign, issued by the County Planning, Building and Zoning Department. No permit shall be required for routine maintenance of a sign.
- B. PERMIT APPLICATION. Application for permits to erect, construct, or alter a sign shall be submitted on a form and in the manner prescribed by the Planning, Building and Zoning Department. Each application shall be signed by the owner of the sign and the owner of the property upon which it is to be located. Applications for permits shall be accompanied by such information as may be required to assure compliance with all applicable regulations, including:
1. Name, address and telephone number of the applicant;
 2. A drawing or photograph showing the position of the sign or advertising structure in relation to the structures;
 3. Two (2) prints of the drawings and specifications, and color renderings for the proposed sign or advertising structure, including the methods of construction, illumination, materials and attachment to the buildings or in the ground. Such drawings must include all text and graphics proposed on the sign, drawn to scale with dimensions;
 4. If required by the Planning, Building and Zoning Department, a copy of a statement by a registered professional engineer indicating that said sign meets structural and wind pressure requirements, and will not pose a public health or safety threat;
 5. Name of person, firm, corporation or association responsible for erecting the sign or advertising structure;
 6. Written consent of the owner or agent of the zoning lot on which the sign or advertising structure is to be erected;
 7. A master sign plan documenting all existing signs on the zoning lot, including their type and area, location, and the occupant of the site to which each sign pertains; and
 8. Any additional information requested by the Zoning Administration to show full compliance with this and all other applicable County regulations.
- C. APPLICATION REVIEW PROCEDURES
1. The following procedure must be followed for approval of a sign permit:
 - a. Planning, Building and Zoning Department Approval. Applications for all signs requiring a permit shall be reviewed and approved or denied by the Planning, Building and Zoning Department.
 - b. Zoning Board of Appeals. Appeals from decisions of the Planning, Building and Zoning Department, and all variances to this Ordinance shall be considered by the Zoning Board of Appeals. All recommendations of the Zoning Board of Appeals shall be referred to the County Board for final consideration.

- c. **Building & Zoning Committee.** Appeals from decisions of the Planning, Building and Zoning Department with regard to Building Code issues shall be considered by the building & Zoning Committee of the County Board. All recommendations of the Building and Zoning Committee shall be referred to the County Board for final consideration.

D. **INSPECTION PROCEDURES**

1. *Optional Pre-installation Inspection.* The person responsible for the installation of a sign may request a pre-installation inspection prior to installing any permanent sign requiring a permit. Such inspection shall include a footing inspection, if applicable, and confirmation of the other details of mounting and placement. Since such an inspection is not mandatory, an additional fee will be charged for a pre-installation inspection.
2. *Final Inspection.* The person responsible for the installation of a sign shall notify the Planning, Building and Zoning Department upon completion of the work to schedule a final inspection.
3. *Additional Inspection.* Any other reasonable inspection as required.

12.06 GENERAL STANDARDS

A. **LOCATION.**

1. No sign shall be located in a sight triangle easement formed by intersecting streets. The sides of the triangle formed by the right-of-way of the intersecting streets shall be thirty (30) feet in length as measured outward from the point of intersections of said rights-of-way or at equivalent points on private streets.
2. No sign shall be allowed to encroach upon the public right-of-way or public property.

B. **ILLUMINATED SIGNS.** All Illuminated Signs shall be subject to the following requirements:

1. Signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residential district. When sign is visible from a residential district, it shall not be illuminated between the hours of 11:00 p.m. and 7:00 a.m.
2. Internally Illuminated Signs shall permit light to shine fully through only the lettering and graphic elements of the sign. The background for such spacing and graphics shall be opaque or translucent and shall transmit light at a level substantially less than that transmitted through the lettering and graphics.

C. **TRAFFIC SAFETY.** In order to ensure reasonable traffic safety, it shall be unlawful to erect or maintain any fluttering, undulating, swinging, rotating, blinking, or flashing sign or attention gathering device. No sign or advertising structure shall be erected, installed or maintained in such a manner as to obstruct free and clear vision, or as to distract the attention of the driver of any vehicle by reason of position, shape, color or lighting thereof.

No sign or advertising structure shall be erected or maintained in such a manner as to be likely

to interfere with, obstruct the view of, or imitate, resemble or be confused with any authorized traffic sign, signal or device. Accordingly, no sign or advertising structure shall make use of the words "Stop", "go", "look", "caution", "warning", "danger", or any similar word, phrase, symbol or character, or employ any red, yellow, orange, green or other colored lamp or light, in such a manner as to interfere with, mislead or confuse traffic.

- D. **REPLACEMENT BONUS.** The replacement of non-conforming signs shall be encouraged through a bonus of 10% applied to the allowable area for individual signs if permits for the replacement of all legal non-conforming signs on a premises are requested and approved prior to December 31, 1999.
- E. **LANDSCAPING BONUS.** Provision of landscaping around the base of free-standing signs shall be encouraged through a bonus of 10% applied to the allowable area for individual signs if the following requirements are met. To receive this bonus, all proposed landscaping shall be illustrated on the plans submitted as a part of a sign permit application.
1. For every one square foot of gross sign area, there shall be provided one square foot of landscape area adjacent to the sign.
 2. The required landscape area shall compliment the sign and consist of plantings such as, but not limited to, hedges, low shrubs, perennial flowers and ground cover. Sodded or seeded areas shall not qualify as part of the landscaped area.
 3. In addition to the plantings described above, the landscaped areas shall also contain ground protection such as, but not limited to ground cover plants or mulch.
 4. It shall be the duty of the owner of such parcel to maintain all landscaped areas in a neat and proper manner.

12.07 COMPUTATION

The following principles shall control the computation of sign area and sign height.

- A. **COMPUTATION OF AREA OF INDIVIDUAL SIGNS.** The area of a sign face shall be the total exposed surface within a continuous perimeter composed of a single rectangle enclosing the extreme limits of characters, lettering, illustrations, ornamentations or other figures together with any material, or color used as an integral part of the background of the display, or to differentiate the sign from the background on which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.
- B. **COMPUTATION OF AREA OF MULTI-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 or with an interior angle of 90° or less 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 42 inches apart, the sign area shall be computed by the measurement of one of the faces.
- C. **COMPUTATION OF HEIGHT.** The height of a sign shall be the measurement from the top of the highest element of the sign to the established street centerline elevation.

12.08 AGRICULTURAL DISTRICT

A. **PERMITTED SIGNS.** In all agricultural districts the following classes of signs are permitted in accordance with regulations set forth herein:

1. *Non-flashing Non-illuminated Signs*, as follow:
 - a. Crop identification signs, not exceeding six (6) square feet in area, advertising a product grown or produced on the property. The duration of these signs shall be limited to the growing season. Crop Identification Signs shall be unlimited in number, and shall not require a permit.
 - b. Wall or Free-Standing Signs associated with permitted uses, not exceeding thirty-two (32) square feet in gross surface area. One wall or free-standing sign shall be permitted on each frontage.
 - c. Free-standing and political Temporary Signs as regulated in section 12.14.
2. *Location and Height.*
 - a. Crop Identification Signs shall not be placed in a public right-of-way.
 - b. Free-Standing Signs shall be placed no closer than ten feet from the property line, provided the Planning, Building and Zoning Department may require a greater setback or other location, so that said sign will not obstruct the view along any highway, at any intersection, private driveway, field entrance, or other point of ingress or egress.
 - c. No sign attached to the wall of a building or other structure shall extend above the roofline of that building or structure.
 - d. No sign shall exceed eight (8) feet in height from grade to the highest point of the sign.

12.09 RESIDENTIAL DISTRICTS

A. **PERMITTED SIGNS.** In all residential districts, the following signs are permitted in accordance with the regulations set forth hereinafter:

1. *Non-Flashing, Non-Illuminated Accessory Signs* as follows:
 - a. Nameplates , subject to the following:
 - (1) For one and two-family dwellings, there shall be not more than one nameplate, not exceeding two (2) square feet in area, for each dwelling unit, indicating the name or address of the occupant or a permitted occupation provided that on a corner lot two such nameplates for each dwelling unit, one facing each street, shall be permitted.
 - (2) For multiple-family dwellings, for apartment hotels, and for buildings

other than dwellings, a single nameplate not exceeding nine (9) square feet in area and indicating only the name and address of the building and the name of the management thereof may be displayed provided that on a corner lot two such signs, one facing each street, shall be permitted.

- b. Free-standing Signs for the sale of multiple parcels of property within an approved subdivision or for a single parcel of more than forty acres shall not exceed one hundred (100) square feet and shall be permitted for a period of not more than two years, except that a permit may be renewed annually for a period not to exceed one year.
 - c. Subdivision Identification Signs. Two permanent subdivision signs not exceeding thirty-two (32) square feet in size per face, inclusive of any logo, shall be allowed per development. Where the development has access on two or more streets, or has more than one entrance on one street, identification shall be allowed at each entrance.
 - d. Public or semipublic buildings, or public park identification sign. Not more than one sign per street frontage not exceeding thirty-two (32) square feet in size per face inclusive of any logo.
2. *Location and Height.*
- a. All signs shall be located as directed by the Planning, Building and Zoning Department but in no case shall a sign be located closer than ten (10) feet to any property line .
 - b. Signs for the sale of multiple parcels of property within an approved subdivision or for a single parcel of more than forty (40) acres shall not exceed twenty (20) feet from grade.
 - c. Subdivision Identification Signs and public/semipublic building signs shall not project higher than eight (8') feet above grade .
 - d. No sign attached to the wall of a building or other structure shall extend above the roofline of that building or structure.

12.10 BUSINESS DISTRICTS.

A. PERMITTED SIGNS.

1. Signs relating only to the name and use of buildings or premises upon which they are placed. Advertising signs and outdoor billboards advertising products or matters not related to the occupancy and use of the premises shall not be permitted. The following signs shall be permitted and governed as follows:
 - a. Wall Signs. One wall sign not exceeding five (5) percent of the total square footage of the building facade upon which it is placed.

- b. **Canopy, Marque or Awning Signs.** The surface area of a Canopy, Marque or Awning sign shall not exceed ten (10) square feet, or thirty (30) percent of the exterior surface area of the canopy, marquee or awning attached to the building front, whichever is greater. Such signs shall be harmonious in scale and proportion with the building they are mounted to and with the architectural elements of the building.
- c. **Free-standing Signs.** One ground-mounted sign or pole sign per lot not exceeding fifty (50) square feet per face.
- d. **Directories.** For buildings with multiple tenants, a directory sign may be substituted in lieu of the allowable free-standing sign subject to review and approval by the Planning, Building and Zoning Department as to height and overall square footage.
- e. **Public or semipublic buildings, or public park identification sign.** Not more than one sign per street frontage not exceeding thirty-two (32) square feet in size per face inclusive of any logo.
- f. **Nameplates.** One attached, non-illuminated sign not exceeding two (2) square feet in size displaying the name, occupation, and/or service located upon the premises, and the address.
- g. **Temporary Signs.** Temporary Signs shall be permitted as described in Section 12.14.

2. *Location and Height.*

- a. **Wall Signs.** Wall Signs shall be face mounted on the building wall, projecting not more than twelve (12) inches from the facade of the building. Such signs shall not project above the parapet wall, mansard, or other roofline and shall be recessed where involving a pitched roof location.
- b. **Canopy, Marquee or Awning Signs.** Such signs shall be completely within the borderline of an outer edge of the marquee or canopy, and shall in no instance be lower than eight feet above the ground surface over which the marquee or canopy is constructed.
- c. **Ground-mounted Signs.** Such signs shall not exceed eight (8) feet in height from grade to the highest point on the sign and shall be located no closer than ten feet to any property line. Such signs shall not be located so as to obstruct vision at a vehicular entry or exit from the property.
- d. **Pole Signs.** Such signs shall not exceed twenty (20) feet in height. The bottom of the sign shall be at least ten (10) feet above surrounding grade.

B. **OTHER REQUIREMENTS.**

- 1. *Number of signs.* Each building or property shall be allowed a maximum of two signs, which may be either an attached sign, a ground-mounted sign, a pole sign, a canopy

sign, a wall sign, or an awning sign. Window Signs and nameplates are excluded from this maximum of two signs.

2. *Buildings with multiple occupancy.* For buildings and/or property containing more than one business or tenant, each business or tenant may have one wall sign conforming to the requirements of this section. Each sign must be attached to the lease unit containing the business tenant identified.
3. *Additional Signs.* Each building or property may have one additional attached sign on walls containing a main entrance which faces customer parking areas and is not visible from either a public or private street. For this exception to apply, the signs must be attached to the same wall as their respective entrances and both the signs and the entrances must be upon the same plane of the building.
4. *Painted Wall Signs.* No sign may be painted, or similarly posted directly on the surface of any wall. Nor shall any sign be permitted to be placed on any wall, fence, or standard, facing the side of any adjoining lot located in any Residential District.
5. *Integrated Shopping Centers.* For integrated shopping centers containing five or more stores or shops, one (1) additional sign may be erected not exceeding one hundred (100) square feet in area advertising only the name and the location of the integrated shopping center. Such sign shall be placed not less than ten (10) feet from the front property lines of the premise upon which the sign is located and the bottom edge of such signs shall be at least eight feet above the surrounding ground. The overall height shall not exceed twenty (20) feet above grade.
6. *Flashing Signs.* No illuminated sign shall be of the flashing or intermittent type. Signs which may be in conflict with public traffic signals shall not be permitted.
7. *Changeable Copy Signs.* Changeable Copy Signs are permitted as a part of Wall or Free-Standing Signs. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, and shall not exceed 40% of the total permitted sign area.

12.11 MANUFACTURING DISTRICTS.

A. PERMITTED SIGNS.

1. The following signs shall be permitted and governed as follows:
 - a. All signs permitted in the Business Districts.
 - b. Outdoor advertising structures, advertising signs, and poster panels, provided the total area of all such outdoor advertising structures, advertising signs, and poster panels, do not exceed two hundred and eighty-eight (288) square feet.
2. *Location and Height.*
 - a. No sign shall project higher than forty-five (45) feet above grade.

- b. No advertising sign or structure shall be located within five hundred (500) feet of any public park of more than five acres in area, or any freeways, expressways and toll roads designated as such in the records of the governing authorities.
- c. No advertising sign shall be located within seventy-five (75) feet of any property located in a Residence District.
- d. This section shall govern unless pre-empted by the laws of the State of Illinois.

12.12 SPECIAL USE SIGNS

The Zoning Board of Appeals may recommend and the County Board may permit the use of signs not withstanding limitations set forth in the underlying zoning classification.

12.13 PERMITTED EXTRA SIGNS

Gasoline Stations. In addition to the signs permitted by other sections of this ordinance, the following signs are permitted uniquely to gasoline stations.

- 1. Two (2) signs per pump island which designate the function of the island as "self-service" or "full service". Such signs may be illuminated and shall not have more than two (2) faces and shall not exceed three (3) square feet per face.
- 2. One (1) sign per type of fuel sold which designates the price of that fuel. Such signs may be illuminated and shall not have more than two (2) faces and shall not exceed six (6) square feet per face. The sign area for more than one (1) type of fuel should generally be combined into one (1) sign.
- 3. One (1) non-illuminated sign identifying the service performed in each service bay may be placed over the opening to each bay. Such signs shall have one (1) face and shall not exceed three (3) square feet each.
- 4. One (1) non-illuminated nameplate identifying the owner or operator is permitted adjacent to the doorway of the station. Such nameplate shall have one (1) face and shall not exceed two (2) square feet in area.
- 5. Temporary Signs advertising batteries, tires, oil or other products directly related to motor vehicles, if the signs are located directly adjacent to a display of the product(s) described. Such signs may have two (2) faces, however, their total area shall not exceed eight (8) square feet.
- 6. One sign over each pump stand not to exceed eighteen inches (18") in height with length governed by the length of the pump itself.
- 7. One Wall Sign on a detached car wash building, provided that it conforms to all other provisions for Wall Signs as stated in this Section.
- 8. Any signs required by State or Federal Government.

12.14 TEMPORARY SIGNS

- A. GENERAL PROVISIONS. The following general provisions shall apply to all Temporary Signs:
1. *Location.* All Temporary Signs shall be erected only on the property of the permitted use, unless the permitted use is a non-profit organization, and shall be set back a minimum of five (5) feet from any public right-of-way.
 2. *Illumination.* No Temporary Sign shall be illuminated.
 3. *Number.* Unless a specific number of signs is listed for a particular Temporary Sign type, only one (1) Temporary Sign shall be permitted per zoning lot or business.
- B. TEMPORARY SIGN TYPES. Temporary Signs shall be limited in use to the following types of signs:
1. *Free-standing Signs* shall be permitted subject to the following provisions:
 - a. *Height.* Free-standing Signs shall not exceed eight (8) feet in height from Grade.
 - b. *Duration.* Free-standing Temporary Signs shall be displayed for no more than 60 days in one calendar year.
 - c. *Material.* Free-standing Signs shall be constructed of wood, metal, or other durable material and reasonably supported in or on the ground by adequate bracing.
 - d. *Surface Area.* Free-standing Signs shall not exceed thirty-two (32) square feet in surface area per face, and may be single-faced or double-faced.
 2. *Beacon or Search Lights* may be permitted in connection with grand openings or special events provided:
 - a. *Direction of Illumination.* Lights must be oriented skyward not breaking an angle of forty-five (45) degrees from the ground.
 - b. *Duration.* The Sign(s) may be displayed for no more than fifteen (15) days. Upon expiration of said fifteen (15) days, the use of said sign shall be discontinued and no Beacon or Search Light advertising the same business or establishment shall be reinstalled or re-erected for a period of six (6) months.
 - c. *Number.* Only one beacon or search light shall be permitted per zoning lot.
 3. *Inflatable Signs* may be permitted in Business Districts in connection with grand openings or special events provided:
 - a. *Duration.* The Sign(s) may be displayed for no more than fifteen (15) days. Upon expiration of said fifteen (15) days, the use of said inflatable sign shall be

discontinued and no inflatable sign advertising the same business or establishment shall be reinstalled or re-erected for a period of six (6) months.

- b. Number. Only one (1) inflatable sign shall be permitted per zoning lot.

12.15 LEGAL NONCONFORMING SIGNS

- A. LEGAL NONCONFORMING SIGNS. Any legal sign located within the County on (insert date of adoption) which does not conform with the provisions for permitted signs of this Section, is considered a "legal non-conforming" sign.
- B. LOSS OF LEGAL NONCONFORMING STATUS. A sign loses its legal nonconforming status if one (1) or more of the following occurs. On the date of occurrence the owner shall have thirty (30) days to remove the sign or to secure a permit to bring the sign into compliance with this Section.
 1. *Sign Altered* – The sign is altered in any way which tends to or makes the sign less in compliance with requirements of this ordinance than it was before alteration;
 2. *Sign Relocated* – The sign is relocated either on the premises or to another location;
- C. CONTINUING OBLIGATION. Nothing in this Section shall relieve the owner or user of a legal non-conforming sign, or owner of the property on which the legal non-conforming sign is located, from the provisions of this Chapter regarding safety, maintenance, and repair of signs, provided however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure, sign face or message in such a way which makes the sign more non-conforming.

12.16 SIGNS IN THE PUBLIC RIGHT-OF-WAY

No signs shall be allowed in the public right-of-way, except for the following:

- A. PERMANENT SIGNS, including:
 1. *Public Signs* erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic.
 2. *Informational Signs* of a public utility regarding its poles, lines, pipes, or facilities.
- B. EMERGENCY SIGNS. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.

12.17 PROHIBITED SIGNS

All signs not expressly permitted under this ordinance or exempt from regulation under Section 12.04, are prohibited in Kendall County. Such signs include, but are not limited to:

- A. Signs containing statements, words or pictures of an obscene or pornographic nature.
- B. Any sign or advertising device painted or displayed on any vehicle or trailer parked on the public right-of-way, public property, or private property so as to be prominently visible from a public right-of-way and parked for the flagrant purpose of providing advertisement of products or directing people to a business or activity.
- C. Signs nailed, tacked or otherwise affixed to trees or other vegetation in such a way as to puncture bark.
- D. Handbills, posters, notices, or similar attention gathering devices posted or affixed on traffic control boxes, signs, lamp poles, utility poles, or traffic control support.
- E. Projecting signs.
- F. Pennants.
- G. Banner signs.
- H. Any sign attached to a chimney, on a fence or fence-type wall, retaining wall, bench, fence post, refuse enclosure, utility box, storage shed, bus shelter, satellite dish, antenna, or other accessory structure.
- I. Any exterior string of lights, neon, or exposed light bulbs, except those that are temporarily displayed in conjunction with traditionally accepted civic, patriotic, or religious holidays for a duration not to exceed sixty (60) days.
- J. Any additional or subsequent sign painted on, attached, or otherwise affixed to Poles or permitted signs.

12.18 MAINTENANCE AND OPERATION

- A. MAINTENANCE AND REPAIR. Every sign, including but not limited to those signs for which permits are required, shall be maintained in a safe, presentable, and good structural condition at all times, including replacement of defective parts, painting, cleaning and other acts required to maintain the sign, advertising structure, marquee, canopy or awning in its originally permitted and installed condition in accordance with the following criteria and with other applicable County regulations:
 - 1. *Paint or Treat* – To prevent rust, peeling, flaking, fading or rotting, the owner of any sign or advertising structure shall, as required, paint all parts and supports thereof unless the same are galvanized, stainless or otherwise treated.
 - 2. *Repairs* – Broken panels, missing letters, defective illumination, torn fabric, flaking or peeling paint and other damage to a sign, advertising structure, marquee, awning, canopy or support structure shall be repaired.
 - 3. *Clean and Sanitary* – All signs or advertising structures and the area surrounding same shall be maintained by the owner thereof in a clean, sanitary and inoffensive condition, and free and clear of all debris, rubbish and obnoxious substances, and any related

grassed area or landscaping shall be kept trimmed and in a healthy condition.

- B. **OBSOLETE OR ABANDONED SIGNS.** For any sign or advertising structure now or hereafter existing, which advertises a business, commodity, service, entertainment, activity, or event which has been discontinued, or is located on property which has been vacant and unoccupied, the Planning, Building and Zoning Department shall give written notice requiring removal to the sign owner listed on the permit, or if the permitted owner cannot be located, to the owner, agent or person having the beneficial use of the building or premises upon which it is found. If, after notification, the proper person fails to remove the sign or structure within sixty (60) days after such notice the Planning, Building and Zoning Department is hereby authorized to have such sign or advertising structure removed.
- C. **UNSAFE AND UNLAWFUL SIGNS.** For any sign or advertising structure that is unsafe or insecure, or is a menace to the public, or has been constructed or erected, or is being maintained in violation of the provisions of this Section, the Planning, Building and Zoning Department shall give written notice to the sign owner as listed on the sign permit, or if the permitted owner cannot be located, to the owner, agent or person having the beneficial use of the building or premises upon which it is found. If, after notification, the proper person fails to remove or alter the structure so as to comply with the standards of this Section within 30 days after such notice, the Planning, Building and Zoning Department is hereby authorized to have such sign or advertising structure removed.
- D. **SAFETY HAZARD.** The Planning, Building and Zoning Department may summarily, and without notice, have removed any sign or advertising structure which is an immediate safety hazard to persons or property.
- E. **LIEN TO RECOVER COSTS.** In the event of failure by any party to reimburse the County within sixty (60) days for costs incurred for repair or removal ordered by the Planning, Building and Zoning Department, the County Board shall certify the charges for repair or removal to the County's legal counsel, who will be then authorized to file a Notice of Lien in the Office of the Kendall County Recorder of Deeds to foreclose this lien, and to sue the owner of the real estate, or sign permitted, or their agents, in a civil action to recover the money due for the foregoing services, plus all expenses and reasonable attorney's fees to be fixed by the court. Included in the expenses recoverable by the County are the costs of filing the notice of lien, foreclosing said lien, and all litigation costs, together with all office and legal expense incurred in connection with the collection of the amount due.

12.19 VIOLATIONS

- A. Any of the following shall be a violation of this ordinance and shall be subject to the enforcement remedies and penalties provided by this Section, by the zoning ordinance, and by state law:
 - 1. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zoning lot on which the sign is located;
 - 2. To install, create, erect, or maintain any sign requiring a permit without first securing such a permit;
 - 3. To fail to remove any sign that is installed, created, erected, or maintained in violation

of this ordinance, or for which the sign permit has lapsed; or

4. Each sign installed, created, erected, or maintained in violation of this ordinance shall be considered a separate violation when applying the penalty portions of this ordinance.

12.20 ENFORCEMENT AND REMEDIES

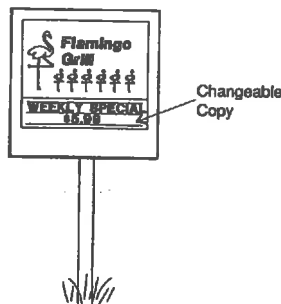
- A. Any violation or attempted violation of this ordinance, or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to state law. A violation of this ordinance shall be considered a violation of the zoning ordinance of the County. The remedies of the County shall include the following:
 1. Issuing a stop-work order for any and all work on any signs in the same zoning lot;
 2. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity;
 3. Imposing any penalties that can be imposed directly by the County under the zoning ordinance;
 4. Seeking in court the imposition of any penalties that can be imposed by such court under the zoning ordinance; and
 5. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the County under the applicable provisions of the zoning ordinance and building code for such circumstances.
 6. Enforcement of building codes.
- B. The County shall have such other remedies as provided for or allowed by state law for the violation of the zoning ordinance and building code.
- C. All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.

KENDALL COUNTY SIGN ORDINANCE

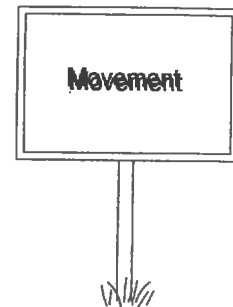
SIGN DEFINITIONS



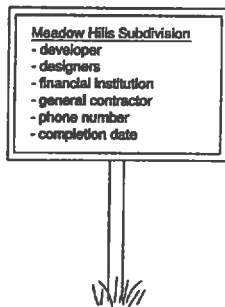
Banner Sign



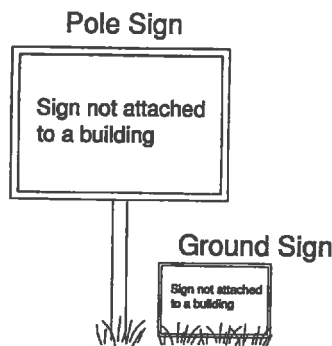
Changeable Sign



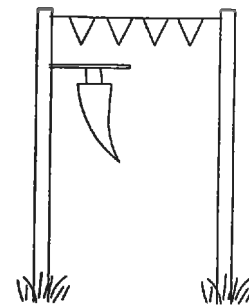
Animated Sign



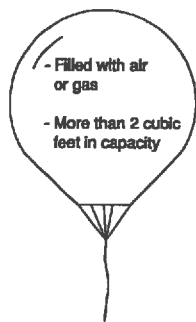
Construction Sign



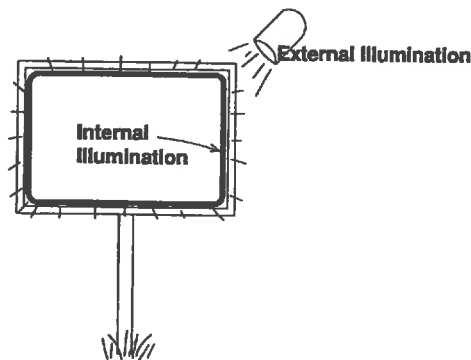
Freestanding Signs



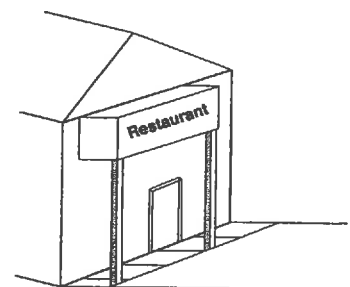
Pennant



Inflatable Sign



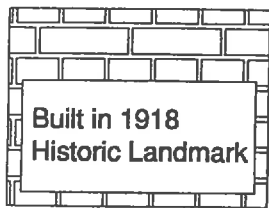
Illuminated Sign



Marquee or Canopy Sign

KENDALL COUNTY SIGN ORDINANCE

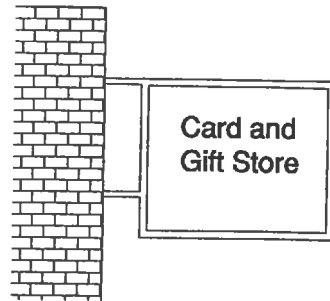
SIGN DEFINITIONS



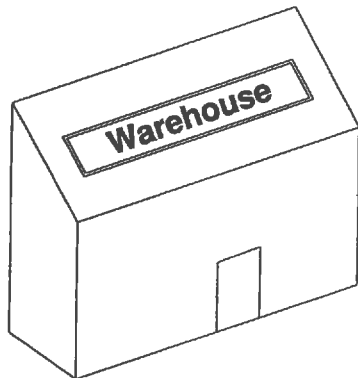
Memorial or
Tablet Sign



Portable Sign



Projecting Sign



Roof Sign



Wall Sign

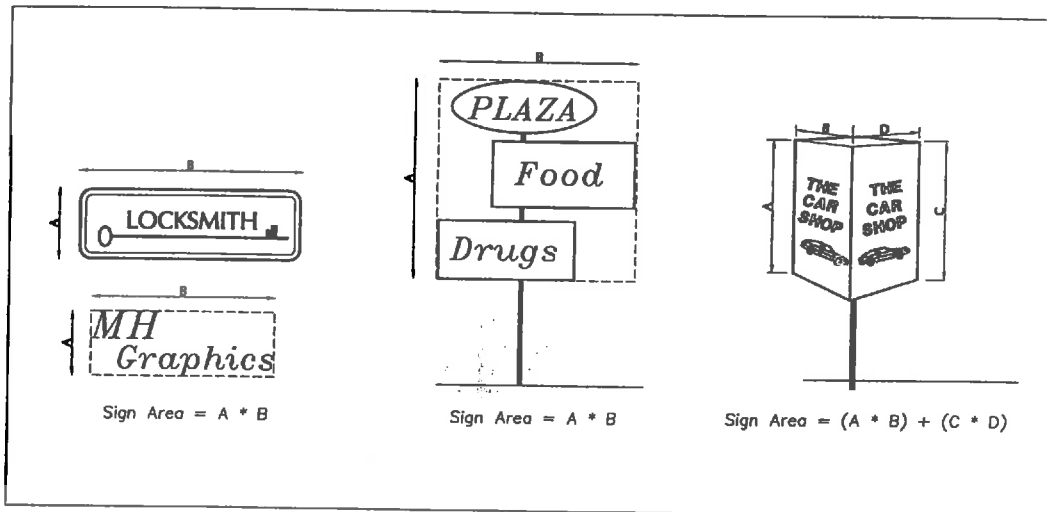


Real Estate Sign

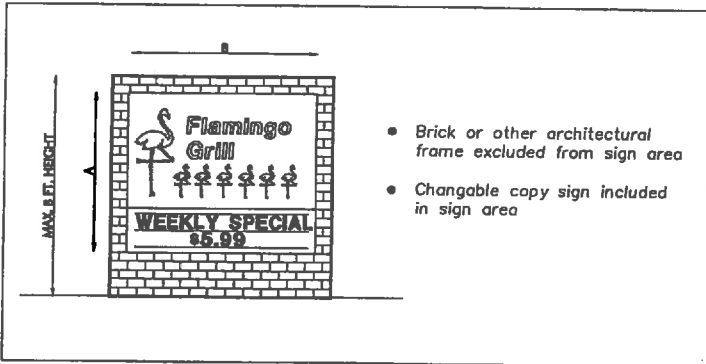


Nameplate

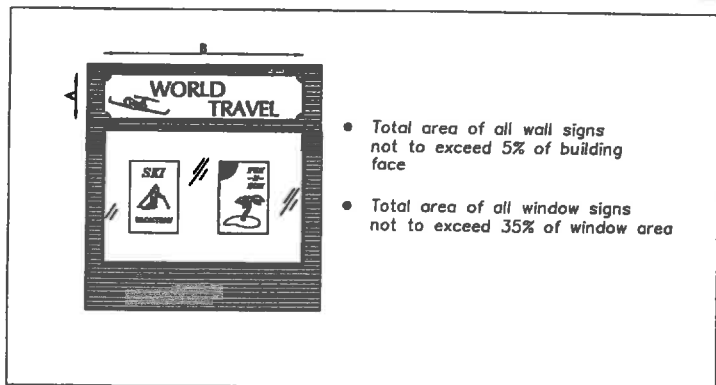
KENDALL COUNTY SIGN DIAGRAMS



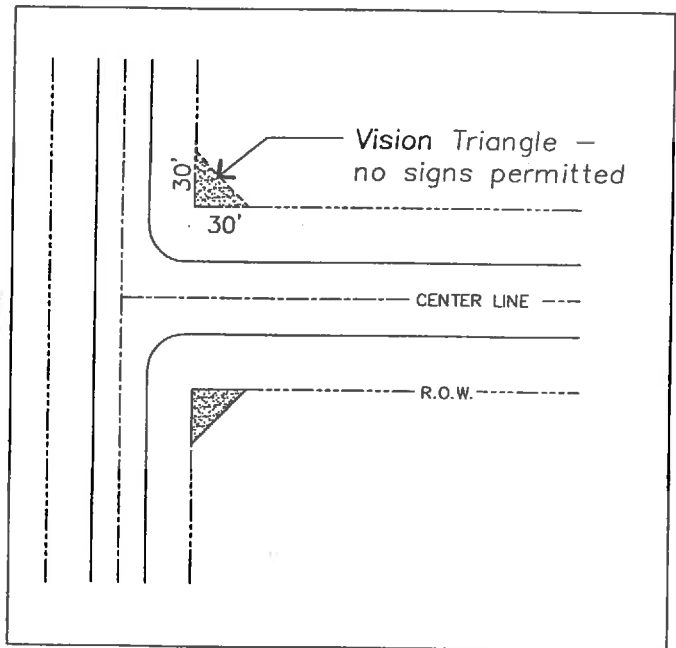
SIGN AREA COMPUTATION



GROUND SIGN

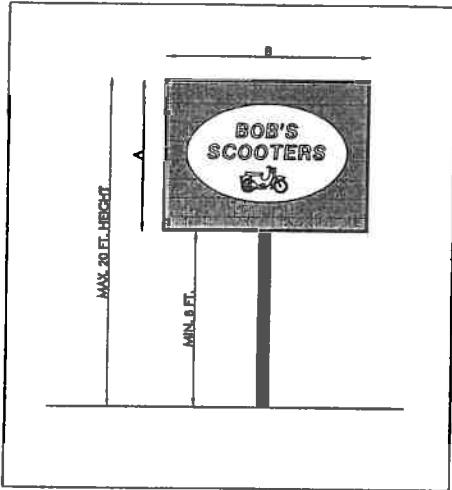


WALL AND WINDOW SIGNS

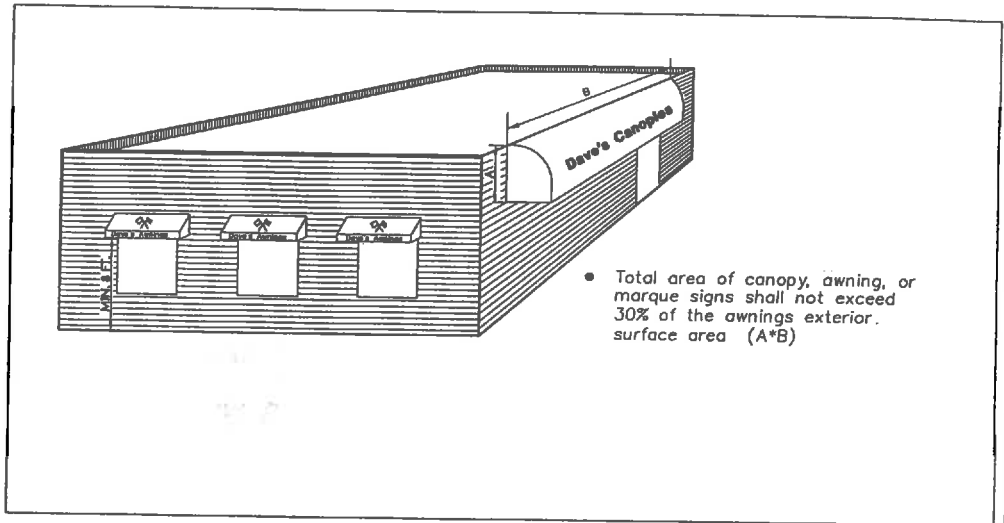


SIGHT TRIANGLE

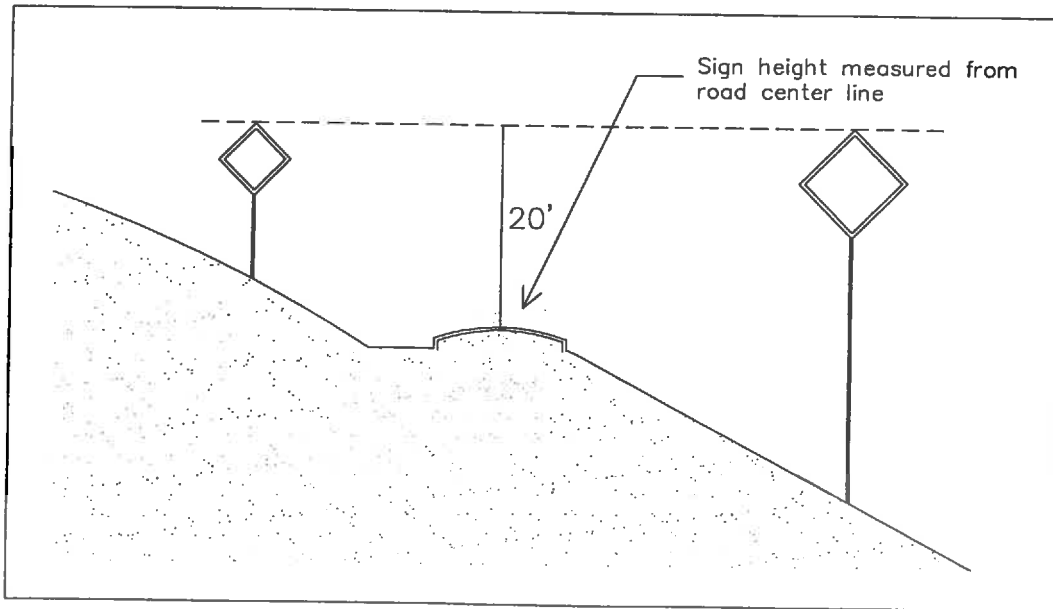
KENDALL COUNTY SIGN DIAGRAMS



POLE SIGN



CANOPY AND AWNING SIGNS



SIGN HEIGHT