

ORDINANCE # 2012-13

**AMENDMENT TO THE KENDALL COUNTY ZONING ORDINANCE**  
**Section 12.00- "Signs"**

*WHEREAS*, Kendall County regulates development under authority of its Zoning Ordinance and related ordinances; and

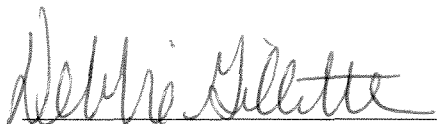
*WHEREAS*, the Kendall County Board amends these ordinances from time to time in the public interest; and

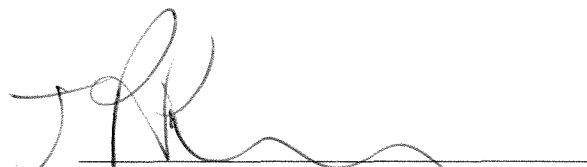
*WHEREAS*, all administrative procedures for amendments have been followed including a Public Hearing held before the Kendall County Zoning Board of Appeals on July 30, 2012.

*NOW, THEREFORE, BE IT ORDAINED*, the Kendall County Board hereby amends Section 12.00- "Signs" of the Kendall County Zoning Ordinance as provided in attached Exhibit "A".

*IN WITNESS OF*, this Ordinance has been enacted by the Kendall County Board this 21<sup>st</sup> day of August, 2012.

Attest:

  
\_\_\_\_\_  
Kendall County Clerk  
Debbie Gillette

  
\_\_\_\_\_  
Kendall County Board Chairman  
John Purcell

## EXHIBIT A

### 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 forty (40) feet in length as measured outward from the point of intersections of said rights-of-way.
2. All signs shall be located a minimum of ten feet from the property line or ROW line (whichever is greater), 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.
3. No sign shall be allowed to encroach upon the public right-of-way or public property.
4. All signs shall be located on the premises for which they are advertising except where indicated otherwise under Sections 12.04, 12.10.D.8 and 12.12 of this Ordinance. Real estate and development signs may be located off site for a period not to exceed two (2) years, provided that a special use is granted pursuant to Section 12.12 of this Ordinance. *(Amended 8/17/04)*

### 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. Non-flashing Illuminated Signs, as follows:
  - a. Wall or Free-Standing signs associated with government, institutional and approved special uses, not exceeding thirty-two square feet in gross surface area. One wall or free-standing sign shall be permitted on each frontage. Hours of illumination shall be limited from 6:00a.m. to 11:00p.m. daily except that public safety facilities may be illuminated 24 hours a day. Churches shall also be exempt for this provision on those days of the year when special services or events are held for the observance of religious holidays. *(AMENDED 8/17/04)*
3. Changeable Copy Signs. Changeable Copy Signs are permitted as a part of Wall or Free-Standing Signs for places of worship, schools and government uses, subject to the following standards:
  - a. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, and shall not exceed 60% of the total permitted sign area.
  - b. Anything displayed on the changeable copy sign shall remain illuminated and visible for a minimum of 5 minutes. No scrolling is permitted.
  - c. The message shall not flash. Any message that remains visible for less than 5 minutes shall be considered flashing.
  - d. Changeable Copy signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure
  - e. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence except on those days of the year when special services or events are held for the observance of religious holidays.
  - f. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line
  - g. All content shall only be permitted for the place of worship, school or government use and their events and functions only.
  - h. The changeable copy sign shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location.
4. Location and Height for signs located in the Agricultural District
  - a. Crop Identification Signs shall not be placed in a public right-of-way.
  - b. Location shall be in accordance with section 12.06 of the Zoning Ordinance.
  - 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:

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.

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. Non-flashing Illuminated Signs, as follows:
  - a. Wall or Free-Standing signs associated with government, institutional and approved special uses, not exceeding thirty-two square feet in gross surface area. One wall or free-standing sign shall be permitted on each frontage. Hours of illumination shall be limited between 6:00a.m. and 11:00p.m. daily except that public safety facilities may be illuminated 24 hours a day. Churches shall also be exempt for this provision on those days of the year when special services or events are held for the observance of religious holidays. In general, these types of signs should be internally illuminated and lighting should be diffused or indirect and shall not have any direct rays reflecting onto any adjoining road R.O.W. or any lot on the perimeter on which the signs are located. Externally illuminated signs shall be permitted provided the light source is attached to the sign and is focused in a downward direction and is shielded so as to prevent the light from shining on to adjoining properties or road R.O.W.'s. Externally illuminated signs shall not be permitted to utilize exposed light bulbs, flood lights, neon tubing, flashing, blinking, traveling, and similar forms of illumination including illuminated canopies. *(Amended 9/18/2007)*
  
3. Changeable Copy Signs. Changeable Copy Signs are permitted as a part of Wall or Free-Standing Signs for places of worship, schools and government uses, subject to the following standards:
  - a. The size of the Changeable Copy Sign shall be counted towards the total sign area permitted for each sign type, and shall not exceed 60% of the total permitted sign area.
  - b. Anything displayed on the changeable copy sign shall remain illuminated and visible for a minimum of 5 minutes. No scrolling is permitted.
  - c. The message shall not flash. Any message that remains visible for less than 5 minutes shall be considered flashing.
  - d. Changeable Copy signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure
  - e. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence except on those days of the year when special services or events are held for the observance of religious holidays.
  - f. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line
  - g. All content shall only be permitted for the place of worship, school

or government use and their events and functions only.

- h. The changeable copy sign shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location.
- i. The location of the sign shall be in accordance with section 12.06 of the Zoning Ordinance.

4. Location and Height for signs located in a Residential District

- a. Location shall be in accordance with section 12.06 of the Zoning Ordinance.
- 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, Marquee or Awning Signs. The surface area of a Canopy, Marquee 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 for signs located in a business district.

- 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.
- 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.
- e. Location shall be in accordance with section 12.06 of the Zoning Ordinance.

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.
8. Electronic Message Board Display. Electronic Message Board Displays are permitted in all Business and Manufacturing Districts subject to the following standards (*Amended 10/19/10*):
  - a. The electronic message board must be located along an arterial or major collector roadway
  - b. The electronic message board component of a sign shall comprise no more than 80% of the sign's total allowed sign face area



- c. Any individual letter scrolling or otherwise displayed on the electronic message board shall remain illuminated and visible for at least 2 seconds
- d. The message shall not flash. Any message that remains visible for less than 2 seconds shall be considered flashing
- e. Electronic message board signs are prohibited within 100 feet of a principal residential structure if any part of the sign face could be visible from the principal residential structure
- f. The hours of illumination shall be limited to between 6:00am and 11:00pm for signs located less than 500 feet from any principal residence
- g. When adjacent to residential properties light levels shall not exceed 0.05 foot candles as measured along the residential property line
- h. All advertising content shall only be permitted for tenants of the subject property and community events
- i. The electronic message board shall be equipped with an automatic dimming feature capable of adjusting the brightness of the sign according to ambient light levels at the install location
- j. Location of the sign shall be in accordance with section 12.06 of the Zoning Ordinance.

#### 12.11 MANUFACTURING DISTRICTS. *(AMENDED 10/17/2000)*

##### 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 one hundred (100) square feet, and provided that no commercial messages are displayed on said signs. Outdoor advertising structures which display a commercial message are prohibited.
2. Location and Height for signs located in a Manufacturing District
  - 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, forest preserve, school, 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 five hundred (500) 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.
- e. Location shall be in accordance with section 12.06 of the Zoning Ordinance.