

Chapter 6

BUSINESS USE DISTRICT SIGNS

11-6-1: BUSINESS USE DISTRICT SIGNS:

In addition to the general provisions of this Title, all signs shall meet the following standards provided herein. (Ord. 91-06, 8-28-91)

11-6-2: SETBACKS:

Permitted signs may be located in any required yard, but shall be not less than five feet (5') from any lot line adjacent to any street, nor less than ten feet (10') from any other lot line (see Figure 11-6-2:A, set out in Section 11-9-3). (Ord. 91-06, 8-28-91).

11-6-3: PERMITTED SIGNS:

Signs permitted without a special permit include only the following and no others: (Ord. 91-06, 8-28-91)

11-6-3-1: CONSTRUCTION SIGN:

One single or double face freestanding unilluminated sign per lot, which shall meet the following standards (see Figure 11-6-3-1:A, set out in Section 11-9-3):

A. Surface Area: The surface area of the sign shall not exceed sixteen (16) square feet per face;

B. Height: The sign shall be not more than eight feet (8') high; and

C. Removal: The sign shall be removed within ten (10) days following occupancy of the building. (Ord. 91-06, 8-28-91)

11-6-3-2: FREESTANDING IDENTIFICATION SIGN:

One freestanding identification sign only shall be permitted per lot, or per shopping center with an aggregate floor area of less than ten thousand (10,000) square feet. For

larger shopping centers, see Section 11-6-3-7. Such signs may be illuminated and shall meet the following standards (see Figure 11-6-3-2:A, set out in Section 11-9-3):

A. Frontage: These signs shall only be permitted to front on Illinois Route 176, Rockland Road;

B. Surface Area: The sign shall not exceed forty eight (48) square feet for single face signs, or a total of ninety six (96) square feet for double or multi face signs; and

C. Height: The sign shall not be higher than eighteen feet (18') nor less than ten feet (10') high. (Ord. 91-06, 8-28-91)

11-6-3-3: INCIDENTAL SIGNS:

Up to two (2) single or double face signs per lot which may be illuminated. Such signs shall be attached to any permitted freestanding identification sign, wall sign, or other permanent structure. The surface area per face of any such sign shall not exceed five (5) square feet. (Ord. 91-06, 8-28-91)

11-6-3-4: MONUMENT SIGN:

One sign only shall be permitted per lot and may be in lieu of, but not in addition to a freestanding identification sign. Such signs may be illuminated and shall meet the following standards (see Figure 11-6-3-4:A, set out in Section 11-9-3):

A. Frontage: These signs may front any street;

B. Surface Area: The surface area of a single face sign shall not exceed forty (40) square feet, or a cumulative total of eighty (80) square feet for double or multiple face signs;

C. Height: Such signs shall not be higher than six feet (6') above the ground at the base of the sign, nor ten feet (10') above the level of the street or driveway nearest the sign, whichever is less; and

D. Width: Such signs shall not have any face greater than ten feet (10') in width. (Ord. 91-06, 8-28-91)

11-6-3-5: POLITICAL OR NONCOMMERCIAL SIGNS:

Any number of signs, which shall not exceed six (6) square feet of surface area per sign, nor a cumulative total surface area of thirty six (36) square feet per lot. (Ord. 91-06, 8-28-91)

11-6-3-6: REAL ESTATE SIGN:

One single or double face freestanding unilluminated sign per street frontage of a lot, and meeting the following standards (see Figure 11-6-3-6:A, set out in Section 11-9-3):

A. Surface Area: The surface area of such signs shall not exceed thirty two (32) square feet per face;

B. Height: Such signs shall not be higher than twelve feet (12'); and

C. Removal: These signs shall be removed within thirty (30) days following the sale or lease of the property, or after reaching ninety five percent (95%) occupancy of the building. (Ord. 91-06, 8-28-91)

11-6-3-7: SHOPPING CENTER SIGNS:

For shopping centers only, which have an aggregate floor area of ten thousand (10,000) square feet or more, the following signs are permitted in addition to signs otherwise allowed in a business use district:

A. Entrance or Exit Signs: One freestanding single or double face sign at each driveway entrance or exit, which may be illuminated, and which shall meet the following standards (see Figure 11-6-3-7:A, set out in Section 11-9-3):

1. Surface Area: The surface area of any sign shall not exceed eight (8) square feet per face; and

2. Height: Such signs shall not be higher than six feet (6') above the level of the street or driveway nearest the sign.

B. Freestanding Identification Sign: If the shopping center fronts on more than one public street, then one sign may be permitted on each street, but not more than two (2) signs in total. These signs may be illuminated and shall meet the following standards (see Figure 11-6-3-7:B, set out in Section 11-9-3):

1. Frontage: Such signs may front on any adjacent street, which provides direct ingress or egress to the shopping center;
2. Surface Area: The surface area of a single sign on a lot shall not exceed ninety six (96) square feet per face or more than a cumulative total of one hundred ninety two (192) square feet for double or multiple face signs. If two (2) signs are provided, the surface area of any sign shall not exceed forty eight (48) square feet per sign face or more than a cumulative total of ninety six (96) square feet for double or multiple face signs; and
3. Height: Such signs shall not be higher than eighteen feet (18') or less than ten feet (10') above the nearest street.

C. Monument Sign: One sign shall be permitted on any "out lot", which is both contiguous to the shopping center and contains at least twenty thousand (20,000) square feet of land area. Such signs may be illuminated and shall meet the same standards for monument signs set forth in Section 11-6-3-4. (Ord. 91-06, 8-28-91)

11-6-3-8: WALL SIGNS:

Wall signs, which includes "projecting wall signs" and "canopy and marquee wall signs" may be illuminated and shall meet the following standards:

- A. Surface Area: The cumulative total surface area of all wall signs on any wall shall not exceed one and one-half ($1\frac{1}{2}$) square feet of sign area per lineal foot of store frontage on that wall;
- B. Height and Clearance: Such signs shall meet the standards set forth in the general provisions of this Title, Section 11-4-4; and
- C. Canopy and Marquee Wall Signs: Such signs shall be considered part of the cumulative total permitted surface area for wall signs. Projecting wall signs are not permitted on any canopy or marquee. (Ord. 91-06, 8-28-91)

11-6-4: SPECIAL PERMIT SIGNS:

A special permit sign shall be any sign approved by the Board of Trustees upon granting of a special permit. Such signs shall be installed completely on private property and shall be subject to the restrictions imposed by the Board of Trustees. Special permit signs in business use districts include the following: (Ord. 91-06, 8-28-91)

11-6-4-1: DEVELOPERS'S SIGN:

One unilluminated freestanding single or double face sign facing each street adjacent to the lot or subdivision and which shall also meet the business use district setback standards as well as the following requirements (see Figure 11-6-4-1:A, set out in Section 11-9-3):

- A. Surface Area: The surface area of such signs shall not be greater than thirty two (32) square feet per face;

- B. Height: Such signs shall not be higher than twelve feet (12') above the nearest street;
and

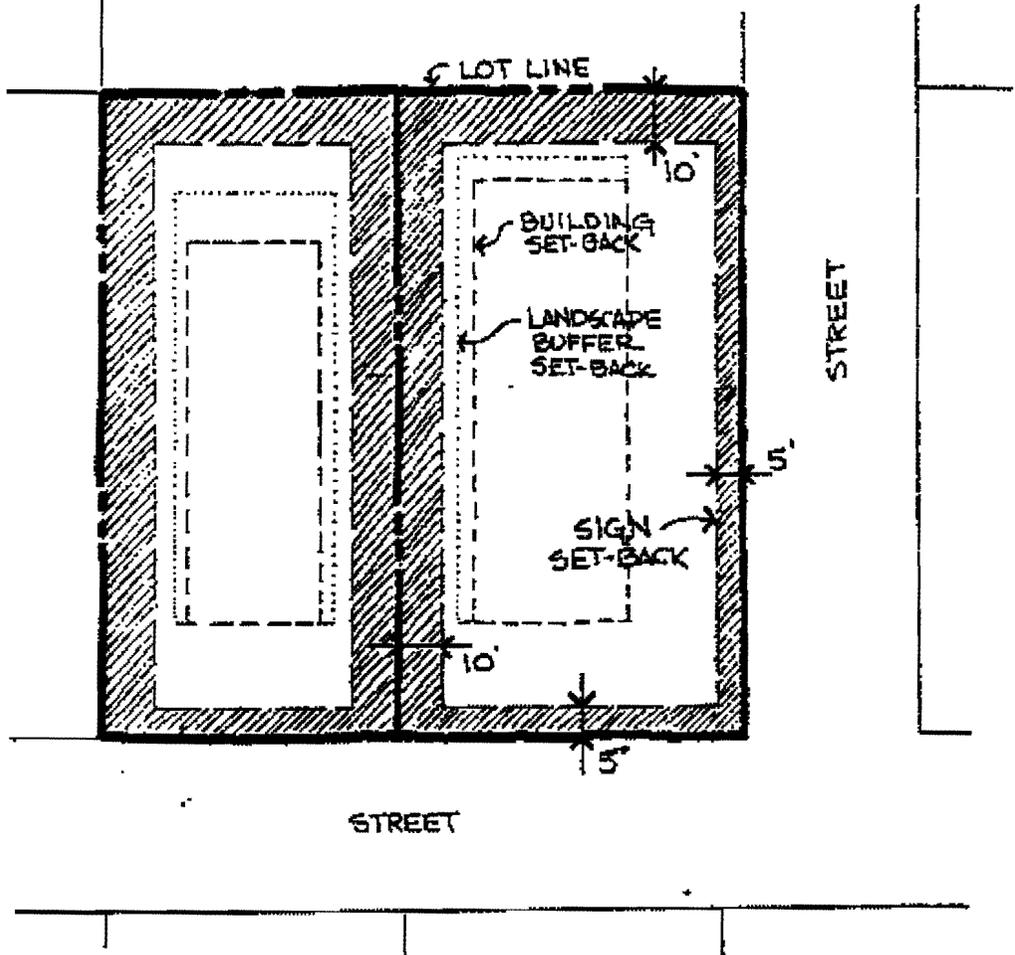
- C. Removal: Such signs shall be removed upon the installation of either a real estate sign, freestanding identification sign, or as otherwise required by restrictions imposed by the Board of Trustees. (Ord. 91-06, 8-28-91)

11-6-4-2: TEMPORARY SIGNS:

"Temporary signs" as defined by this Title and for which a maintenance agreement shall be provided for signs displayed more than thirty (30) days, and otherwise meeting all other restrictions imposed by the Board of Trustees. (Ord. 91-06, 8-28-91)

FIGURE 11-6-2:A

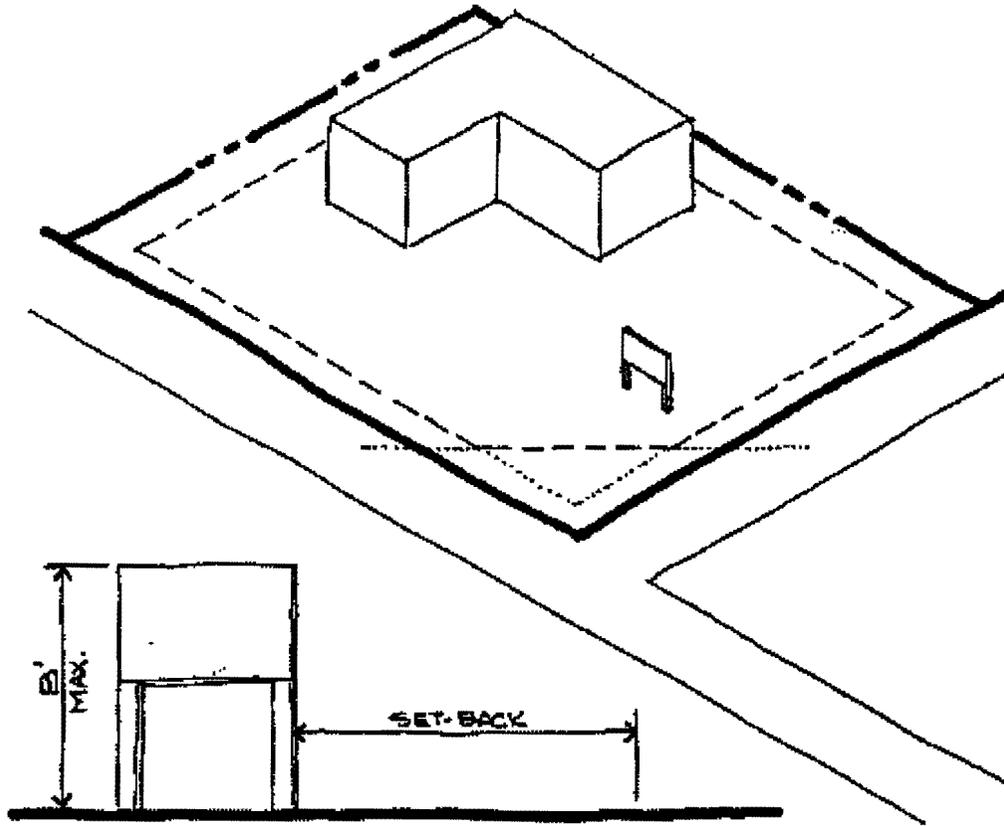
Business Sign Setbacks



Permitted signs may be located in any required yard, but shall be not less than five feet (5') from any lot line adjacent to any street, nor less than ten feet (10') from any other lot line.

FIGURE 11-6-3-1:A

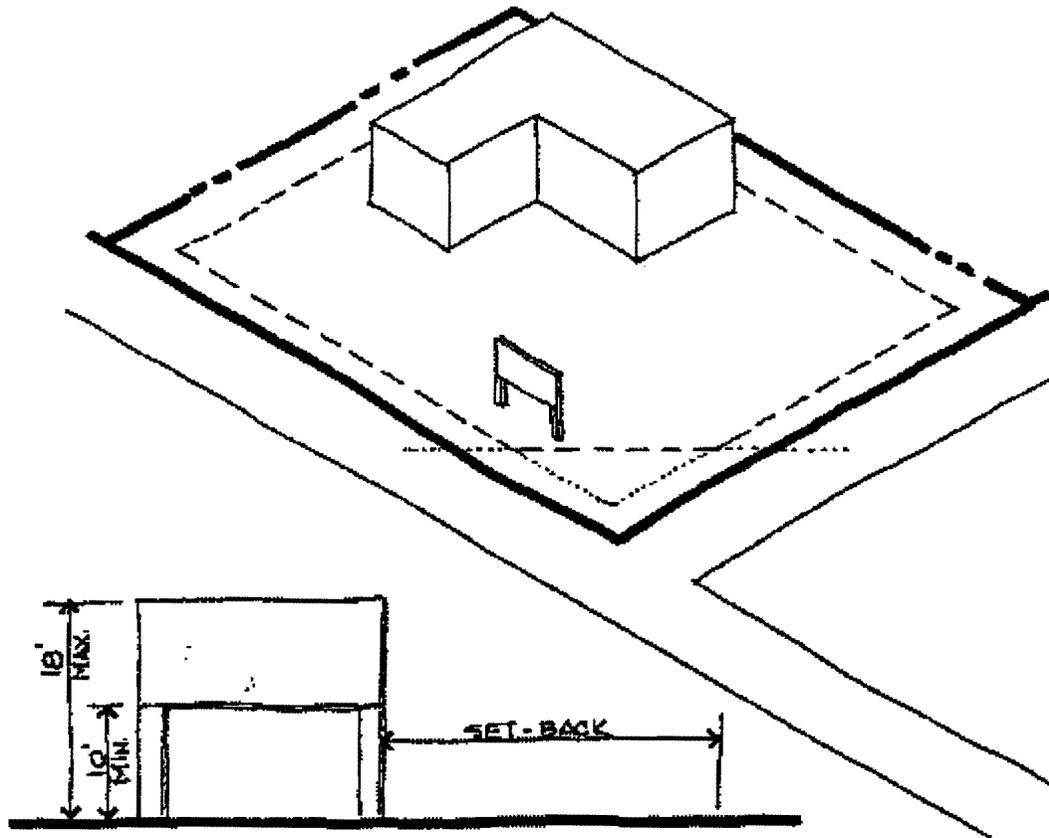
Business Construction Sign



One single or double face freestanding unilluminated sign per lot, which shall meet the following standards: the surface area of the sign shall not exceed sixteen (16) square feet per face; and the sign shall be not more than eight feet (8') high.

FIGURE 11-6-3-2:A

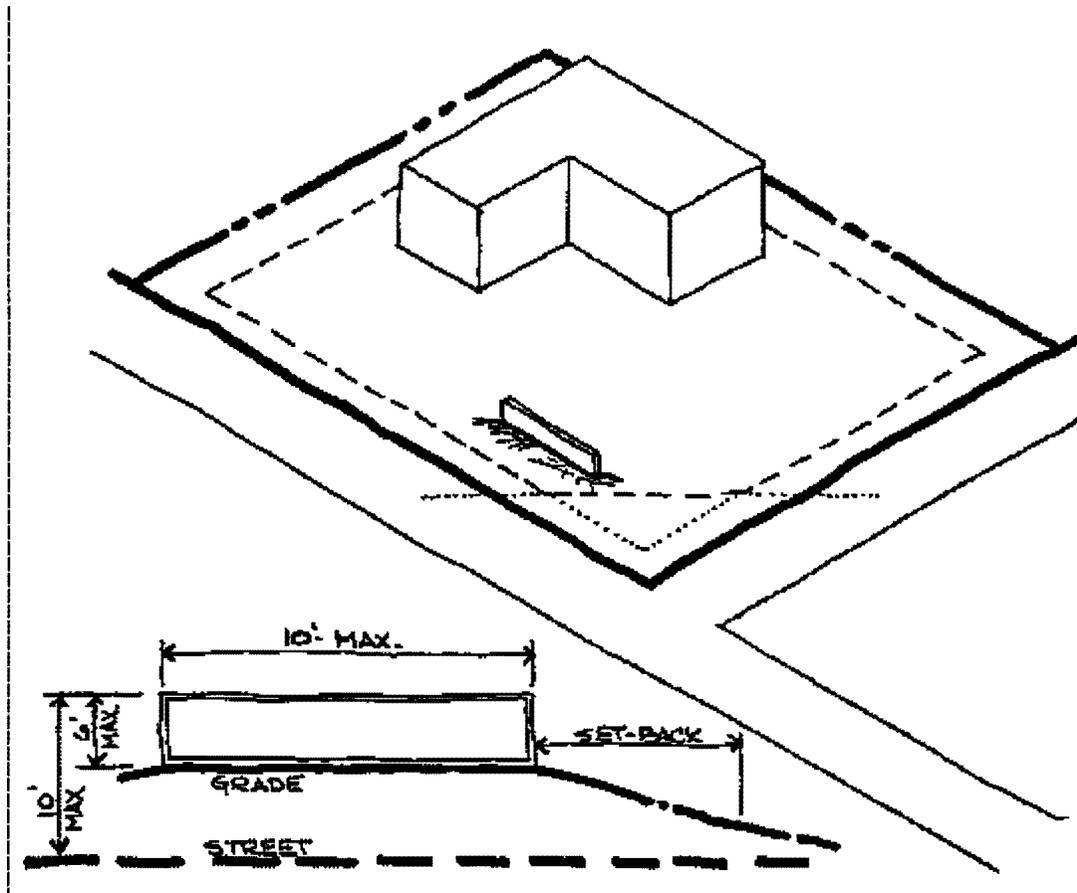
Business Freestanding Identification Sign



One freestanding identification sign only shall be permitted per lot, or per shopping center with an aggregate floor area of less than ten thousand (10,000) square feet. Such signs may be illuminated and shall meet the following standards: the signs, shall not exceed forty eight (48) square feet for single face signs, nor a cumulative total of ninety six (96) square feet for double or multiple face signs; and the sign shall not be higher than eighteen feet (18') nor less than ten feet (10') high.

FIGURE 11-6-3-4:A

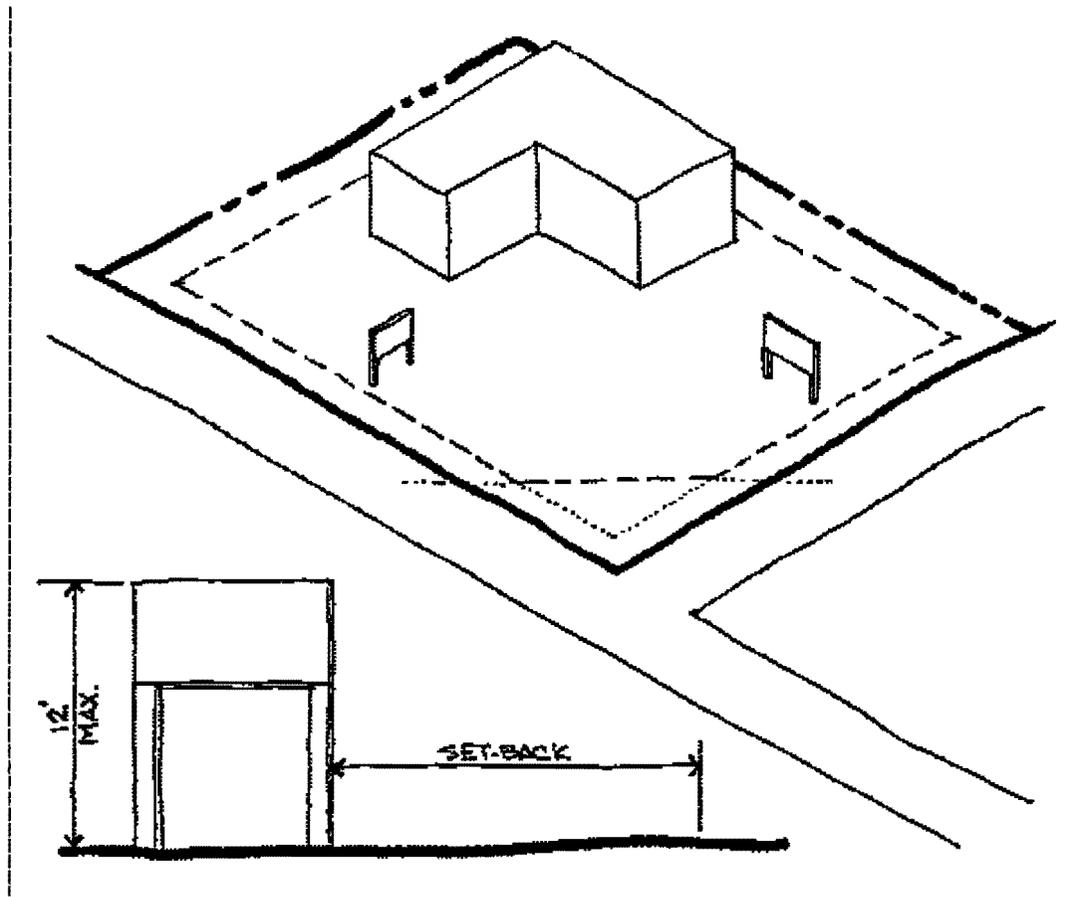
Business Monument Sign



One sign only shall be permitted per lot and may be illuminated and shall meet the following standards: the surface area of a single face sign shall not exceed forty (40) square feet, or a cumulative total of eighty (80) square feet for double or multiple face signs; such signs shall not be higher than six feet (6') above the ground at the base of the sign, nor ten feet (10') above the level of the street or driveway nearest the sign, whichever is less; and such signs shall not have any face greater than ten feet (10') in width.

FIGURE 11-6-3-6:A

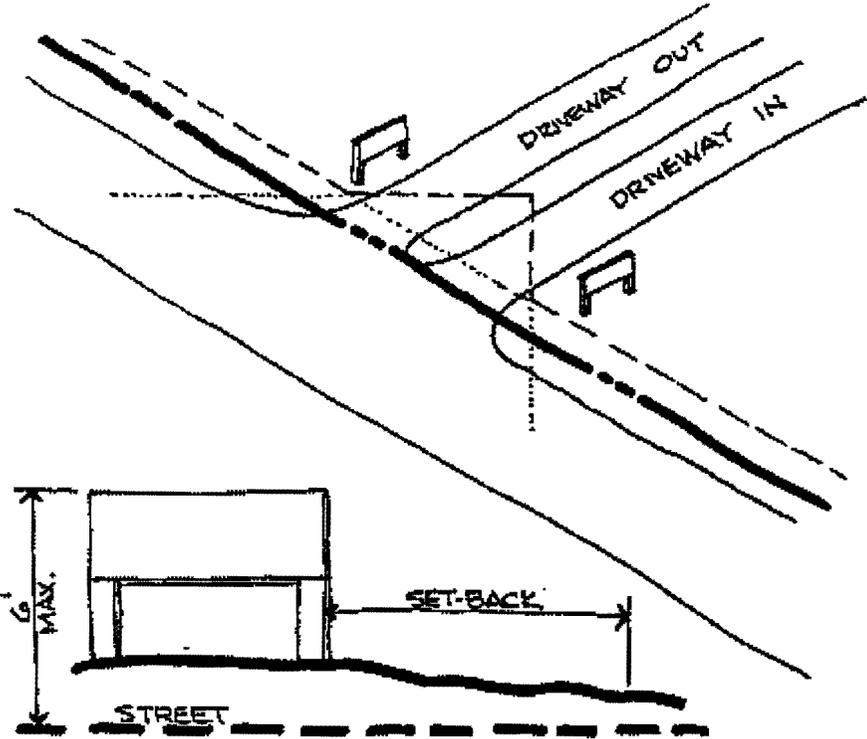
Business Real Estate Sign



One single or double face freestanding unilluminated sign per street frontage of a lot, and meeting the following standards: the surface area of such signs shall not exceed thirty two (32) square feet per face; and such signs shall not be higher than twelve feet (12').

FIGURE 11-6-3-7:A

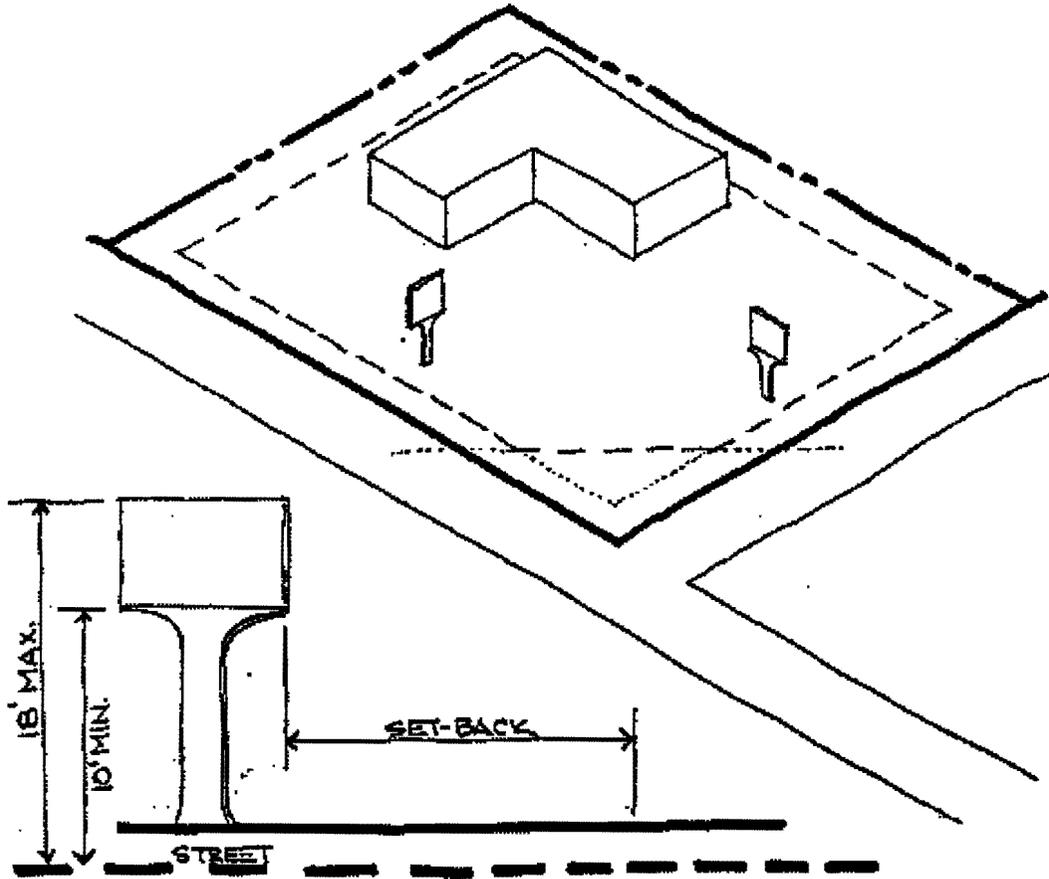
Shopping Center Entrance and Exit Sign



One freestanding single or double face sign at each driveway entrance or exit, which may be illuminated, and which shall meet the following standards: the surface of any sign shall not exceed eight (8) square feet per face; and such signs shall not be higher than six feet (6') above the street or driveway nearest the sign.

FIGURE 11-6-3-7:B

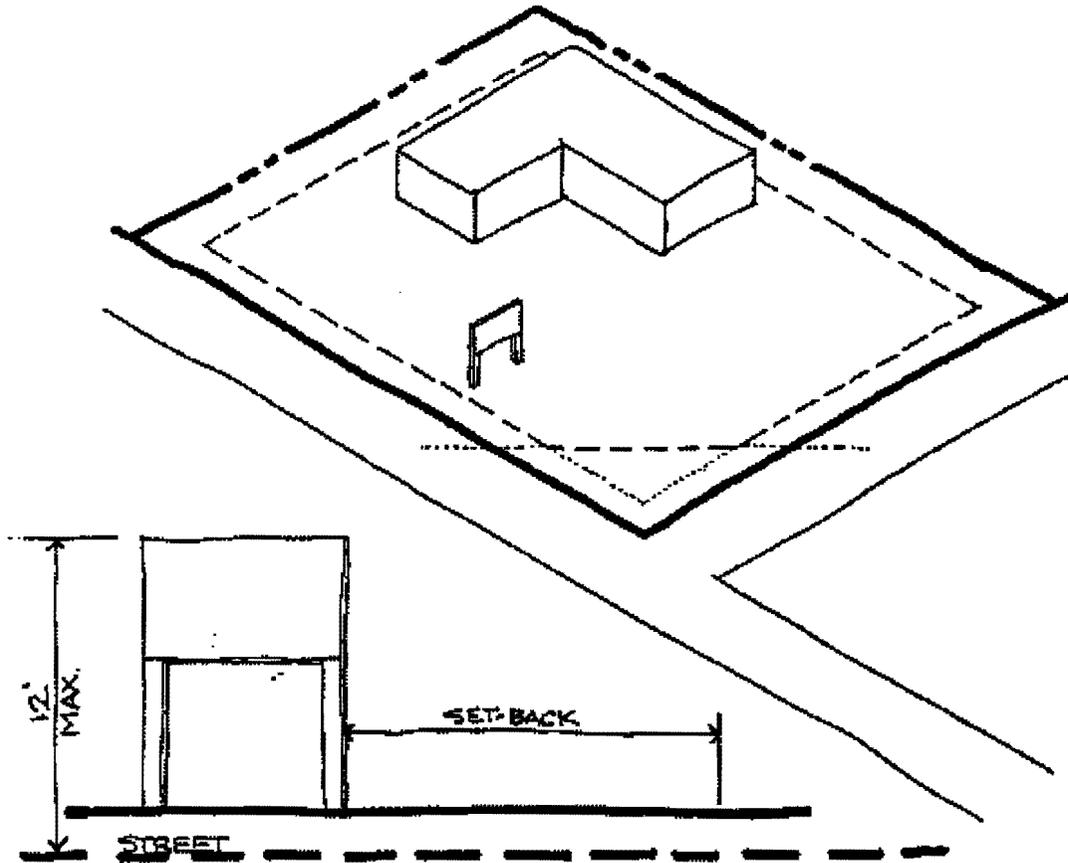
Shopping Center Freestanding Identification Sign



If the shopping center fronts on more than one public street, then one sign may be permitted on each street, but not more than two (2) signs in total. These signs may be illuminated and shall meet the following standards: the surface area of a single sign on a lot shall not exceed ninety six (96) square feet per face nor more than a cumulative total of one hundred ninety two (192) square feet for double or multiple face signs. If two (2) signs are provided, the surface area of any sign shall not exceed forty eight (48) square feet per sign face nor more than a cumulative total of ninety six (96) square feet for double or multiple face signs; and such signs shall not be higher than eighteen feet (18') nor less than ten feet (10') above the level of the street nearest the sign.

FIGURE 11-6-4-1:A

Business Developer's Sign



One unilluminated freestanding single or double face sign facing each street adjacent to the lot or subdivision and which shall also meet the following standards: the surface area of such sign shall not be greater than thirty two (32) square feet per face; and such signs shall not be higher than twelve feet (12').