



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

UNIFIED DEVELOPMENT ORDINANCE ADVISORY COMMITTEE AGENDA

Thursday, March 31, 2022
6:30 PM

Yorkville City Hall Council Chambers
800 Game Farm Road

Meeting Called to Order: 6:30 p.m.

Roll Call:

Establishment of Quorum

Previous meeting minutes: January 20, 2022

Citizen's Comments:

1. Introduction
2. Review of Materials
 - a. Chapter 6: Signs Discussion
3. Committee Comments and Questions
4. Adjournment

**UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Thursday, January 20, 2022 6:30pm
City Hall Council Chambers
800 Game Farm Road, Yorkville, IL

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the United City of Yorkville is encouraging social distancing by allowing remote attendance to the UDO Advisory Committee meeting due to the ongoing Covid-19 pandemic.

Meeting Called to Order

The meeting was called to order at 6:00pm by Chairman Chris Funkhouser and a quorum was established. He also noted the Governor's order allowing remote attendance.

Roll Call & Establishment of Quorum

Committee Members:

Chris Funkhouser, Chairman/Alderman/in-person
Jeff Olson, PZC Chairman/remote attendance
David Schultz, Engineer-HR Green/remote attendance
Deborah Horaz, PZC Committee Member/remote attendance

Absent: Dan Transier/Alderman

Others Present:

Krysti Barksdale-Noble, Community Development Director/remote attendance
Jason Engberg, Senior Planner/in-person
Ruben Shell, Houseal Lavigne/in-person

Previous Meeting Minutes October 21, 2021 and December 9, 2021

The spelling of **Houseal** [Lavigne] will be corrected in both sets of minutes. They were then approved with the corrections.

Citizens Comments None

1. Introduction

Mr. Engberg said Chapter 6 regulates signs and he noted an applicable Supreme Court case. He explained the case and the new regulations Houseal Lavigne drafted concerning types of materials, type of sign, content on sign, etc. to ensure compliance in the city code. Mr. Engberg will review the proposed changes from Houseal Lavigne and he asked the committee for feedback.

2. Staff Review of Materials

a. Presentation and Discussion Chapter 6

Permitted Sign Types

Banner signs and sandwich boards need to be revised, said Mr. Engberg and he asked the committee for input.

Committee Input

Mr. Funkhouser asked about post and yard signs not being permitted in B-2 (primarily downtown area) and he said it should be considered. If those signs are allowed in every other district, downtown business owners might feel singled out and he added that 'for sale' signs must be allowed in the downtown. That signage is not intended

for commercial areas or in the downtown, said Mr. Engberg. Ms. Noble added that people might want small directional or sale signs, venue information signs and she feels it should be reviewed further. Temporary signs should be allowed.

Mr. Olson asked what the difference is between allowing wall-mounted banner signs/ground-mounted banner signs and allowing post and yard signs. Since there are multi-tenant buildings in the downtown, the area could become cluttered if each was allowed a sign, said Ms. Noble.

There is currently a time limit on banner signs and when it expires, the applicant re-applies. A 90-day time limit was suggested. Another solution is to have a maximum number of signs per property in addition to 1-2 temporary signs.

Staff will look at a limit on the number of signs downtown.

Wall Signs

Mr. Engberg reviewed some of the changes made and explained wall sign measurement guidelines. The allowable thickness of a sign was also added. A reduction of the total number of wall signs was recommended to reduce clutter. Also discussed was a new category-- projecting signs. Examples are the signs for Crusade Burger Bar and Juiceheads which are now classified as wall signs. Committee input was to either include both categories or to allow 2 signs on a primary side on a large building.

Single Tenant Monument Signs

Mr. Engberg explained how a monument sign size is determined. The proposed size is to keep 32 sq. ft. maximum, remove all acreages and define what is big or a small sign. The sign height will be kept at 12 feet, there will be an increased monument base size and landscape requirements will be added. If various new materials are incorporated into the sign, perhaps allow an increase of the overall size.

Committee Input

The committee was OK with keeping 32 sq. ft. for the base and they agreed on limiting the sq. ft. area containing text. It was agreed that the criteria regulating materials and percentages of the material should be specified. Ms. Noble added that technology has changed so much and to require brick and masonry adds a cost burden on the developer. Some of the newer materials were discussed. Previously landscaping was required, but it was agreed that a 2-post sign can be attractive and that landscaping requirements could be eliminated. It was noted that landscaping can sometimes cause sight issues and the committee does not want a sign covered by landscaping. It was agreed that all want a higher quality sign, broadening what is allowed and allowing a post sign if certain criteria are met. Mr. Schultz said a sign might not need landscaping if it's well designed. He added that if the developer chooses not to use a premium material, then landscaping could be required. Ms. Noble suggested giving a percentage of credit for use of certain materials. It was agreed that many items need to be clarified.

Multi-Tenant Sign

Some of the proposed changes are to increase sq. ft., eliminate acreage requirement, allow certain sq. ft. in certain zoning districts, height requirements and allow 64 sq. ft. signs for more intense uses. Mr. Engberg said some users will look at old PUD's and not understand why they can't get larger signs, but the PUD's were likely worked out as part of a larger agreement. In general, the more tenants, the larger the sign allowed.

Committee Input

Ms. Horaz asked if landscaping was required in the medians for multi-tenant buildings. This depends on the space available, if there is a sign and sight lines.

The sign height on a house converted to a business was discussed as possibly not meeting the height criteria. This issue will be brought back for review. In a related topic, Mr. Olson asked if there is a height limit for signs on a building or parapet. The code states it must be 1 foot away from the roof line. Ms. Noble said language could be added to say "to not project over the roof line".

Awning & Canopy Signs

This type of signage is only allowed on ground floors, canopies or awnings. Currently, there are not many multi-tenants with awnings, but it could increase in the future. Houseal Lavigne proposed keeping projecting signs at a maximum of 6 sq. ft. for downtown, with restrictions on height and the number. For on-site directional signs, the only change was the dimensions.

Committee Input

It was suggested that language in “other provisions” should say “shall”, not “may” on page 5, item D. Mr. Funkhouser said 6 sq. ft for projecting signs is too small and he suggested increasing the size to 15-20 sq. ft. for more flexibility. Ms. Noble gave examples of larger signs because they straddle more than 1 unit such as YPAC and Crusades.

Window signs are installed on the outside and are semi-transparent like artwork. The committee was asked if they would approve more coverage on a window sign if the sign was higher quality. Ms. Horaz commented it is better to have more signage on the window, than to have blinds.

Mr. Olson noted the abandonment and safety maintenance section does not address monument or pole signs. It should be included in the code to prevent abandoned non-conforming signs as seen in the city and some of the suburbs. He said they should be taken down to grade.

Ms. Horaz asked about painting a sign on a brick building like on an old hardware store. This would be considered a wall sign, said Mr. Engberg. If it is done as a wall mural, it would not be acceptable at this time as it would be considered a wall sign. The committee decided to not add it to the code at this time. Mr. Funkhouser added the city has only allowed murals in the downtown under the overlay, but it cannot be a specific logo or brand which would then classify it as a wall sign with size limitations.

Temporary Signage

Mr. Engberg reviewed the proposed changes or current regulations. New language was included for this category and 8 temporary signs are defined. Language includes allowance of 2 temporary signs at one time, distinction between wall and ground mounted, 6 feet height maximum, 32 sq. ft. maximum or 10% of wall area.

Feather signs--regulations include no limit on how many on a lot, no height regulations, \$25 per month and \$5 for each month thereafter.

A-frame and sandwich board signs--allow for 2 signs, same sign area, adequate room for people to walk.

Post signs--were added with one at a time allowed.

Snipe signs--allow 4 foot in height, 2 at one time and safety requirements were added. During elections, time frames are adjusted and 4 signs are allowed.

Cold air inflatables-- details were added, one a year for 72 hours at a time, no regulation on size, must be on your property, 25' ht., must be far away from power lines.

Committee Input

Feather signs--The max sq. ft. should be 26. On a multi-tenant building, 1 flag per tenant and 25 feet apart on primary frontage, was suggested. (No signs are permitted on any parkway or frontage).

Commercial sign--sign users may want 4' x 8', which the new ordinance would not allow. Mr. Funkhouser had concern for limiting larger signs where property is being sold. Two or even 3 posts would be needed. A new category of “commercial post sign” could be split from “residential post”. Staff was asked to come back with recommendation for a split. Yard signs/election signs--there is concern for the quantity of signs, but the committee wants no limitation on signs during election times for election signs. A limit of 2 signs outside of election time was recommended. Some HOA rules do not allow signs, which would supersede code. Ms. Noble said the election signs are exempt.

Greeting signs—the Committee discussed greeting signs such as Happy Birthday and discussed one letter per sign vs. all on one sign, how long to allow them to remain, the size of the sign(s), allow to be up for 72 hours. Staff was asked to look at guidelines for other communities and this topic will be brought back to committee.

Cold Air Inflatables/Tube Man--currently this category allows the signs to be displayed 72 hours, one time per calendar year, maximum height of 25 feet, they must be supported and 10 feet from danger. Mr. Olson noted that 10 feet from electrical lines is incorrect, rather it is based on electric line voltage, the bigger the line, the farther away. Staff was asked to research this information.

General Sign Standards, Electronic Message Boards

Changes made include requiring a dimmer switch and to allow changeable copy on the sign.

Committee Input

The Committee proposed to allow 80% of the message board be available for changing material while keeping the other portion permanent. This is proposed for just monument signs and multi-tenant signs. Ms. Horaz said she does not favor electronic signs on buildings. Regarding electronic message boards and illumination, Mr. Schultz asked if a statement about metrics is needed regarding allowing light to leave the property when it needs to be zero candle feet at the property line. Staff will look at wall-mounted signage and bring this item back to committee.

Prohibited signs

Proposed changes include prohibiting bent signs or signs attached to fencing.

Committee Input

Chairman Funkhouser asked if the city is exempt since sponsorship signs are placed at ballparks and could be a double standard. Ms. Horaz noted a church on Rt. 47 had a fence sign. A logo sign on a fence would not be prohibited. Mr. Funkhouser said if sign is on an out-parcel, maybe it could be an exception if it's for a common development, added as part of a PUD or stand alone sign. Mr. Olson noted a correction in the abandonment section should reflect "all signs" rather than "wall signs". Mr. Engberg said staff will look at this topic further and he said a detailed exemption list is needed.

3. Committee Comments and Questions

In conclusion, Chairman Funkhouser said Houseal Lavigne is working on Chapters 7 & 8 of the code. No meeting will be scheduled for February due to reviews of material by other city departments. Notes/revisions will be received from Houseal Lavigne for Chapters 3, 4, 5, 6 and Mr. Funkhouser asked that they be disseminated to the Committee in advance of the next meeting either with Houseal Lavigne or just committee members. He would like to wrap up the chapters already reviewed before moving on to additional ones.

In response to committee questions, Mr. Engberg said street/parkway trees and a list of acceptable trees will be discussed when subdivision control is addressed.

4. Adjournment

There was no further business and the meeting adjourned at 8:47pm

Minutes respectfully submitted by Marlys Young, Minute Taker

Not present at meeting, transcribed from digital recording

REVIEW GUIDE

References to be updated

Chapter 6. Signs

10-6-1. Purpose and Scope	1
10-6-2. Limit on Sign Area	3
10-6-3. Sign Measurement	4
10-6-4. Permitted Sign Types	5
10-6-5. Permanent Sign Standards	6
10-6-6. Temporary Sign Standards	14
10-6-7. General Sign Standards	21
10-6-8. Comprehensive Sign Plan	22
10-6-9. Prohibited Signs and Content	23
10-6-10. Safety, Maintenance, and Abandonment	24

10-6-1. Purpose and Scope

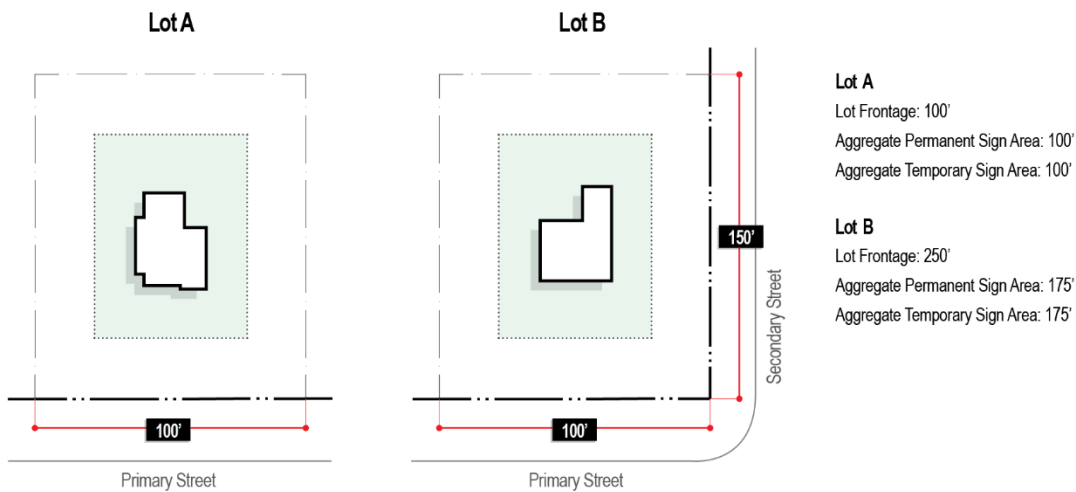
- A. **Purpose.** The purpose of this Chapter is to set out regulations for the erection and maintenance to ensure the appropriate appearance of signs while preserving the right of free speech and expression in keeping with the following principles.
1. The ability to display signs of reasonable size and dimensions is vital to the health and sustainability of many businesses, and the display of signs with noncommercial messages is a traditional component of the freedom of speech, but the constitutional guarantee of free speech may be limited by appropriate and constrained regulation that is unrelated to the expression itself,
 2. The City has an important and substantial interest in preventing sign clutter, which is the proliferation of signs of increasing size and dimensions as a result of competition among property owners for the attention of passing motorists, because sign clutter degrades the character of the community, makes the community a less attractive place for commerce and private investment, and dilutes or obscures messages displayed along the City's streets by creating visual confusion and aesthetic blight,
 3. Sign clutter can be prevented by regulations that balance the legitimate needs of individual property owners to convey messages against the comparable needs of adjacent and nearby property owners and the interest of the community as a whole in providing for a high-quality community character,
 4. Temporary signs that are not constructed of weather-resistant materials are often damaged or destroyed by wind, rain, and sun, and after such damage or destruction, degrade the aesthetics of the City's streets if they are not removed,
 5. The City has an important and substantial interest in keeping its rights-of-way clear of obstructions and litter,
 6. The City has an important and substantial interest in protecting the health of its tree canopy, which contributes to the character and value of the community, and
 7. The uncontrolled use of off-premises advertising signs can be injurious to the public, and destructive to community character and property values, and that, as such, restrictions on the display of off-premises commercial signage are necessary and desirable.

- B. **Scope.** The regulations of this Chapter shall provide a balanced and fair legal framework for design, construction, and placement of signs that:
1. Promotes the safety of persons and property by ensuring that signs do not create a hazard by:
 - a. Collapsing, catching fire, or otherwise decaying,
 - b. Confusing or distracting motorists, or
 - c. Impairing drivers' ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.
 2. Promotes the efficient communication of messages, and ensures that persons exposed to signs:
 - a. Are not overwhelmed by the number of messages presented, and
 - b. Are able to exercise freedom of choice to observe or ignore said messages according to the observer's purpose, and
 3. Protects the public welfare and enhances the appearance and economic value of the community by protecting scenic views and avoiding sign clutter that can compromise the character, quality, and viability of commercial corridors,
 4. Ensures that signs are compatible with their surroundings, and prevents the construction of signs that are a nuisance to occupants of adjacent and contiguous property due to brightness, reflectivity, bulk, or height,
 5. Promotes the use of signs that are aesthetically pleasing, of appropriate scale, and integrated with the built environment, to meet the objectives related to the quality and character of development set forth in the Comprehensive Plan of the City of Yorkville,
 6. Enhances property values and business opportunities,
 7. Assists in wayfinding, and
 8. Provides fair and consistent permitting and enforcement.

10-6-2. Limit on Sign Area

- A. **Permanent Sign Area Limit.** Each lot with multiunit residential, mixed-use, or non-residential uses shall be allowed aggregate permanent sign area equal to one (1) square foot of sign area per linear foot of lot frontage.
- B. **Temporary Sign Area Limit.** Each lot shall be allowed aggregate temporary sign area equal to one (1) square foot of sign area per linear foot of frontage.
- C. **Premises Having Frontage on More Than One Dedicated Street.** Premises having frontage on more than one (1) dedicated street shall be allowed an additional one-half (0.5) square foot of aggregate sign area for each lineal foot of the secondary lot frontage; however additional sign area shall only be displayed on the secondary frontage.

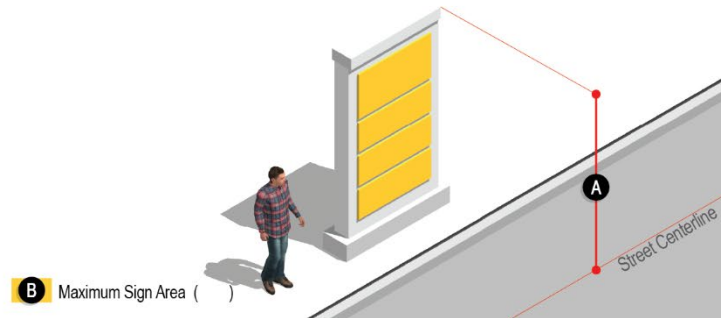
Figure 6.1: Limit on Sign Area



10-6-3. Sign Measurement

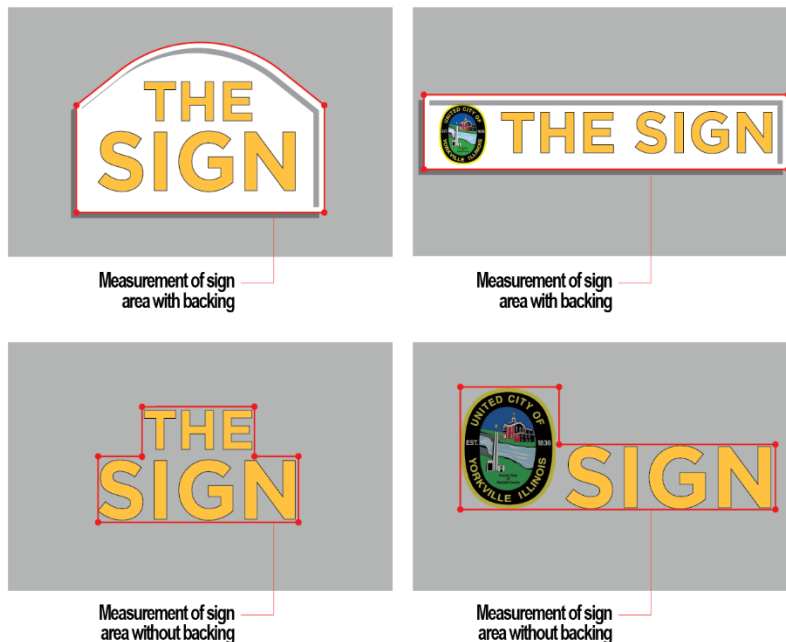
- A. **Sign Height.** The height of a sign shall be computed as the distance from the grade of the centerline of the adjacent street to the top of the highest attached component of the sign.

Figure 6.2: Sign Height Measurement



- B. **Sign Area.** The area of the sign face which is also the sign area of a wall sign or other sign with only one (1) face shall be computed by means of the smallest square, rectangle, circle, triangle or combination thereof that shall encompass the extreme limits of the writing representation, emblem or other display, together with any material or color forming an integral part of the backing of the display or used to differentiate the sign from the backdrop or structure against which it is placed. It does not include any supporting framework, bracing, decorative fence, or wall when such fence or wall otherwise meets UDO regulations and is clearly incidental to the display itself. A double faced sign shall count as a single sign.

Figure 6.3: Sign Area Measurement



10-6-4. Permitted Sign Types

- A. The following key is to be used in the interpretation of **Table 10-6-4(A)** Permitted Sign Types by district.
- Permitted Sign Types.** Sign types marked as “P” in the table shall be permitted subject to all applicable regulations of this UDO and only after the issuance of a Sign Permit as detailed in **Section 10-#-#**.
 - Allowed Sign Types.** Sign types marked as “A” in the table shall be allowed subject to all applicable regulations of this UDO without the issuance of a Sign Permit.
 - Prohibited Sign Types.** A blank space in the table indicates that a sign type is not allowed in the respective district.
 - Interpretation of Similar Sign Type.** If a proposed sign is not listed in the table, the Zoning Administrator shall determine if the sign is substantially similar to a sign listed in the table. If it is, the standards applied to the proposed sign shall be the standards applicable to the similar sign. If not, the sign shall be regarded as prohibited.
 - Unlisted Sign Types.** Sign types that are not included in **Table 10-6-4(A)** shall be considered prohibited.

Table 10-6-4(A) Permitted Sign Types by District									
Sign Type	District								
	R Districts	B-1	B-2	B-3	M-1	M-2	A-1	OS	PI
<i>Permanent Signs</i>									
Wall Sign	P (1)	P	P	P	P	P	P (1)	P	P
Single-Tenant Monument Sign	P (1)(2)	P	P	P	P	P	P (1)	P	P
Multi-Tenant Monument Sign		P	P	P	P	P			P
Awning/Canopy Sign	P (1)	P	P	P	P	P	P (1)	P	P
Projecting Sign		P	P	P				P	P
Window Sign		A	A	A	A	A		A	A
On-Site Traffic Directional Sign	P (1)	P	P	P	P	P		P	P
<i>Temporary Signs</i>									
Wall Mounted Banner Sign	P (1)	P	P	P	P	P	P (1)	P	P
Ground Mounted Banner Sign	P (1)	P	P	P	P	P	P (1)	P	P
Feather Sign		P	P	P	P	P		P	
A-Frame/Sandwich Board Sign	A (1)	A	A	A					
Post Sign	A	A	A	A	A	A	A	A	P
Yard Sign	A	A	A	A	A	A	A	A	P
Cold Air Inflatables		A	A	A	A	A	A	A	A
<i>Notes:</i>									
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.									
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.									

10-6-5. Permanent Sign Standards

A. **Wall Signs.** Wall signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development only.

1. **Sign Area.**

- a. The maximum area shall be two (2) square feet per each one (1) linear foot of the exterior wall of the building not to exceed seventy five (75) percent of the width of the exterior wall to which it is attached for a business having a public entrance in an exterior wall or having an exterior wall facing a public right-of-way.
- b. The maximum area shall be one (1) square feet per each one (1) linear foot of exterior wall of the building not to exceed fifty (50) percent of the width of the exterior wall to which it is attached for a business without a public entrance in an exterior wall or having an exterior wall facing a public right-of-way.

2. **Sign Height.** No wall sign shall be closer than one (1) foot from the highest roofline or the top of the parapet wall or mansard roof.

3. **Projection.**

- a. A wall sign shall not extend more than six (6) inches from the wall of the building or structure to which it is attached.
- b. A wall sign shall maintain a minimum vertical clearance of ten (10) feet.

4. **Number of Signs.**

- a. Single tenant buildings shall be permitted a total of two (2) primary wall signs per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) primary wall sign shall be displayed on any single building façade.
- b. Multi-tenant buildings shall be permitted one (1) wall sign per unit.
- c. A maximum of two (2) secondary wall signs may be authorized for buildings with lineal frontage in excess of seventy-five (75) feet by the Zoning Administrator provided such additional signage is:
 - i. In keeping with the overall design and architecture of the building,
 - ii. A minimum of twenty (20) feet from the primary wall sign and other secondary wall signs,
 - iii. A maximum of fifty (50) percent of the size of the primary wall sign,
 - iv. Accessory to the building's primary wall sign, and
 - v. The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in **Section 10-6-#**.

5. **Sign Copy.** If the sign copy utilized on a wall sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign's backing plate, the Zoning Administrator may approve an increase in sign area up to an additional five (5) percent of the total area of the face of the wall to which the sign is to be affixed.

6. **Other Provisions.** No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure.

Figure 6.4: Wall Sign Area, Height, and Projection Standards

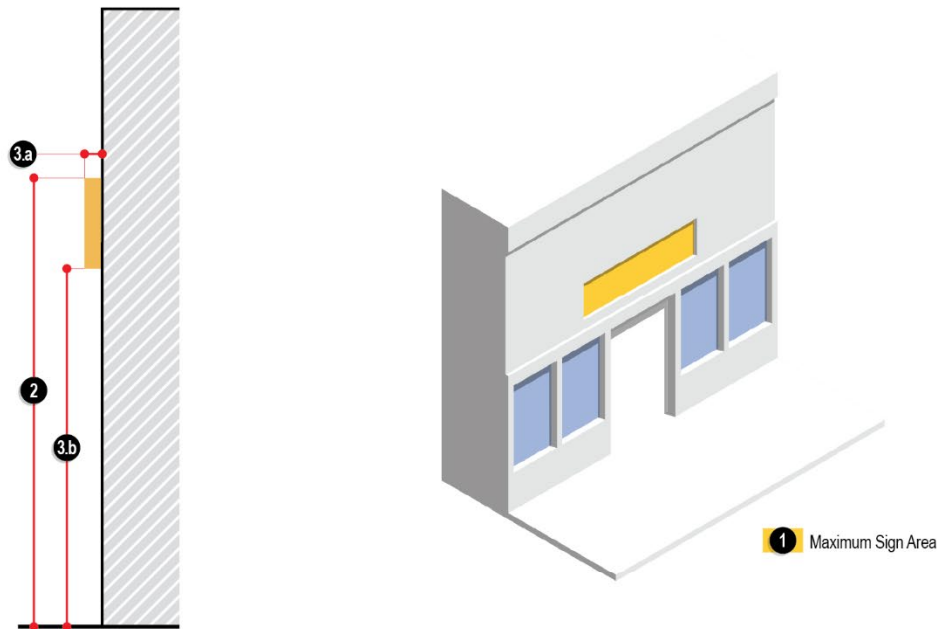
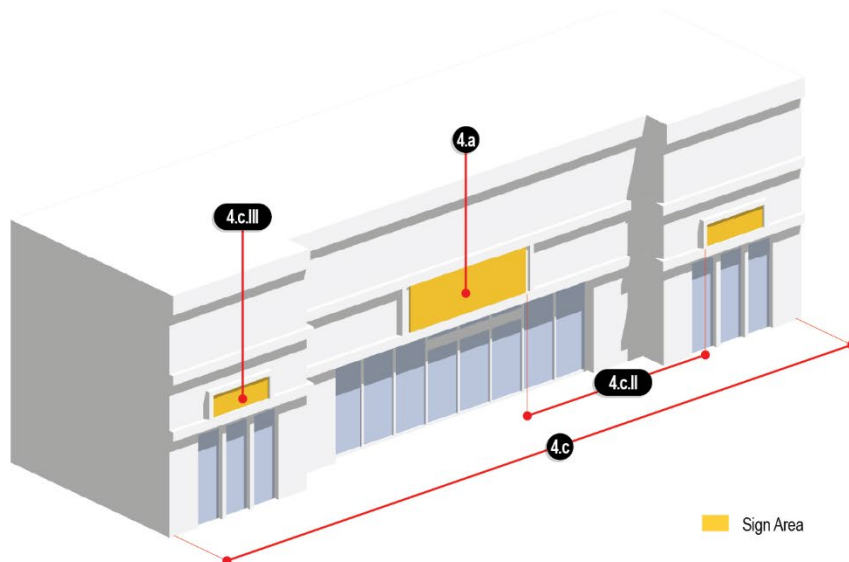


Figure 6.5: Secondary Wall Signs Standards

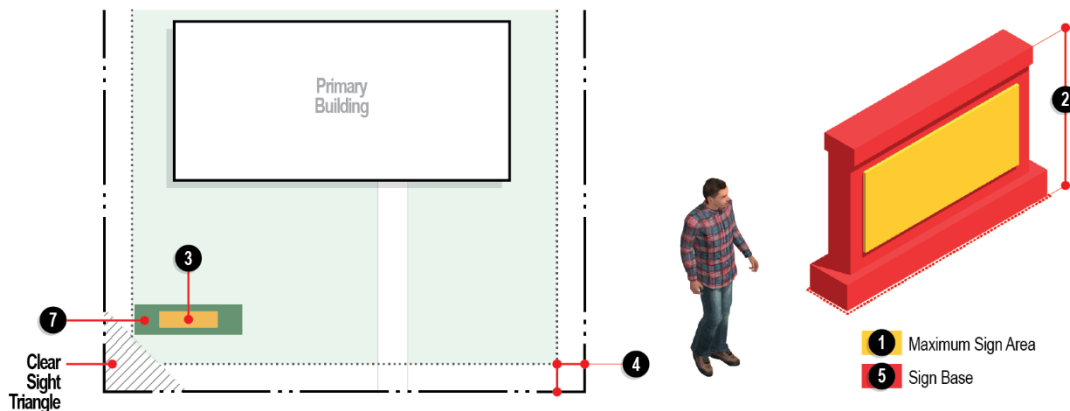


B. **Single-Tenant Monument Signs.** Single-tenant monument signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development or at entryways or gateways to subdivisions or neighborhoods only.

1. **Sign Area.** The maximum sign area of single-tenant monument signs shall not exceed thirty-two (32) square feet.
2. **Sign Height.** The maximum sign height of single-tenant monument signs shall not exceed twelve (12) feet.
3. **Number of Signs.** A maximum of one (1) single-tenant monument sign shall be permitted per every eight-hundred (800) continuous, linear feet of lot frontage.

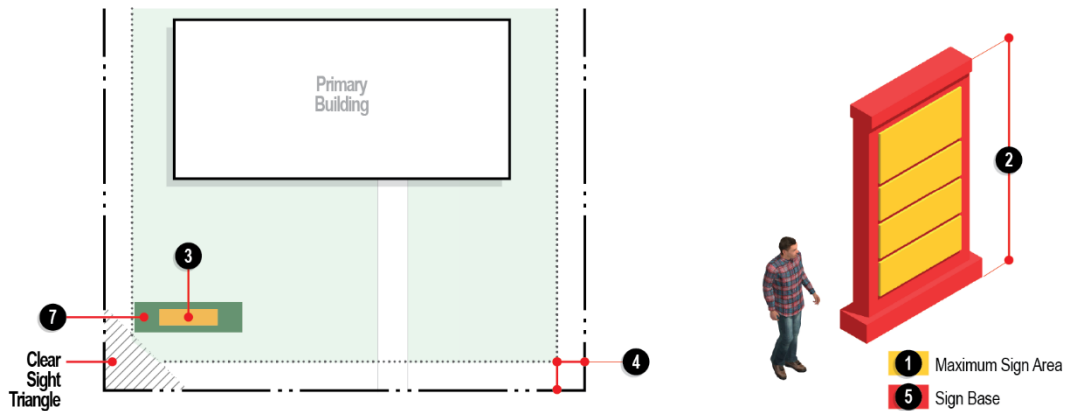
4. **Location.** Single-tenant monument signs shall be located the minimum distance established below per district type from property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in **Section 10-4-#**.
 - a. **Residential Districts:** Ten (10) feet
 - b. **Nonresidential Districts:** Five (5) feet
5. **Sign Materials and Design.** To promote high quality signs, the maximum allowed area of a single-tenant monument sign base shall vary based on the materials utilized for the sign base, as detailed below:
 - a. **High Quality Materials.** The total area of the base of a single-tenant monument constructed from masonry, natural stone, steel/wrought iron, or other high quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.
 - b. **Mid Quality Materials.** The total area of the base of a single-tenant monument constructed from stone veneer systems, fiber cement, wood, or other mid quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.
 - c. **Base Quality Materials.** The total area of the base of a single-tenant monument constructed from EIFs, precast panels, or other base quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.
6. **Sign Copy.** If the sign copy utilized on a single-tenant monument sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign area backing plate, the Zoning Administrator may approve an increase in sign area up to an additional ### square feet.
7. **Landscape Requirement.** All single-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to twenty five (25) percent of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one (1) shrub or native grass per every five (5) square feet.
8. **Other Provisions.** A single-tenant monument sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

Figure 6.6: Single-Tenant Monument Sign Standards



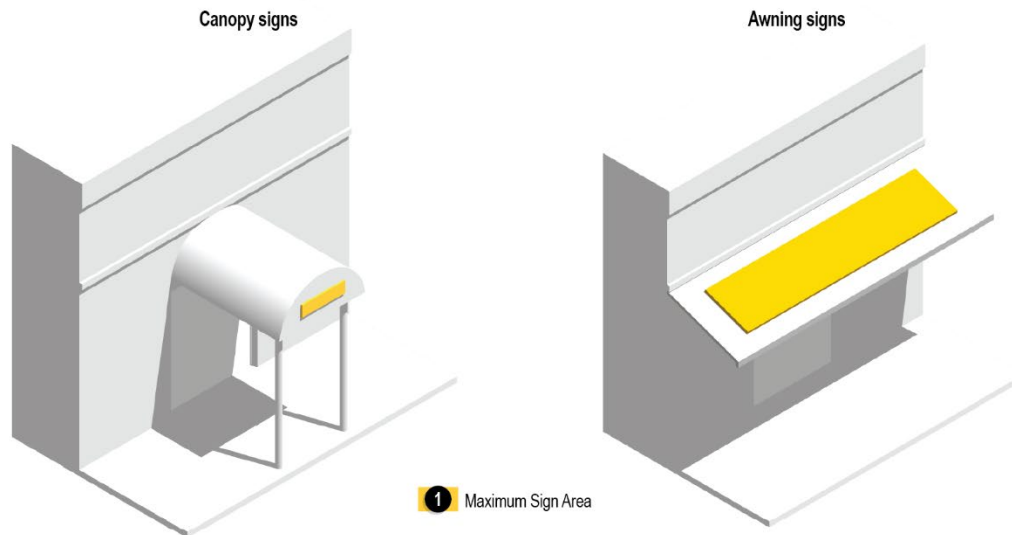
- C. **Multi-Tenant Monument Signs.** Wall signs shall be permitted in all zoning districts with the exception of residential districts.
1. **Sign Area.**
 - a. The maximum sign area of multi-tenant monument signs in the B-1, B-2, and PI Districts shall not exceed thirty-two (32) square feet.
 - b. The maximum sign area of multi-tenant monument signs in the B-3, M-1, and M-2 Districts shall not exceed sixty-four (64) square feet.
 2. **Sign Height.**
 - a. The maximum sign height of multi-tenant monument signs in the B-1 and PI Districts shall not exceed ten (10) feet.
 - b. The maximum sign height of single-tenant monument signs in the B-3, M-1, and M-2 Districts shall not exceed fourteen (14) feet.
 3. **Number of Signs.** A maximum of one (1) multi-tenant monument sign shall be permitted per lot frontage.
 4. **Location.** Multi-tenant monument signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in [Section 10-4-#](#).
 5. **Sign Materials and Design.** To promote high quality signs, the maximum allowed area of a multi-tenant monument sign base shall vary based on the material utilized for the sign base, as detailed below:
 - a. **High Quality Materials.** The total area of the base of a multi-tenant monument constructed from masonry, natural stone, steel/wrought iron, or other high quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.
 - b. **Mid Quality Materials.** The total area of the base of a multi-tenant monument constructed from stone veneer systems, fiber cement, wood, or other mid quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.
 - c. **Base Quality Materials.** The total area of the base of a multi-tenant monument constructed from EIFs, precast panels, or other base quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.
 6. **Sign Copy.** If the sign copy utilized on a multi-tenant monument sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign area backing plate, the Zoning Administrator may approve an increase in sign area up to an additional ### square feet.
 7. **Landscape Requirement.** All multi-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to twenty five (25) percent of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one (1) shrub or native grass per every five (5) square feet.
 8. **Signs Within Landscaped Medians.** Any multi-tenant monument sign within a landscaped median shall be located outside vision clearance areas as specified in [Section 10-5-6](#).
 9. **Other Provisions.** A multi-tenant monument sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

Figure 6.7: Multi-Tenant Monument Sign Standards



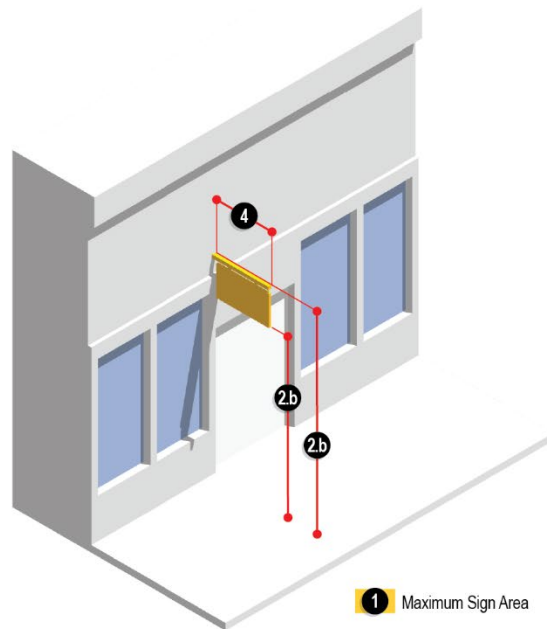
- D. **Awning/Canopy Signs.** Awning/canopy signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development only.
1. **Sign Area.** The maximum sign area of awning/canopy signs shall be fifty (50) percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign shall count towards the maximum amount of sign area permitted for wall signs as detailed in [Section 10-6-#](#).
 2. **Other Provisions.**
 - a. Signs required for public health, safety, and welfare that are posted on awnings/canopies, like “clearance” signs, shall not count towards allowed sign area.
 - b. Awning/canopy signs shall only be permitted on awnings/canopies extending above ground floor entrances or windows.

Figure 6.8: Awning/Canopy Sign Standards



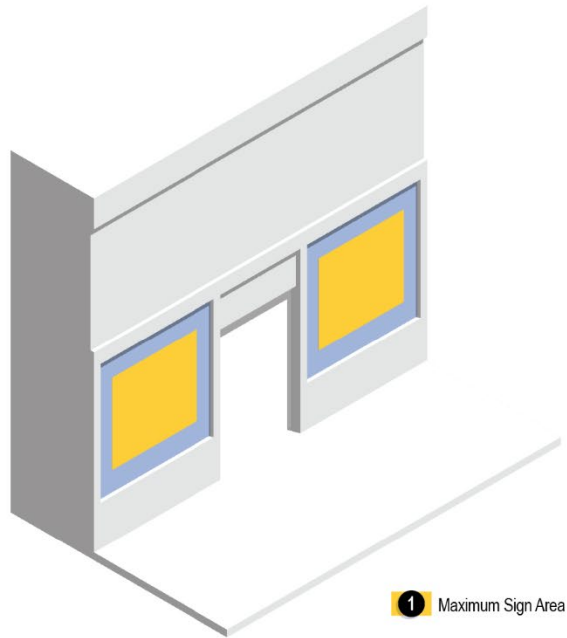
- E. **Projecting Signs.** Projecting signs shall be permitted in the B-1, B-2, B-3, OS, and PI districts only.
1. **Sign Area.** The maximum permitted sign area of projecting signs shall be ten (10) square feet.
 2. **Height.**
 - a. Projecting signs shall not extend above the roofline of the building to which it is attached, or a maximum of twelve (12) feet, whichever is less.
 - b. Project signs shall maintain a minimum vertical clearance of eight (8) feet.
 3. **Number of Signs.** A maximum of one (1) projecting sign shall be permitted per ground floor nonresidential tenant space. A projecting sign and a wall sign may be displayed on the same building frontage. A projecting sign and an awning or canopy sign shall not be displayed on the same building frontage.
 4. **Projection.**
 - a. Signs which project over a public right-of-way may horizontally project a maximum of four (4) feet from the mean elevation of the building to which it is attached.
 - b. Signs which project over private property may horizontally project a maximum of eight (8) feet from the mean elevation of the building to which it is attached.
 5. **Other Provisions.** Projecting signs may encroach upon, extend, or project over a public right-of-way or easement. The property owner may be required to provide a release or hold harmless to the City prior to issuing permits for any such signs.

Figure 6.9: Projecting Sign Standards



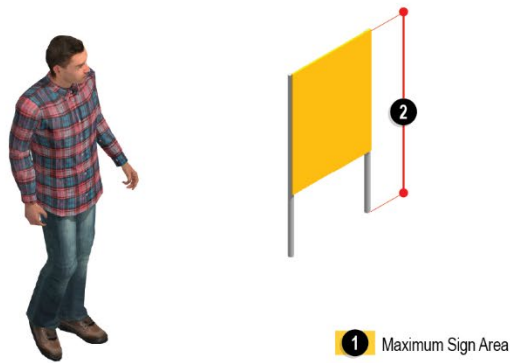
- F. **Window Signs, Permanent.** Permanent window signs shall be allowed in the B-1, B-2, B-3, M, OS, and PI districts only.
1. **Sign Area.** The maximum permitted sign area of a permanent window sign shall be fifty (50) percent of the square footage of the individual window on which the sign shall be located.

Figure 6.10: Permanent Window Sign Standards



- G. **On-Site Traffic Directional Signs.** On-site traffic directional signs shall be permitted in all zoning districts, with the exception of the A-1 district, for nonresidential, mixed use, or multifamily development only.
1. **Sign Area.** The maximum sign area of on-site traffic directional signs shall not exceed six (6) square feet. Permitted on-site traffic directional sign area shall not count towards aggregate sign area.
 2. **Sign Height.** The maximum height of on-site traffic directional signs shall not exceed four (4) feet.
 3. **Number of Signs.** The permitted number of on-site traffic directional signs shall be determined by the Zoning Administrator as necessary to assist in the safe movement of vehicular and pedestrian traffic on a property.

Figure 6.11: On-Site Traffic Directional Sign Standards



10-6-6. Temporary Sign Standards

A. General Standards for Permitted Temporary Signs.

1. **Concurrent Display.** A maximum of two (2) permitted temporary signs, as permitted per district, may be displayed per lot concurrently.
2. **Display Period.** The permitted display period of a permitted temporary sign shall be a maximum of thirty (30) days.

B. Wall Mounted Banner Signs. Wall mounted banner signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development only.

1. Sign Area.

- a. The maximum sign area of wall mounted banner signs in residential districts or the B-1, B-2, A-1, OS, and PI Districts shall not exceed seven and one-half (7.5) percent of the total area of the face of the wall to which the sign is to be affixed.
- b. The maximum sign area of wall mounted banner signs in the B-3, M-1, and M-2 Districts shall not exceed ten (10) percent of the total area of the face of the wall to which the sign is to be affixed.

2. Sign Height. No wall mounted banner sign shall protrude above the highest roofline or above the top of the parapet wall or mansard roof.

3. Number of Signs. A maximum of one (1) wall mounted banner sign shall be permitted per lot frontage of a single-tenant building or unit of a multi-tenant building.

4. Location. Wall mounted banner signs shall be affixed to a building.

5. Projection. Wall mounted banner signs shall be affixed flat against the building to which they are mounted.

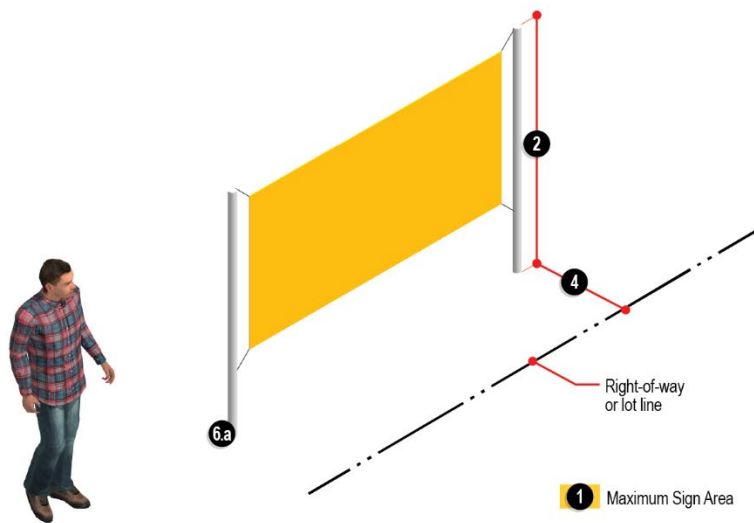
6. Duration. Wall-mounted banner signs shall be limited to ninety (90) days in any calendar year.

Figure 6.12: Wall Mounted Banner Sign Standards



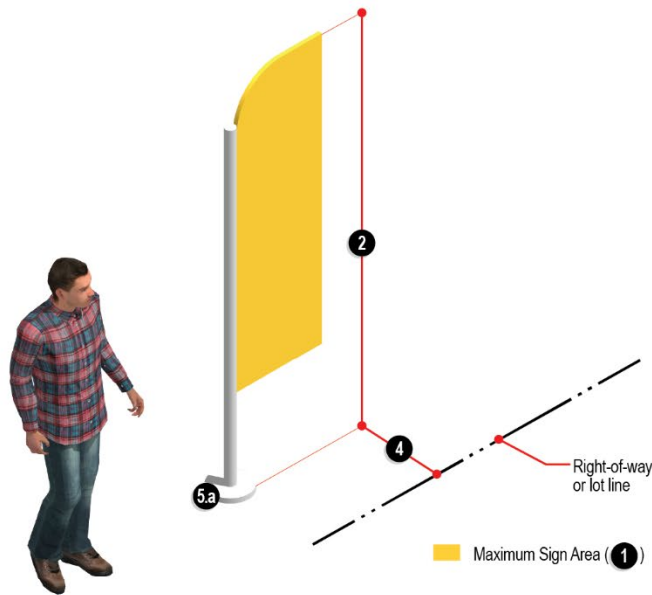
- C. **Ground Mounted Banner Signs.** Ground mounted banner signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development only.
1. **Sign Area.** The maximum sign area of a ground mounted banner sign shall not exceed thirty-two (32) square feet.
 2. **Sign Height.** The maximum height of a ground mounted banner sign shall not exceed six (6) feet.
 3. **Number of Signs.** A maximum of one (1) ground mounted banner sign shall be permitted per lot frontage.
 4. **Location.** Ground mounted banner signs shall be located a minimum of five (5) feet from all property lines and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in [Section 10-4-#](#).
 5. **Duration.** Ground mounted banner signs shall be limited to ninety (90) days in any calendar year.
 6. **Other Provisions.**
 - a. Ground mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Ground mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 6.13: Ground Mounted Banner Sign Standards



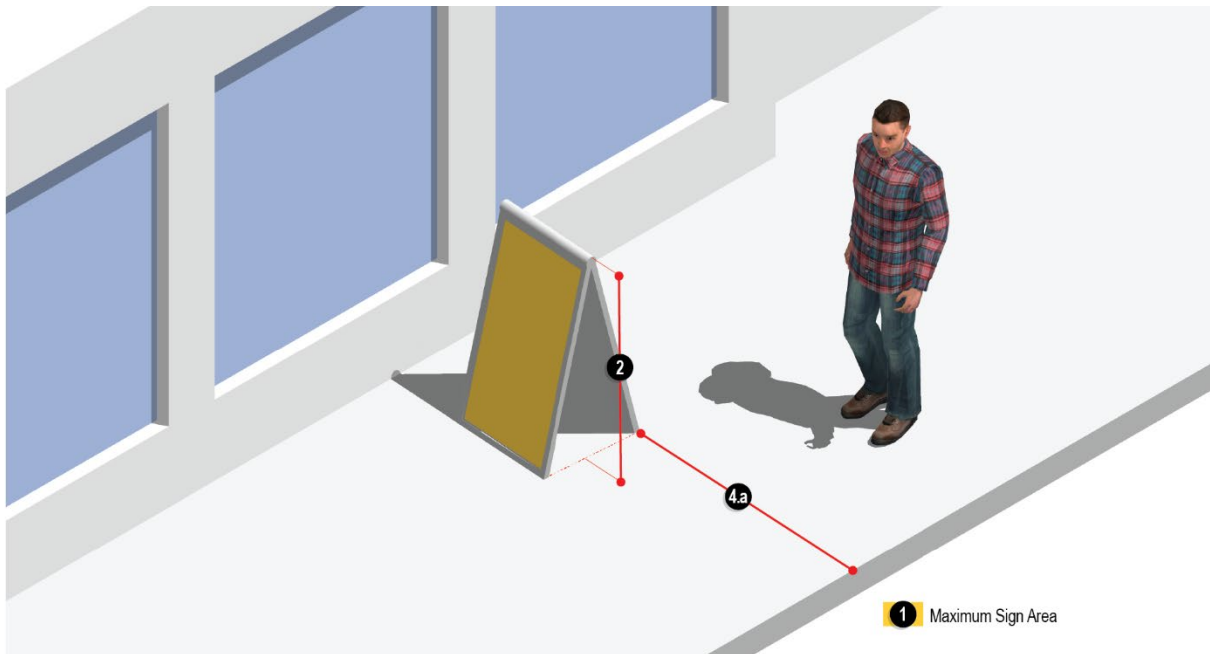
- D. **Feather Sign.** Feather signs shall be permitted in the B-1, B-2, B-3, M, and O-S districts only.
1. **Sign Area.** The maximum sign area of feather signs shall not exceed twenty six (26) square feet.
 2. **Sign Height.** The maximum height of a feather sign shall not exceed twelve (12) feet.
 3. **Number of Signs.** A maximum of three (3) feather signs sixteen (16) square feet or less shall be permitted per lot frontage. Only one (1) feather sign shall be permitted per frontage when the sign is over sixteen (16) square feet in area.
 4. **Location.** Feather signs shall be located a minimum of five (5) feet from all property lines and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in [Section 10-4-#](#).
 5. **Other Provisions.**
 - a. Feather signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Feather signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 6.14: Feather Sign Standards



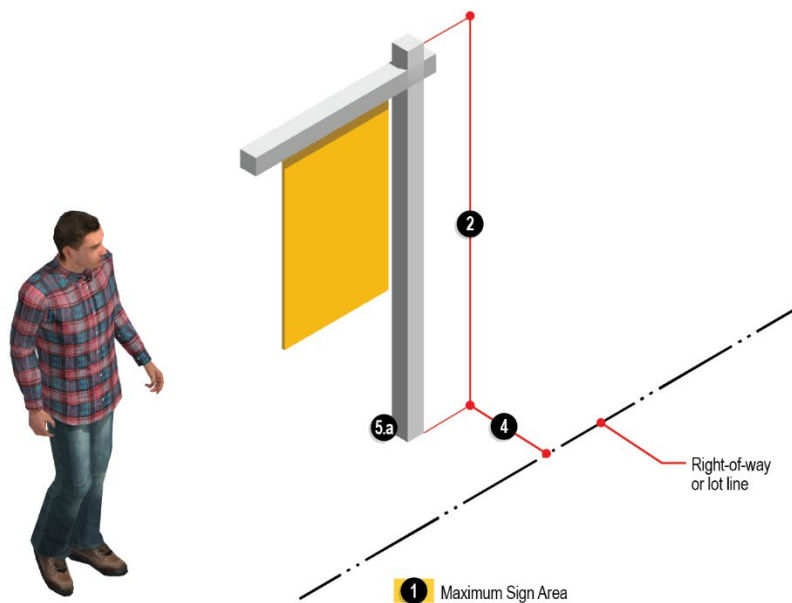
- E. **A-Frame/Sandwich Board Signs.** A-frame/sandwich board signs shall be allowed in residential districts and the B-1, B-2, and B-3 districts only.
1. **Sign Area.** The maximum allowed sign area of a-frame/sandwich board signs shall be eight (8) square feet.
 2. **Height.** The maximum allowed height of a a-frame/sandwich board sign shall be four (4) feet.
 3. **Number of Signs.** A maximum of two (2) a-frame/sandwich board sign shall be permitted per ground floor nonresidential tenant space.
 4. **Location.**
 - a. A-frame/sandwich board signs shall be placed in a manner that preserves a continuous sidewalk width of a minimum of three (3) feet.
 - b. No part of any a-frame/sandwich board sign shall block points of ingress or egress.
 5. **Other Provisions.**
 - a. A-frame/sandwich board signs shall be on-premises signs only unless on a B-2 zoned parcel.
 - b. The property owner shall be required to provide a release or hold harmless to the City prior to the display of any signs located within a public right-of-way.
 6. **Duration of Display.** The display of a-frame/sandwich board signs shall only be permitted during the operating hours of the use to which the sign is associated.

Figure 6.15: A-Frame/Sandwich Board Sign Standards



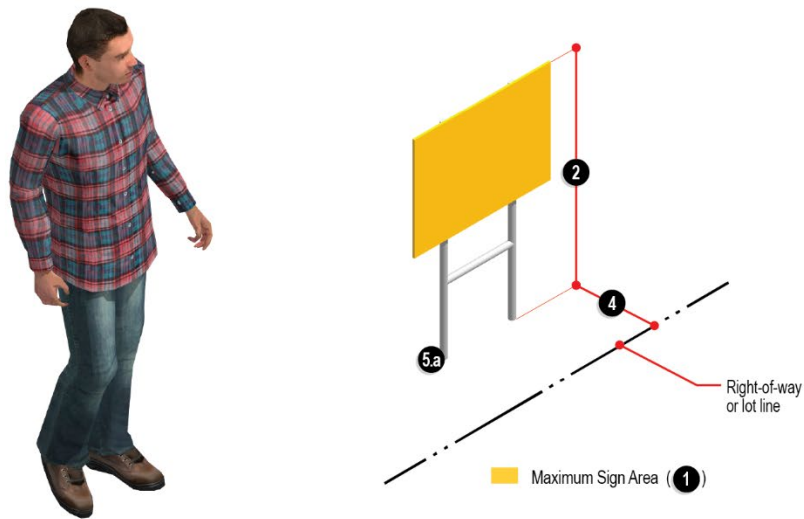
- F. **Post Signs.** Post signs shall be allowed in all zoning districts with the exception of the PI district where post signs are permitted.
1. **Sign Area.**
 - a. The maximum sign area of a post sign in a residential zoning district shall not exceed six (6) square feet.
 - b. The maximum sign area of a post sign in a nonresidential zoning district shall not exceed sixteen (16) square feet.
 2. **Sign Height.** The maximum height of a post sign shall not exceed six (6) feet.
 3. **Number of Signs.** A maximum of one (1) post sign shall be allowed per lot frontage.
 4. **Location.** Post signs shall be located a minimum of five (5) feet from all property lines and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in [Section 10-4-#](#).
 5. **Other Provisions.**
 - a. Post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 6.16: Post Sign Standards



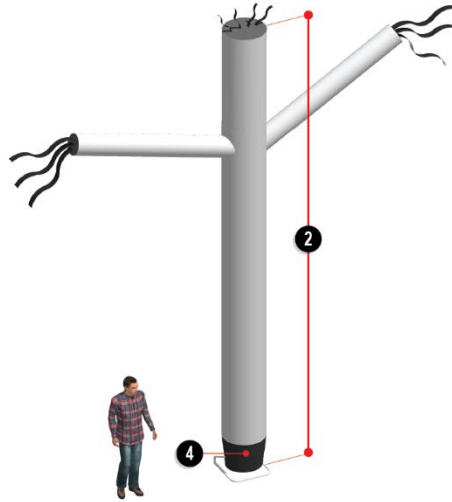
- G. **Yard Signs.** Post signs shall be allowed in all zoning districts with the exception of the PI district where post signs are permitted.
1. **Sign Area.** The maximum sign area of a yard sign shall not exceed four (4) square feet.
 2. **Sign Height.** The maximum height of a yard sign shall not exceed four (4) feet.
 3. **Number of Signs.** A maximum of two (2) yard signs may be displayed concurrently. However, during the period sixty (60) days before and fifteen (15) days after a general election a maximum of four (4) yard signs may be displayed concurrently.
 4. **Location.** Yard signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, shall not be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in [Section 10-4-#](#).
 5. **Other Provisions.**
 - a. Yard signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Yard signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

Figure 6.17: Yard Sign Standards



- H. **Cold Air Inflatables.** Cold air inflatable signs shall be allowed in all districts with the exception of residential districts.
1. **Duration.** Cold air inflatable signs shall be allowed once per calendar year for a maximum of seventy-two (72) hours.
 2. **Sign Height.** The maximum height of a cold air inflatable sign shall be twelve (12) feet as measured from grade.
 3. **Location.** Inflatable signs shall not be installed below or within ten (10) feet horizontally of any electrical conductors, phone conductors, CATV conductors, fire alarm conductors or any other similar installations.
 4. **Supports Required.** The inflatable structure shall be ground-mounted or attached to supports and guy wires ground-mounted or securely attached to the building roof. No inflatable structure shall be permitted to be secured to any mechanical equipment, parapet walls or other items normally found on the roof of a structure.
 5. **Encroachment.** Inflatable signs shall be anchored to prevent dislocation, entanglement or encroachment onto adjacent properties or public streets, or undue hazard to motorists or pedestrians.

Figure 6.18: Cold Air Inflatable Sign Standards



10-6-7. General Sign Standards

A. Illumination.

1. **Location and Design of Light Source.** Whenever an external artificial light source is used for a sign, such source shall be located, shielded, and directed so as not to be directly visible from any public street or private residence. No receptacle or device housing a permitted light source for a sign shall protrude more than twelve (12) inches from the face of the sign or building to which it is attached except if such light source is ground mounted, locked in place, and cannot be redirected.
2. **Level of Illumination.** In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed the outdoor lighting standards established in **Section 10-4-#**. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of glare or direct light upon adjacent property or streets.

B. Electronic Message Boards.

Single-tenant and multi-tenant monument signs may incorporate electronic message boards in accordance with the following and per **Section 10-#-#**.

1. The area of the sign devoted to an electronic message board shall be part of, not in addition to, the maximum sign area allowed.
2. The maximum sign area of any sign comprised entirely of an electronic message board shall be eighty (80) percent of the maximum sign area of the single-tenant or multi-tenant sign, as applicable.
3. The electronic message format shall conform to the following requirements:
 - a. The message shall contain a static message or image only and not have movement, or the appearance of movement, during the static display period.
 - b. The transition to change from one message or image to another shall be instant and not dissolve, fade, scroll, travel, or have similar transitions.
 - c. The message shall not change more frequently than once every ten (10) seconds.
4. Electronic message boards must be equipped with a default mechanism that shall stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
5. Electronic message boards shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to light conditions.
6. Illumination of electronic message signs shall not exceed 0.3 foot-candles over the ambient lighting conditions when measured at a distance equal to the square footage of the sign area.
7. Illumination of electronic message signs shall not be detectable across any property line.
8. Applications shall be reviewed by the Zoning Administrator to determine that the sign placement does not interfere with traffic control devices within three hundred (300) feet of the sign or traffic circulation upon roadways.

10-6-8. Comprehensive Sign Plan

- A. **Intent.** The intent of the comprehensive sign program is to provide an alternative procedure under which signs can be designed, constructed, and erected with innovation, imagination, and creative architecture. The objective of the comprehensive sign plan is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable sign regulations.
- B. **Applicability.** Any building or development may elect to submit a comprehensive sign plan. After the approval of a comprehensive sign plan, no permanent sign shall be erected, placed, or maintained except in conformance with the Comprehensive Sign Plan.
- C. **Conditions.** The Zoning Administrator may attach conditions, requirements, or standards necessary to assure that the signs covered by the Comprehensive Sign Plan will not be materially detrimental to persons or property in the vicinity. In making its determination, the Zoning Administrator shall not base any condition on the content of a sign.
- D. **Evaluation Criteria.**
 - 1. **Placement.** All signs shall be placed where they are visible and legible. Factors to be considered include the location of a sign relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and viewing angles. Wall Signs may be approved on building walls other than the wall of a unit of a multi-tenant building in which some units have little or no visibility from the street.
 - 2. **Quantity.** The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and wayfinding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.
 - 3. **Size.** All signs shall be no larger than necessary for visibility and legibility but in no instance shall the sign area exceed the maximum allowed aggregate permanent sign area allowed per lot. Factors to be considered in determining appropriate size include topography, volume, and speed of traffic, viewing distances and angles, proximity to adjacent uses, and placement of display.
- E. **Application.** A comprehensive sign plan shall be submitted on a form established by the Zoning Administrator. The application shall contain the following information as well as all other information required by the Zoning Administrator to ensure compliance with the comprehensive sign plan evaluation criteria.
 - 1. Name, address, and telephone number of the applicant.
 - 2. Location of building, structure, or lot to which or upon which the comprehensive sign plan shall apply.
 - 3. Name of person, firm, corporation, or association developing the comprehensive sign plan.
 - 4. Written consent of the owner or lessee of the building, structure, or land to which the proposed comprehensive sign plan is applicable.
 - 5. Scale drawing of all signs included in the comprehensive sign plan indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment. Said drawings shall be drawn at a scale no smaller than one-eighth (1/8) inch equals one (1) foot and shall be prepared, signed, and sealed by a registered professional engineer when required by the Zoning Administrator.
 - 6. A scale drawing indicating the location and position of all signs included in the comprehensive sign plan in relation to nearby buildings or structures. Said drawing shall be at a scale no smaller than one (1) inch equals fifty (50) feet.
- F. **Review and Action.** The Zoning Administrator shall review the comprehensive sign plan application and approve, approve with conditions, or deny the application based on the evaluation criteria. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.

- G. **Appeals.** Any applicant who receives a notice of denial from the Zoning Administrator may, within thirty (30) days after receipt of such decision, appeal such decision to the Board of Adjustment by filing a written notice of appeal with the Zoning Administrator with an explanation as to why said decision was not warranted according to the applicant.

10-6-9. Prohibited Signs and Content

- A. **Prohibited Signs.** The following sign types shall be prohibited in all districts:

1. Pole/Pylon Signs
2. Billboards
3. Roof Signs
4. Outline Lighting
5. Signs located on City property without the City's permission
6. Signs which encroach on the public right-of-way

- B. **Prohibited Content.**

1. The following content is prohibited without reference to the viewpoint of the individual speaker:
 - a. Content that is prohibited or restricted per state or federal statute.
 - b. Text or graphics that advertise unlawful activity,
 - c. Text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats, or
 - d. Text or graphics that present a clear and present danger due to their potential confusion with traffic control signs or signs that provide public safety information (for example, signs that use the words "Stop," "Yield," "Caution," or "Danger," or comparable words, phrases, symbols, or characters in such a manner as to imply a safety hazard that does not exist).
2. The narrow classifications of content that are prohibited by this subsection are either not protected by the United States or Illinois Constitutions, or are offered limited protection that is outweighed by the substantial governmental interests in protecting the public safety and welfare. It is the intent of the City Council that each paragraph of this Subsection be individually severable in the event that a court of competent jurisdiction were to hold one or more of them to be inconsistent with the United States or Illinois Constitutions.

10-6-10. Safety, Maintenance, and Abandonment

- A. Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be constructed and maintained in compliance with applicable building and other codes adopted by the City.
- B. All signs, together with all supports, braces, guys, and anchors shall be kept in proper repair in accordance with the provisions of this UDO. When not galvanized or constructed of approved corrosion resistive, noncombustible materials, signs shall be painted when necessary to prevent corrosion, rust, peeling paint, and excessive fading. Failure of owners to keep signs maintained in good mechanical and visual repair shall be deemed a violation of this UDO.
- C. It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean condition, free of rubbish.
- D. If the Zoning Administrator shall find that any sign is unsafe or unsecure, or is a threat to the public safety, or was, after the adoption of this UDO constructed, erected, or maintained in violation of the provisions of this title, he or she shall give written notice per the provisions of this UDO. Such notice shall specify the manner in which the sign is unsafe or in violation of this UDO.
- E. Sign copy shall be removed and in the case of a wall sign, the building façade shall be repaired, by the owner or lessee of the premises upon which the sign is located when the use which the sign is associated is no longer conducted on the premises. The sign copy shall be removed within thirty (30) days of when the use ceases to operate. If the owner or lessee fails to remove the sign copy, the Zoning Administrator shall give the owner thirty (30) days written notice to remove it. Failure to comply with the notice shall be deemed a violation of this UDO.

REVIEW GUIDE

Existing standards

New text

References to be updated

Chapter 6. Signs

10-6-1. Purpose and Scope	1
10-6-2. Limit on Sign Area	2
10-6-3. Sign Measurement	3
10-6-4. Permitted Sign Types	4
10-6-5. Permanent Sign Standards	5
10-6-6. Temporary Sign Standards.....	11
10-6-7. General Sign Standards	14
10-6-8. Comprehensive Sign Plan	16
10-6-9. Prohibited Signs and Content.....	17
10-6-10. Safety, Maintenance, and Abandonment	18

10-6-1. Purpose and Scope

- A. **Purpose.** The purpose of this Chapter is to set out regulations for the erection and maintenance to ensure the appropriate appearance of signs while preserving the right of free speech and expression in keeping with the following principles.
1. The ability to display signs of reasonable size and dimensions is vital to the health and sustainability of many businesses, and the display of signs with noncommercial messages is a traditional component of the freedom of speech, but the constitutional guarantee of free speech may be limited by appropriate and constrained regulation that is unrelated to the expression itself,
 2. The City has an important and substantial interest in preventing sign clutter, which is the proliferation of signs of increasing size and dimensions as a result of competition among property owners for the attention of passing motorists, because sign clutter degrades the character of the community, makes the community a less attractive place for commerce and private investment, and dilutes or obscures messages displayed along the City's streets by creating visual confusion and aesthetic blight,
 3. Sign clutter can be prevented by regulations that balance the legitimate needs of individual property owners to convey messages against the comparable needs of adjacent and nearby property owners and the interest of the community as a whole in providing for a high-quality community character,
 4. Temporary signs that are not constructed of weather-resistant materials are often damaged or destroyed by wind, rain, and sun, and after such damage or destruction, degrade the aesthetics of the City's streets if they are not removed,
 5. The City has an important and substantial interest in keeping its rights-of-way clear of obstructions and litter,
 6. The City has an important and substantial interest in protecting the health of its tree canopy, which contributes to the character and value of the community, and
 7. The uncontrolled use of off-premises advertising signs can be injurious to the public, and destructive to community character and property values, and that, as such, restrictions on the display of off-premises commercial signage are necessary and desirable.

DRAFT FOR REVIEW

- B. **Scope.** The regulations of [this](#) Chapter shall provide a balanced and fair legal framework for design, construction, and placement of signs that:
1. Promotes the safety of persons and property by ensuring that signs do not create a hazard by:
 - a. Collapsing, catching fire, or otherwise decaying,
 - b. Confusing or distracting motorists, or
 - c. Impairing drivers' ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.
 2. Promotes the efficient communication of messages, and ensures that persons exposed to signs:
 - a. Are not overwhelmed by the number of messages presented, and
 - b. Are able to exercise freedom of choice to observe or ignore said messages according to the observer's purpose, and
 3. Protects the public welfare and enhances the appearance and economic value of the community by protecting scenic views and avoiding sign clutter that can compromise the character, quality, and viability of commercial corridors,
 4. Ensures that signs are compatible with their surroundings, and prevents the construction of signs that are a nuisance to occupants of adjacent and contiguous property due to brightness, reflectivity, bulk, or height,
 5. Promotes the use of signs that are aesthetically pleasing, of appropriate scale, and integrated with the built environment, to meet the objectives related to the quality and character of development set forth in the Comprehensive Plan of the City of Yorkville,
 6. Enhances property values and business opportunities,
 7. Assists in wayfinding, and
 8. Provides fair and consistent permitting and enforcement.

10-6-2. Limit on Sign Area

- A. **Permanent Sign Area Limit.** Each lot [with multiunit residential, mixed-use, or non-residential uses](#) shall be allowed aggregate permanent sign area equal to one (1) square foot of sign area per linear foot of lot frontage.
- B. **Temporary Sign Area Limit.** Each lot shall be allowed aggregate temporary sign area equal to one (1) square foot of sign area per linear foot of frontage.
- C. **Premises Having Frontage on More Than One Dedicated Street.** Premises having frontage on more than one (1) dedicated street ~~will~~ [shall](#) be allowed an additional one-half (0.5) square foot of aggregate sign area for each lineal foot of the secondary lot frontage; however additional sign area shall only be displayed on the secondary frontage.
- ~~D. **Irregularly Shaped Lots.** Irregularly shaped lots, such as flag lots, with minimal lot frontage may petition for additional aggregate sign area through the Comprehensive Sign Plan process as detailed in [Section 10-06-F](#).~~

Commented [JW1]: Multiunit, mixed use, nonres only

[INSERT LIMIT ON SIGN AREA GRAPHIC]

10-6-3. Sign Measurement

- A. **Sign Height.** The height of a sign shall be computed as the distance from the grade of the centerline of the adjacent street to the top of the highest attached component of the sign.

[INSERT SIGN HEIGHT GRAPHIC]

- B. **Sign Area.** The area of the sign face which is also the sign area of a wall sign or other sign with only one (1) face shall be computed by means of the smallest square, rectangle, circle, triangle or combination thereof that ~~will~~^{shall} encompass the extreme limits of the writing representation, emblem or other display, together with any material or color forming an integral part of the ~~backingground~~ of the display or used to differentiate the sign from the backdrop or structure against which it is placed. It does not include any supporting framework, bracing, decorative fence, or wall when such fence or wall otherwise meets UDO regulations and is clearly incidental to the display itself. A double faced sign shall count as a single sign.

[INSERT SIGN AREA GRAPHIC]

10-6-4. Permitted Sign Types

A. The following key is to be used in the interpretation of **Table 10-6-4(A)** Permitted Sign Types by district.

1. **Permitted Sign Types.** Sign types marked as "P" in the table shall be permitted subject to all applicable regulations of this UDO and only after the issuance of a Sign Permit as detailed in **Section 10-#-#**.
2. **Allowed Sign Types.** Sign types marked as "A" in the table shall be allowed subject to all applicable regulations of this UDO without the issuance of a Sign Permit.
3. **Prohibited Sign Types.** A blank space in the table indicates that a sign type is not allowed in the respective district.
4. **Interpretation of Similar Sign Type.** If a proposed sign is not listed in the table, the Zoning Administrator shall determine if the sign is substantially similar to a sign listed in the table. If it is, the standards applied to the proposed sign shall be the standards applicable to the similar sign. If not, the sign shall be regarded as prohibited.
- 4.5. **Unlisted Sign Types.** Sign types that are not included in **Table 10-6-4(A)** shall be considered prohibited.

Table 10-6-4(A) Permitted Sign Types by District									
Sign Type	District								
	R Districts	B-1	B-2	B-3	M-1	M-2	A-1	OS	PI
<i>Permanent Signs</i>									
Wall Sign	P (1)	P	P	P	P	P	P (1)	P	P
Single-Tenant Monument Sign	P (1)(2)	P	P	P	P	P	P (1)	P	P
Multi-Tenant Monument Sign		P	P	P	P	P			P
Awning/Canopy Sign	P (1)	P	P	P	P	P	P (1)	P	P
Projecting Sign		P	P	P				P	P
Window Sign		A	A	A	A	A		A	A
On-Site Traffic Directional Sign	P (1)	P	P	P	P	P		P	P
<i>Temporary Signs</i>									
Wall Mounted Banner Sign	P (1)	P	P	P	P	P	P (1)	P	P
Ground Mounted Banner Sign	P (1)	P	P	P	P	P	P (1)	P	P
Feather Sign		P	P	P	P	P		P	
A-Frame/Sandwich Board Sign	A (1)	A	A	A					
Post Sign	A	A	A	A	A	A	A	A	P
Yard Sign	A	A	A	A	A	A	A	A	P
Cold Air Inflatables		A	A	A	A	A	A	A	A
<i>Notes:</i>									
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.									
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.									

10-6-5. Permanent Sign Standards

A. Wall Signs. Wall signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development only.

1. Sign Area.

- The maximum area shall be two (2) square feet per each one (1) linear foot of the exterior wall of the building not to exceed ~~sixty-seventy five (7560)~~ percent of the width of the exterior wall to which it is attached for a business having a public entrance in an exterior wall or having an exterior wall facing a public right-of-way.
- The maximum area shall be one (1) square feet per each one (1) linear foot of exterior wall of the building not to exceed fifty (50) percent of the width of the exterior wall to which it is attached for a business without a public entrance in an exterior wall or having an exterior wall facing a public right-of-way.

2. Sign Height. No wall sign shall be closer than one (1) foot from the highest roofline or the top of the parapet wall or mansard root.

Commented [JW2]: Based on existing standard in 10-29-9(2)(a)(1)

3. Projection.

- A wall sign shall not extend more than six (6) inches from the wall of the building or structure to which it is attached.

~~a.b. A wall sign and~~ shall maintain a minimum vertical clearance of ten (10) feet.

3.4 Number of Signs.

- Single tenant buildings shall be permitted a total of two (2) primary wall signs per one hundred (100) linear feet of building frontage. One (1) additional wall sign shall be allowed per additional; hundred (100) feet of building frontage. however Only one (1) primary wall sign shall be displayed on any single building façade.
- Multi-tenant buildings shall be permitted one (1) wall sign per unit.
- A maximum of two (2) secondary wall signs may be authorized for buildings with lineal frontage in excess of seventy-five (75) feet by the Zoning Administrator provided such additional signage is:
 - In keeping with the overall design and architecture of the building,
 - A minimum of twenty (20) feet from the primary wall sign and other secondary wall signs,
 - A maximum of fifty (50) percent of the size of the primary wall sign,
 - Accessory to the building's primary wall sign, and
 - The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in Section 10-6-#.

4.5 Sign Copy. If the sign copy utilized on a wall sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign's backing plate, the Zoning Administrator may approve an increase in sign area up to an additional five (5) percent of the total area of the face of the wall to which the sign is to be affixed.

Commented [ND3]: We would recommend prohibiting box signs

5.6 Other Provisions. No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure.

[INSERT WALL SIGN GRAPHIC]

DRAFT FOR REVIEW

[INSERT SECONDARY WALL SIGN GRAPHIC]

B. **Single-Tenant Monument Signs.** Single-tenant monument signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development or at entryways or gateways to subdivisions or neighborhoods only.

1. **Sign Area.**

2.1. The maximum sign area of single-tenant monument signs ~~in residential districts or the B-1, A-1, OS, and PI Districts~~ shall not exceed ~~sixteen (16)~~ thirty-two (32) square feet.

~~— The maximum sign area of single-tenant monument signs in the B-2, B-3 and M Districts shall not exceed thirty-two (32) square feet.~~

3. **Sign Height.**

4.2. The maximum sign height of single-tenant monument signs ~~in residential districts or the B-1, B-2, A-1, OS, and PI Districts~~ shall not exceed ~~six (6)~~ twelve (12) feet.

a. ~~The maximum sign height of single-tenant monument signs in the B-3 and M Districts shall not exceed twelve (12) feet.~~

5.3. **Number of Signs.** A maximum of one (1) single-tenant monument sign shall be permitted per every eight-hundred (800) continuous, linear feet of lot frontage.

6.4. **Location.** Single-tenant monument signs shall be located the minimum distance established below per district type from property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in Section 10-4-#.

a. **Residential Districts:** Ten (10) feet

b. **Nonresidential Districts:** Five (5) feet

7. **Sign Base.** ~~The base of single-tenant monument signs, including all structural components, shall extend horizontally between seventy-five (75) from the sign face a minimum of ten (10) percent and a maximum of twenty-five (25) percent and one hundred fifty (150) percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.~~

5. **Sign Materials and Design.** To promote high quality signs, the maximum allowed area of a single-tenant monument sign base shall vary based on the materials utilized for the sign base, as detailed below:

a. **High Quality Materials.** The total area of the base of a single-tenant monument constructed from masonry, natural stone, steel/wrought iron, or other high quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.

b. **Mid Quality Materials.** The total area of the base of a single-tenant monument constructed from stone veneer systems, fiber cement, wood, or other mid quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.

c. **Base Quality Materials.** The total area of the base of a single-tenant monument constructed from EIFs, precast panels, or other base quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.

6. **Sign Copy.** If the sign copy utilized on a single-tenant monument sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign area backing plate, the Zoning Administrator may approve an increase in sign area up to an additional ### square feet.

Commented [JW4]: Based on existing standard in 10-20-9(A)(1)(a).

Commented [JW5]: Based on existing standard in 10-20-9(A)(1)(b).

DRAFT FOR REVIEW

8.7. Landscape Requirement. All single-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to ~~half~~ twenty five (25) percent of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one (1) shrub or native grass per every ~~three-five~~ (53) square feet.

9.8. Other Provisions. A single-tenant monument sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

[INSERT SINGLE-TENANT MONUMENT SIGN GRAPHIC]

DRAFT FOR REVIEW

C. **Multi-Tenant Monument Signs.** Wall signs shall be permitted in all zoning districts with the exception of residential districts.

1. **Sign Area.**

- a. The maximum sign area of multi-tenant monument signs in the B-1, B-2, and PI Districts shall not exceed thirty-two (32) square feet.
- b. The maximum sign area of multi-tenant monument signs in the B-3, M-1, and M-2 Districts shall not exceed sixty-four (64) square feet.

2. **Sign Height.**

- a. The maximum sign height of multi-tenant monument signs in the B-1 and PI Districts shall not exceed ten (10) feet.
- b. The maximum sign height of single-tenant monument signs in the B-3, M-1, and M-2 Districts shall not exceed fourteen (14) feet.

3. **Number of Signs.** A maximum of one (1) multi-tenant monument sign shall be permitted per lot frontage.

4. **Location.** Multi-tenant monument signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-4-#.

5. **Sign Materials and Design.** To promote high quality signs, the maximum allowed area of a multi-tenant monument sign base shall vary based on the material utilized for the sign base, as detailed below:

- a. **High Quality Materials.** The total area of the base of a multi-tenant monument constructed from masonry, natural stone, steel/wrought iron, or other high quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.
- b. **Mid Quality Materials.** The total area of the base of a multi-tenant monument constructed from stone veneer systems, fiber cement, wood, or other mid quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.
- c. **Base Quality Materials.** The total area of the base of a multi-tenant monument constructed from EIFs, precast panels, or other base quality materials approved by the Zoning Administrator shall not exceed ### percent of the maximum sign area.

6. **Sign Copy.** If the sign copy utilized on a multi-tenant monument sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign area backing plate, the Zoning Administrator may approve an increase in sign area up to an additional ### square feet.

~~5. **Sign Base.** The base of single tenant monument signs, including all structural components, shall extend horizontally between seventy five (75) percent and one hundred fifty (150) percent of the width of the sign face. The base of multi-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten (10) percent and a maximum of twenty-five (25) percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high quality materials in keeping with the materials and design of the principal building of the lot.~~

7. **Landscape Requirement.** All multi-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to ~~half-~~twenty five (25) percent of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one (1) shrub or native grass per every ~~three-five (53)~~ square feet.

Commented [JW6]: Based on existing standards in 10-20-9(A)(1)

DRAFT FOR REVIEW

~~6.8.~~ **Signs Within Landscaped Medians.** Any multi-tenant monument sign within a landscaped median shall be located outside vision clearance areas as specified in [Section 10-5-6](#).

~~7.9.~~ **Other Provisions.** A multi-tenant monument sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

[INSERT MULTI-TENANT MONUMENT SIGN GRAPHIC]

D. **Awning/Canopy Signs.** [Awning/canopy signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development only.](#)

1. **Sign Area.** The maximum sign area of awning/canopy signs shall be fifty (50) percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign shall count towards the maximum amount of sign area permitted for wall signs as detailed in [Section 10-6-#](#).

2. **Other Provisions.**

a. [Signs required for public health, safety, and welfare that are posted on awnings/canopies, like "clearance" signs, shall not count towards allowed sign area.](#)

~~a.b.~~ Awning/canopy signs shall only be permitted on awnings/canopies extending above ground floor entrances or windows.

[INSERT AWNING/CANOPY SIGN GRAPHIC]

E. **Projecting Signs.** [Projecting signs shall be permitted in the B-1, B-2, B-3, OS, and PI districts only.](#)

1. **Sign Area.** The maximum permitted sign area of projecting signs shall be ~~six-ten~~ [\(610\)](#) square feet.

2. **Height.**

a. [Projecting signs shall not extend above the roofline of the building to which it is attached, or a maximum of twelve \(12\) feet, whichever is less.](#)

~~a.b.~~ [Project signs, and shall maintain a minimum vertical clearance of ~~ten-\(10\)~~eight \(8\) feet.](#)

~~2.3.~~ **Number of Signs.** A maximum of one (1) projecting sign shall be permitted per ground floor nonresidential tenant space. A projecting sign and a wall sign may be displayed on the same building frontage. A projecting sign and an awning or canopy sign shall not be displayed on the same building frontage.

~~3.4.~~ **Projection.**

a. Signs which project over a public right-of-way may horizontally project a maximum of four (4) feet from the mean elevation of the building to which it is attached.

b. Signs which project over private property may horizontally project a maximum of eight (8) feet from the mean elevation of the building to which it is attached.

~~4.~~ **Other Provisions.**

~~5.~~ [Projecting signs shall not be internally illuminated.](#)

~~5.~~ [Projecting signs may encroach upon, extend, or project over a public right-of-way or easement. The property owner may be required to provide a release or hold harmless to the City prior to issuing permits for any such signs.](#)

[INSERT Projecting SIGNS, PERMANENT GRAPHIC]

F. **Window Signs, Permanent.** [Permanent window signs shall be allowed in the B-1, B-2, B-3, M, OS, and PI districts only.](#)

DRAFT FOR REVIEW

1. **Sign Area.** The maximum permitted sign area of a permanent window sign shall be ~~twenty-five (25)~~fifty (50) percent of the square footage of the individual window on which the sign shall be located. ~~Permanent window sign area shall be counted in aggregate with temporary window sign area.~~

[INSERT WINDOW SIGNS, PERMANENT GRAPHIC]

- G. **On-Site Traffic Directional Signs.** On-site traffic directional signs shall be permitted in all zoning districts, with the exception of the A-1 district, for nonresidential, mixed use, or multifamily development only.
 1. **Sign Area.** The maximum sign area of on-site traffic directional signs shall not exceed ~~four (4)~~six (6) square feet. Permitted on-site traffic directional sign area shall not count towards aggregate sign area.
 2. **Sign Height.** The maximum height of on-site traffic directional signs shall not exceed ~~three (3)~~four (4) feet.
 3. **Number of Signs.** The permitted number of on-site traffic directional signs shall be determined by the Zoning Administrator as necessary to assist in the safe movement of vehicular and pedestrian traffic on a property.

[INSERT ON-SITE TRAFFIC DIRECTIONAL SIGN GRAPHIC]

10-6-6. Temporary Sign Standards

A. General Standards for Permitted Temporary Signs.

1. **Concurrent Display.** A maximum of two (2) permitted temporary signs, as permitted per district, may be displayed per lot concurrently.
2. **Display Period.** The permitted display period of a permitted temporary sign shall be a maximum of thirty (30) days. ~~A total of three (3) nonconcurrent display periods shall be permitted per single-tenant building or unit of a multi-tenant building per calendar year. Nonconcurrent display periods shall be separated by a minimum of thirty (30) days.~~

B. Wall Mounted Banner Signs. Wall mounted banner signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development only.

1. **Sign Area.**
 - a. The maximum sign area of wall mounted banner signs in residential districts or the B-1, B-2, A-1, OS, and PI Districts shall not exceed ~~two and one-half (2.5)~~ seven and one-half (7.5) percent of the total area of the face of the wall to which the sign is to be affixed.
 - b. The maximum sign area of wall mounted banner signs in the B-3, M-1, and M-2 Districts shall not exceed ~~five (5)~~ ten (10) percent of the total area of the face of the wall to which the sign is to be affixed.
2. **Sign Height.** No wall mounted banner sign shall protrude above the highest roofline or above the top of the parapet wall or mansard roof.
3. **Number of Signs.** A maximum of one (1) wall mounted banner sign shall be permitted per lot frontage of a single-tenant building or unit of a multi-tenant building.
4. **Location.** Wall mounted banner signs shall be affixed to a building.
5. **Projection.** Wall mounted banner signs shall be affixed flat against the building to which they are mounted.
- 5-6. **Duration.** Wall-mounted banner signs shall be limited to ninety (90) days in any calendar year.

[INSERT WALL MOUNTED BANNER SIGN GRAPHIC]

C. Ground Mounted Banner Signs. Ground mounted banner signs shall be permitted in all zoning districts for nonresidential, mixed use, or multifamily development only.

1. **Sign Area.** The maximum sign area of a ground mounted banner sign shall not exceed thirty-two (32) square feet.
2. **Sign Height.** The maximum height of a ground mounted banner sign shall not exceed six (6) feet.
3. **Number of Signs.** A maximum of one (1) ground mounted banner sign shall be permitted per lot frontage.
4. **Location.** Ground mounted banner signs shall be located a minimum of five (5) feet from all property lines, ~~rights-of-way, and utility easements;~~ and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-4-#.
- 4-5. **Duration.** Ground mounted banner signs shall be limited to ninety (90) days in any calendar year.
- 5-6. **Other Provisions.**
 - a. Ground mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.

DRAFT FOR REVIEW

- b. Ground mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

[INSERT GROUND MOUNTED BANNER SIGN GRAPHIC]

D. **Feather Sign.** Feather signs shall be permitted in the B-1, B-2, B-3, M, and O-S districts only.

1. **Sign Area.** The maximum sign area of feather signs shall not exceed ~~sixteen (16)~~ twenty six (26) square feet.
2. **Sign Height.** The maximum height of a feather sign shall not exceed ~~eight (8)~~ twelve (12) feet.
3. **Number of Signs.** A maximum of ~~three (3)~~ one (1) feather signs ~~sixteen (16) square feet or less~~ shall be permitted per lot frontage. Only one (1) feather sign shall be permitted per frontage when the sign is over sixteen (16) square feet in area.
4. **Location.** Feather signs shall be located a minimum of five (5) feet from all property lines ~~and, rights-of-way, and utility easements,~~ shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in Section 10-4-#.
5. **Other Provisions.**
 - a. Feather signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Feather signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

[INSERT FEATHER SIGN GRAPHIC]

E. **A-Frame/Sandwich Board Signs.** A-frame/sandwich board signs shall be allowed in residential districts and the B-1, B-2, and B-3 districts only.

1. **Sign Area.** The maximum allowed sign area of a-frame/sandwich board signs shall be ~~six (6)~~ eight (8) square feet.
2. **Height.** The maximum allowed height of a a-frame/sandwich board sign shall be ~~three (3)~~ four (4) feet.
3. **Number of Signs.** A maximum of ~~one (1)~~ two (2) a-frame/sandwich board sign shall be permitted per ground floor nonresidential tenant space.
4. **Location.**
 - a. A-frame/sandwich board signs shall be placed in a manner that preserves a continuous sidewalk width of a minimum of three (3) feet.
 - b. No part of any a-frame/sandwich board sign shall block points of ingress or egress.
 - ~~c. A-frame/sandwich board signs shall be placed no more than one (1) foot from the wall of the building or unit of a building or fenced enclosure for outdoor seating or dining areas to which the sign is associated.~~
 - ~~d. A-frame/sandwich board signs shall be placed no less than three (3) feet and no more than six (6) feet from the entrance of the building or unit of a building to which the sign is associated.~~
5. **Other Provisions.**
 - a. A-frame/sandwich board signs shall be on-premises signs only unless on a B-2 zoned parcel.
 - b. The property owner shall be required to provide a release or hold harmless to the City prior to the display of any signs located within a public right-of-way.

DRAFT FOR REVIEW

6. **Duration of Display.** The display of a-frame/sandwich board signs shall only be permitted during the operating hours of the use to which the sign is associated.

[INSERT A-FRAME/SANDWICH BOARD SIGN GRAPHIC]

F. Window Sign, Temporary.

1. **Sign Area.** The maximum sign area of a temporary window sign shall be thirty (30) percent of the square footage of the individual window on which the sign shall be located, or not more than a total sign area of thirty (30) percent when considered in aggregate with permanent window sign area on the same window.

[INSERT TEMPORARY WINDOW SIGN GRAPHIC]

G.F. Post Signs. Post signs shall be allowed in all zoning districts with the exception of the PI district where post signs are permitted.

1. **Sign Area.**

a. The maximum sign area of a post sign in a residential zoning district shall not exceed six (6) square feet.

a.b. The maximum sign area of a post sign in a nonresidential zoning district shall not exceed sixteen (16) square feet.

2. **Sign Height.** The maximum height of a post sign shall not exceed six (6) feet.
3. **Number of Signs.** A maximum of one (1) post sign shall be allowed per lot frontage.
4. **Location.** Post signs shall be located a minimum of five (5) feet from all property lines, ~~rights-of-way, and utility easements,~~ and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-4-#.
5. **Other Provisions.**
 - a. Post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

[INSERT POST SIGN GRAPHIC]

H.G. Yard Signs. Post signs shall be allowed in all zoning districts with the exception of the PI district where post signs are permitted.

1. **Sign Area.** The maximum sign area of a yard sign shall not exceed four (4) square feet.
2. **Sign Height.** The maximum height of a yard sign shall not exceed ~~three and one-half (3.5)~~ four (4) feet.
3. **Number of Signs.** A maximum of two (2) yard signs may be displayed concurrently. However, during the period sixty (60) days before and fifteen (15) days after a general election a maximum of four (4) yard signs may be displayed concurrently.
4. **Location.** Yard signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, shall not be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in Section 10-4-#.
5. **Other Provisions.**
 - a. Yard signs shall be securely anchored into the ground or secured in a portable base designed for such function.

DRAFT FOR REVIEW

- b. Yard signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

[INSERT YARD SIGNS GRAPHIC]

H. **Cold Air Inflatables.** Cold air inflatable signs shall be allowed in all districts with the exception of residential districts.

1. **Duration.** Cold air inflatable signs shall be allowed once per calendar year for a maximum of seventy-two (72) hours.
- 6.2. **Sign Height.** The maximum height of a cold air inflatable sign shall be twenty-five (25) feet as measured from grade.
3. **Location.** Inflatable signs shall not be installed below or within ten (10) feet horizontally of any electrical conductors, phone conductors, CATV conductors, fire alarm conductors or any other similar installations.
4. **Supports Required.** The inflatable structure shall be ground-mounted or attached to supports and guy wires ground-mounted or securely attached to the building roof. No inflatable structure shall be permitted to be secured to any mechanical equipment, parapet walls or other items normally found on the roof of a structure.
- 7.5. **Encroachment.** Inflatable signs shall be anchored to prevent dislocation, entanglement or encroachment onto adjacent properties or public streets, or undue hazard to motorists or pedestrians.

10-6-7. General Sign Standards

A. Illumination.

1. **Location and Design of Light Source.** Whenever an external artificial light source is used for a sign, such source shall be located, shielded, and directed so as not to be directly visible from any public street or private residence. No receptacle or device housing a permitted light source for a sign shall protrude more than twelve (12) inches from the face of the sign or building to which it is attached except if such light source is ground mounted, locked in place, and cannot be redirected.
2. **Level of Illumination.** In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed the outdoor lighting standards established in **Section 10-4-#**. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of glare or direct light upon adjacent property or streets.

B. **Electronic Message Boards.** Single-tenant and multi-tenant monument signs may incorporate electronic message boards in accordance with the following and per Section 10-#-#.

1. ~~One-half (1/2) of the sign area must be permanent copy.~~
- 2.1. The area of the sign devoted to an electronic message board shall be part of, not in addition to, the maximum sign area allowed.
- 3.2. The maximum sign area of any sign comprised entirely of an electronic message board shall be ~~seventy-five (75)~~ eighty (80) percent of the maximum sign area of the single-tenant or multi-tenant sign, as applicable.
- 4.3. The electronic message format shall conform to the following requirements:
 - a. The message ~~will~~ shall contain a static message or image only and not have movement, or the appearance of movement, during the static display period.
 - b. The transition to change from one message or image to another shall be instant and not dissolve, fade, scroll, travel, or have similar transitions.
 - c. The message shall not change more frequently than once every ten (10) seconds.

Commented [JW7]: Reference to nonconforming sign standards to bring awareness to allowance for nonconforming sign to replace static sign copy with EMB

DRAFT FOR REVIEW

- ~~5.4.~~ Electronic message boards must be equipped with a default mechanism that ~~will~~ shall stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
- ~~6.5.~~ Electronic message boards shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to light conditions.
6. Illumination of electronic message signs shall not exceed 0.3 foot-candles over the ambient lighting conditions when measured at a distance equal to the square footage of the sign area.
7. Illumination of electronic message signs shall not be detectable across any property line.
- ~~8.~~ Applications shall be reviewed by the ~~Public Works Director~~ Zoning Administrator to determine that the sign placement does not interfere with traffic control devices within three hundred (300) feet of the sign or traffic circulation upon roadways. ~~If determination is not approved by Public Works Director a report from a traffic engineer certifying that the proposed sign does not interfere with the design characteristics of the traffic circulation and traffic control devices shall be required.~~

~~9.~~ [INSERT ELECTRONIC MESSAGE BOARDS GRAPHIC]

~~10.8.~~ _____

10-6-8. Comprehensive Sign Plan

- A. **Intent.** The intent of the comprehensive sign program is to provide an alternative procedure under which signs can be designed, constructed, and erected with innovation, imagination, and creative architecture. The objective of the comprehensive sign plan is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable sign regulations.
- B. **Applicability.** Any building or development may elect to submit a comprehensive sign plan. After the approval of a comprehensive sign plan, no permanent sign shall be erected, placed, or maintained except in conformance with the Comprehensive Sign Plan.
- C. **Conditions.** The Zoning Administrator may attach conditions, requirements, or standards necessary to assure that the signs covered by the Comprehensive Sign Plan will not be materially detrimental to persons or property in the vicinity. In making its determination, the Zoning Administrator shall not base any condition on the content of a sign.
- D. **Evaluation Criteria.**
1. **Placement.** All signs shall be placed where they are visible and legible. Factors to be considered include the location of a sign relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and viewing angles. Wall Signs may be approved on building walls other than the wall of a unit of a multi-tenant building in which some units have little or no visibility from the street.
 2. **Quantity.** The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and wayfinding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.
 3. **Size.** All signs shall be no larger than necessary for visibility and legibility but in no instance shall the sign area or sign height exceed the maximum established per sign type per district. Factors to be considered in determining appropriate size include topography, volume, and speed of traffic, viewing distances and angles, proximity to adjacent uses, and placement of display.
- E. **Application.** A comprehensive sign plan shall be submitted on a form established by the Zoning Administrator. The application shall contain the following information as well as all other information required by the Zoning Administrator to ensure compliance with the comprehensive sign plan evaluation criteria.
1. Name, address, and telephone number of the applicant.
 2. Location of building, structure, or lot to which or upon which the comprehensive sign plan shall apply.
 3. Name of person, firm, corporation, or association developing the comprehensive sign plan.
 4. Written consent of the owner or lessee of the building, structure, or land to which the proposed comprehensive sign plan is applicable.
 5. Scale drawing of all signs included in the comprehensive sign plan indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment. Said drawings shall be drawn at a scale no smaller than one-eighth (1/8) inch equals one (1) foot and shall be prepared, signed, and sealed by a registered professional engineer when required by the Zoning Administrator.
 6. A scale drawing indicating the location and position of all signs included in the comprehensive sign plan in relation to nearby buildings or structures. Said drawing shall be at a scale no smaller than one (1) inch equals fifty (50) feet.
- F. **Review and Action.** The Zoning Administrator shall review the comprehensive sign plan application and approve, approve with conditions, or deny the application based on the evaluation criteria. A written decision including the findings on the evaluation criteria shall be rendered to the applicant.

DRAFT FOR REVIEW

- G. **Appeals.** Any applicant who receives a notice of denial from the Zoning Administrator may, within thirty (30) days after receipt of such decision, appeal such decision to the Board of Adjustment by filing a written notice of appeal with the Zoning Administrator with an explanation as to why said decision was not warranted according to the applicant.

10-6-9. Prohibited Signs and Content

- A. **Prohibited Signs.** The following sign types shall be prohibited in all districts:

1. Pole/Pylon Signs
2. ~~Off-Premises Signs~~/Billboards
3. Roof Signs
4. Outline Lighting
5. ~~Attention-Getting Devices~~
6. Signs located on City property without the City's permission
- ~~7. Signs which encroach on the public right-of-way~~

- B. **Prohibited Content.**

1. The following content is prohibited without reference to the viewpoint of the individual speaker:
 - a. Content that is prohibited or restricted per state or federal statute.
 - ~~a.b.~~ Text or graphics that advertise unlawful activity,
 - ~~b.c.~~ Text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats, or
 - ~~e.d.~~ Text or graphics that present a clear and present danger due to their potential confusion with traffic control signs or signs that provide public safety information (for example, signs that use the words "Stop," "Yield," "Caution," or "Danger," or comparable words, phrases, symbols, or characters in such a manner as to imply a safety hazard that does not exist).
2. The narrow classifications of content that are prohibited by this subsection are either not protected by the United States or Illinois Constitutions, or are offered limited protection that is outweighed by the substantial governmental interests in protecting the public safety and welfare. It is the intent of the City Council that each paragraph of this Subsection be individually severable in the event that a court of competent jurisdiction were to hold one or more of them to be inconsistent with the United States or Illinois Constitutions.

10-6-10. Safety, Maintenance, and Abandonment

- A. Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be constructed and maintained in compliance with applicable building and other codes adopted by the City.
- B. All signs, together with all supports, braces, guys, and anchors shall be kept in proper repair in accordance with the provisions of this UDO. When not galvanized or constructed of approved corrosion resistive, noncombustible materials, signs shall be painted when necessary to prevent corrosion, rust, peeling paint, and excessive fading. Failure of owners to keep signs maintained in good mechanical and visual repair shall be deemed a violation of this UDO.
- C. It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean condition, free of rubbish. ~~Any landscaping surrounding the sign shall be kept trimmed and in good repair. If the landscaping installed at the time of sign approval dies, said landscaping shall be replaced immediately or as soon as weather permits.~~
- ~~D.— Every existing sign shall be subject to an inspection whenever the Zoning Administrator deems it necessary. In the event an inspection demonstrates that repairs, and/or maintenance is necessary, the sign owner shall be notified and required to complete said repairs and/or maintenance within thirty (30) days of notification. The Zoning Administrator is authorized to grant one (1) thirty (30) day extension, if, upon written request, it is deemed necessary due to extenuating circumstances.~~
- E-D. If the Zoning Administrator shall find that any sign is unsafe or unsecure, or is a threat to the public safety, or was, after the adoption of this UDO constructed, erected, or maintained in violation of the provisions of this title, he or she shall give written notice per the provisions of this UDO. Such notice shall specify the manner in which the sign is unsafe or in violation of this UDO.
- ~~F.—~~ Sign copy shall be removed and in the case of a wall sign, the building façade shall be repaired, by the owner or lessee of the premises upon which the sign is located when the use which the sign is associated is no longer conducted on the premises. The sign copy shall be removed within thirty (30) days of when the use ceases to operate. If the owner or lessee fails to remove the sign copy, the Zoning Administrator shall give the owner thirty (30) days written notice to remove it. Failure to comply with the notice shall be deemed a violation of this UDO.

~~G-E.~~

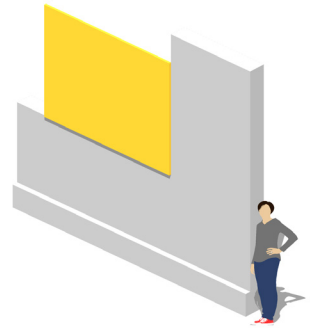
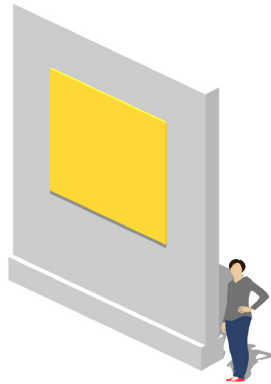
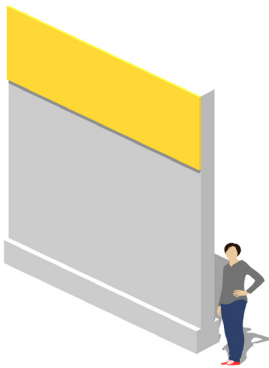
Single-Tenant Monument Sign

Permitted in all districts for nonresidential, mixed use, or multifamily uses or at the entryway/gateway to a subdivision or neighborhood.

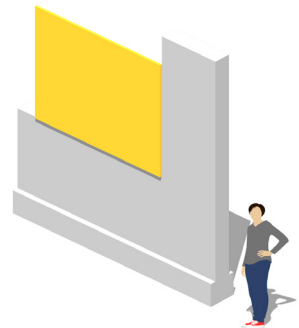
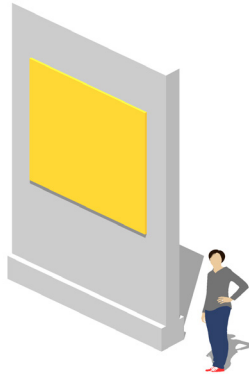
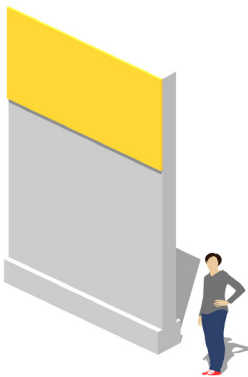
Maximum Sign Area: 32 square feet

Maximum Sign Height: 12 feet

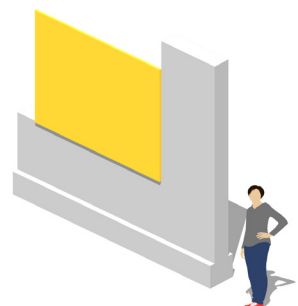
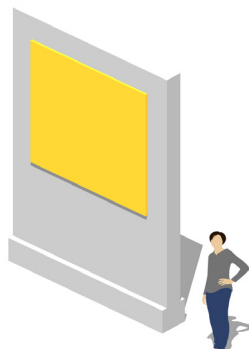
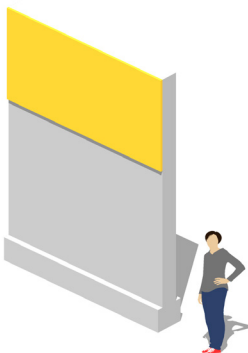
Sign Base = 150% Maximum Sign Area



Sign Base = 100% Maximum Sign Area



Sign Base = 75% Maximum Sign Area



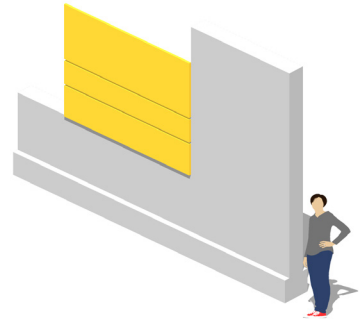
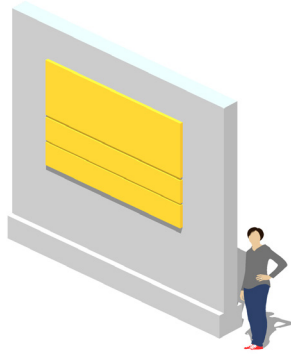
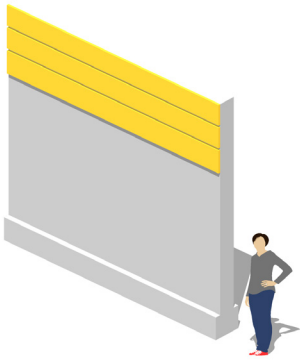
Multi-Tenant Monument Sign

Permitted in the B-1, B-2, and PI Districts.

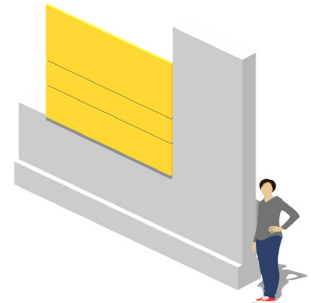
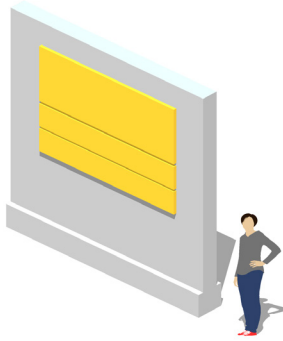
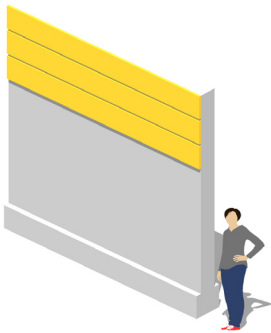
Maximum Sign Area: 32 square feet

Maximum Sign Height: 10 feet

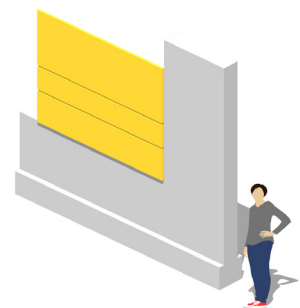
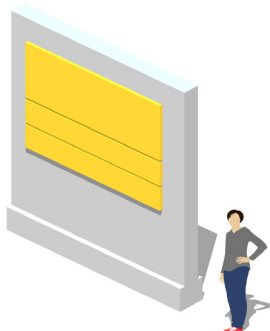
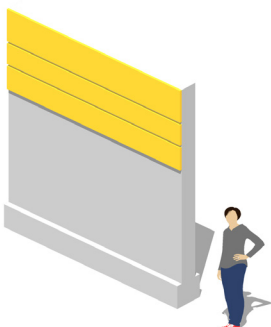
Sign Base = 150% Maximum Sign Area



Sign Base = 100% Maximum Sign Area



Sign Base = 75% Maximum Sign Area



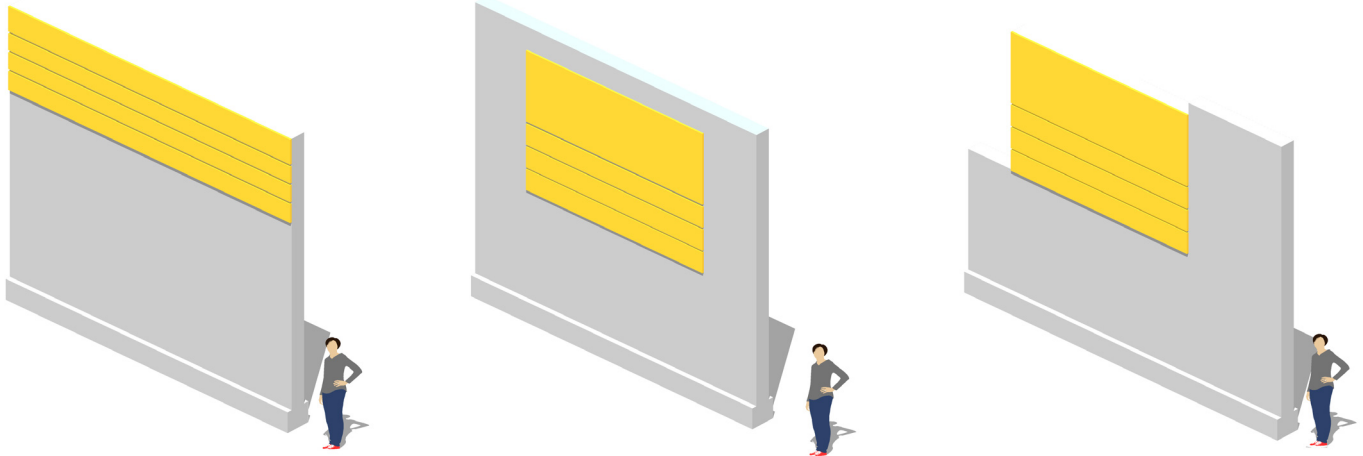
Multi-Tenant Monument Sign

Permitted in the B-3, M-1, and M-2 Districts.

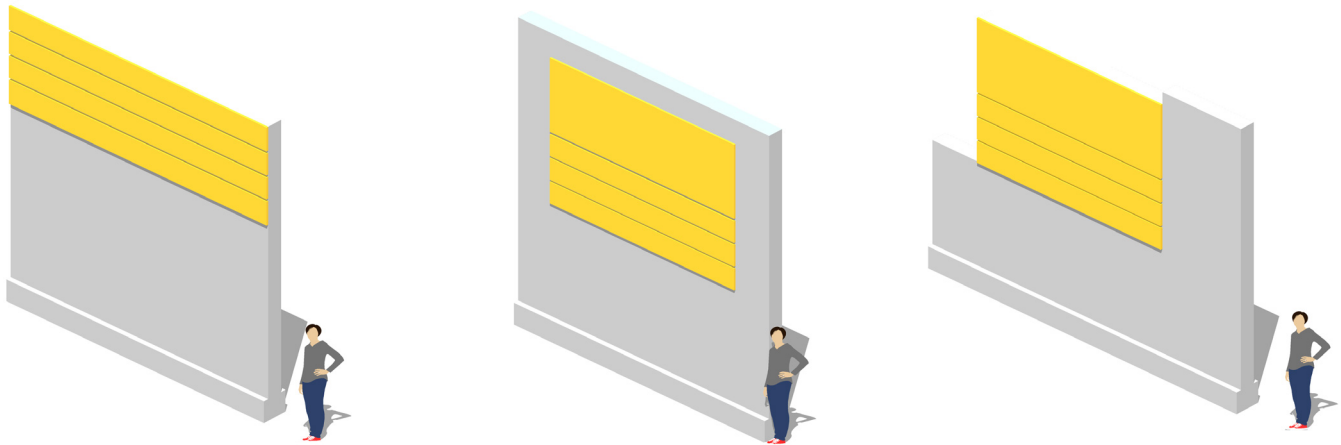
Maximum Sign Area: 64 square feet

Maximum Sign Height: 14 feet

Sign Base = 150% Maximum Sign Area



Sign Base = 100% Maximum Sign Area



Sign Base = 75% Maximum Sign Area

