

**VILLAGE OF CAMPTON HILLS  
ZONING ORDINANCE AMENDMENT**

**TO PROVIDE FOR CERTAIN AMENDMENTS ARTICLE XVIII – SIGN ORDINANCE**

WHEREAS, the Plan Commission of the Village of Campton Hills has considered proposed amendments to Article XVIII of the Village Zoning Ordinance, after due notice and a public hearing pursuant to law and has recommended to the Corporate Authorities certain amendments to said Article XVIII:

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Campton Hills, Kane County, Illinois that the Zoning Ordinance of the Village of Campton Hills is hereby amended as follows:

**Section 1.** Article XVIII (Sign Ordinance) of the Village of Campton Hills Zoning Ordinance is hereby amended and restated to provide as follows:

**ARTICLE XVIII  
SIGNS**

**Section 18.1 General Provisions**

**18.1-1 Applicability**

The regulations set forth in this Article shall apply to and govern signs in all Zoning Districts of the Village of Campton Hills. No sign shall be erected, repaired, altered, relocated or maintained except in conformance with the regulations for the District in which it is located, unless the sign is otherwise specifically regulated by a special use provision or provisions relating to variances, or which is a Non-conforming Legal Sign as defined by this Article.

**18.1-2 Purpose**

The purpose of this Article is to balance the need for signage as a means of communication, identification and direction with the need to protect the safety and welfare of the public, to protect and enhance property values, and to maintain and enhance the appearance and unique character of the Village of Campton Hills.

**18.1-3 Objectives**

- a. To provide safe passage for pedestrian and vehicular traffic by regulating location, illumination, design, construction, installation and maintenance.

- b. To avoid clutter and minimize competition in relation to signs among neighbors by regulating the number, size, location and illumination of signs.
- c. To preserve the unique character and appearance of the Village of Campton Hills by regulating new, removing obsolete, and restricting certain types of signage.
- d. To provide for legible signage by regulating the size and quality of sign graphics so they are visible and readable by the viewing public.
- e. To promote signage that is compatible with adjacent land uses as well as the general character of the area and/or Zoning District in which the signage is located.
- f. To insure that signs are designed to complement the architectural elements of the building and site to which they principally relate.

18.1-4 Definitions

- Animated Sign:** Any sign that uses movement or changes lighting to depict action or create a special effect or scene.
- Awning:** A roof-like shelter projecting from and supported wholly by the exterior wall of a building, constructed of non-rigid materials on a supporting framework.
- Banner:** A sign with its copy on non-rigid material such as cloth, plastic, fabric or paper which is not supported by a framework.
- Beacon:** A stationary or revolving light ("searchlight") which flashes or projects illumination in order to attract attention, not including, however, any lighting prescribed by safety regulations of the Federal Aviation Agency or similar agencies.
- Billboard:** A sign which advertises an activity, service, or commodity which is not the primary activity, service or commodity provided on the site where the sign is located.
- Building Face Or Wall:** The wall and window area of a building in one plane or elevation.
- Building Frontage:** The linear length of a building facing the right-of-way.

- Business Frontage:** The frontage of a lot on a public right-of-way; a privately-owned circulation road, which functions as a collector and distributor of commercial traffic; or a parking lot that serves the business establishment.
- Canopy:** A structure, other than an awning, made of non-rigid material on a supporting framework attached to a building and supported by the ground or sidewalks.
- Changeable Copy:** Letters, numerals, or other graphics which are not permanently affixed to a structure and/or set for permanent display, and are intended to be alterable through manual or electronic means.
- Construction Sign:** A temporary sign identifying individuals or companies involved in design, construction, wrecking, financing or development work when placed upon the premises where the work is under way, but only for the duration of the work.
- Directional or Instructional Sign:** A sign which directs the viewer to public parks, buildings, historical structures or areas, schools and other public institutions which are not used for commercial purposes; or provides information concerning traffic circulation or parking or guides people to facilities meant to serve the public.
- Erect:** To build, construct, attach, hang, place, suspend, or affix, including initial painting of any sign.
- Façade:** The exterior face of the wall of a building as it is viewed from streets, driveways and parking lots.
- Facing or Surface:** The surface of a sign upon, against, or through which a message is displayed or illustrated as a sign.
- Flags:** Any fabric or bunting on which the distinctive patterns, colors and symbols represent a government, fraternal group, religious organization or other entity.
- Flashing Sign:** Any illuminated sign in which each artificial light unit is not maintained in a stationary condition, or in which all light units are not constant in intensity or color at all times when the sign is illuminated.

Free-Standing Sign:	Any sign supported by structures or supports that are placed on, or anchored in the ground, and are independent from any building or other structure.
Glaring Signs:	Signs whose brightness constitutes a hazard or nuisance.
Illuminated Sign, External:	Any sign illuminated by light cast upon its surface or face, causing the sign to be illuminated only by reflection.
Illuminated Sign, Internal:	Any sign illuminated by artificial or neon lighting.
Incombustible Material:	Any material that will not ignite at or below a temperature of 1200 degrees Fahrenheit during an exposure of five (5) minutes and will not continue to burn or glow at that temperature.
Inflatable Sign:	An inflatable object or balloon shaped as an animal, person, or other form meant to attract attention.
Logo:	A name, symbol, or trademark of a company or establishment encompassed in one individual graphic.
Mansard:	A steeply sloped roof or roof-like façade.
Marquee:	A permanent roof-like structure or canopy of rigid materials supported by and extended from the façade of a building.
Monument Sign:	An identification sign which is so designed and constructed as to complement the premises being identified. Ordinarily, the letters or numbers of such signs are engraved into or raised upon natural stone, heavy lumber, or masonry.
Non-conforming Sign (Legal):	A sign which was lawfully erected and maintained prior to the enactment of this Article and any amendments thereto, and which fails to conform to all applicable regulations and restrictions contained in this Article;  Or, a non-conforming sign for which a permit has been issued.

Non-Profit Organization:	An organization that does not distribute its surplus funds to owners or shareholders, but instead uses them to help pursue its goals.
Obscene:	Statements, words, suggestions, or pictures of an indecent or immoral character offending public morals or decency.
Obsolete Sign:	Any sign which no longer correctly directs or exhorts any person or advertises a business, service, product, tenant or activity no longer conducted, available, or in existence.
On-Site Sign:	A sign relating solely to the business, service, product, or activity conducted at the premises on which the sign is located.
Off-Site Sign:	A sign relating solely to a business, service, product, or activity not conducted on the premises or relating to the zoning lot on which the sign is located.
Parapet:	The vertical portion of the wall of a building that rises above the roof level.
Pennant:	Any lightweight plastic, fabric, or other material either containing a message or not containing a message, suspended from a rope, wire, string or other material, usually in a series, designed to move in the wind.
Permanent Sign:	Any sign that is not a temporary sign; subject to regulation of the Village Building Code.
Pole or Pylon Sign:	A sign mounted on one or more freestanding poles or pylons.
Political Sign:	Any temporary sign which supports the candidacy of any candidate for public office or urges action on any other matter on the ballot of any election.
Portable Sign:	Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to: <ul style="list-style-type: none"> <li>(i) Signs designed to be transported by wheels.</li> </ul>

- (ii) Signs converted to "A" or "T" frames.
- (iii) Menu and sandwich board signs.
- (iv) Balloons and inflatable signs.
- (v) Signs attached to, or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations.

**Projecting Sign:** Any sign affixed to a building or other structure and extends by more than six (6) inches beyond the line of the building or structure or that portion of the building or structure to which it is attached.

**Real Estate Sign:** A sign placed upon a property advertising that particular property for sale, lease, rent or open house.

**Residential**

**Development Sign:** Permanent residential development signs at major entrances designed to identify a residential subdivision, and containing no advertising.

**Roof Sign:** Any sign erected, constructed, or maintained entirely or partially upon or over the roof of any building with the principal support being on the roof. A sign that is attached to a parapet or mansard roof and protrudes, wholly or partially, above the highest point of the parapet or mansard roof of the building or structure to which the mansard or parapet is attached shall be considered a Roof Sign.

**Rummage Sale  
Or Garage Sale  
Sign:**

A sign advertising the sale of used household goods by a person other than a merchant of those items at a residence or other property at which no routine for-profit activity is conducted.

**Sign:**

A name, identification, description, display, or illustration which is affixed to, or represented directly or indirectly upon a building, structure, or piece of land, and which directs attention to an object, product, place, activity, person, institution, organization, or business. However, a "sign" shall not include any display of official court or public office notices nor shall it include the flag, emblem, or insignia of a nation, political unit, school, or religious group. A "sign" shall not include a sign located completely within an enclosed building, which sign is not visible from outside the building.

Sign Display Area or Face:	The advertising display surface area or copy area encompassed within any regular geometric figure which would enclose all parts of the sign. The structural support for a sign, whether it is columns, pylons, or a building or part thereof, shall not be included in the advertising area.
Temporary Promotional Sign:	Any sign that is used only temporarily and not permanently mounted, generally made from cloth, canvas, cardboard, light fabric or other light materials, intended to be displayed for a short period of time.
Temporary Seasonal Sign:	Signs displayed and used for the purpose of identifying activities or products associated with agricultural operations only during appropriate seasons of the year.
Trailer Sign:	A portable sign, with or without wheels, mounted on a frame intended to be transported from one site to another.
Vehicular Signs:	Any advertising or business signs attached to an automobile or other vehicle which is parked or placed in position for display to the public.
Wall Sign:	Any flat sign which is placed against a building or other structure and attached thereto in such a manner that only one side is visible.
Window Sign:	Any temporary sign affixed to the interior or exterior of a window, or any sign located inside a building within six (6) feet of the interior side of a window and displayed so as to attract the attention of persons outside the building. Merchandise which is included in a window display shall not be considered to be a window sign.

**Section 18.2 Signs Prohibited in all Zoning Districts Except as Permitted in Sections 18.5-2, 18.5-3, and 18.6 and except as approved as part of a Planned Unit Development.**

- a. Animated Signs, unless approved as part of a Planned Unit Development.
- b. Billboards.
- c. Changeable Copy Signs.

- d. Electronic changeable signs.
- e. Flashing Signs.
- f. Inflatable signs.
- g. Marquees, except those part of a designated historical building.
- h. Off-Site Signs.
- i. Portable Signs including those mounted on a trailer or wheels.
- j. Projecting signs.
- k. Roof Signs.
- l. Signs that contain unlawful, obscene or misleading information.
- m. Signs that imitate, obstruct, or distract from the visibility or effectiveness of any traffic signs, signals or devices.
- n. Signs that use upward directed lighting.
- o. Signs painted directly on the exterior of a building.
- p. Vehicular signs whose primary apparent purpose is to advertise business. Motor vehicles primarily engaged in the primary cartage of goods or the transportation of passengers are exempt from this restriction as are vehicles parked at the residence of the owner and/or operator of the vehicle.

### **Section 18.3          Calculation of Sign Area**

- a. The area shall be calculated by using the outer dimensions of the frame or enclosure surrounding the sign's display or face area.
- b. The area of the sign's display or face area not enclosed in a frame or enclosure is determined by calculating the smallest rectangle that will encompass the extreme limits of the sign, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the background or structure on which it is placed. This area calculation does not include any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.



## **Section 18.4      General Regulations**

### **18.4-1      Owner Authorization**

No person shall erect, alter, or relocate any sign without first obtaining the express consent of the owner of the property on which the sign is to be erected, altered or relocated.

### **18.4-2      Permits**

Any sign which is not prohibited or exempted from the terms of this Article must not be erected, altered or relocated without obtaining a Permit from the Zoning Officer of the Village of Campton Hills who may refer the applicant to the appropriate Kane County official.

### **18.4-3      Illumination**

Any illuminated sign must comply with the following requirements:

- a. With the exception of signs exhibiting the time and temperature, all with illumination in direct line of sight of a dwellings in a residential district must be turned off between the hours of eleven (11:00) p.m. and seven (7:00) a.m. unless the establishment associated with the sign is operating during those hours in which case the sign can remain illuminated for the remainder of the operating hours.
- b. Illumination shall be applied and installed only through a translucent surface; or recessed in the sign's structure; or if the light source is external to the sign, directed only to the sign.
- c. Signs should be shaded as necessary to prevent the casting of a bright light on any residential property, a park, or a public right of way.
- d. Floodlights, reflectors or other external sources of illumination shall be contained within a protective casing.
- e. Illumination must be constant in intensity and color and shall not consist of flashing, animated, chasing or other illumination conveying the sense of movement.
- f. Exposed light bulbs and LED tubes are prohibited, unless approved as part of a Planned Unit Development.
- g. Upward lighting is prohibited except to the extent utilized to reasonably illuminate the Sign Display Area.

18.4-4 Vertical and Horizontal Extension

- a. Any sign shall not extend beyond any vertical corner edge of a wall, canopy, or awning.
- b. Any sign placed on a wall must not obscure a wall opening or project beyond the sides of the wall to which it is affixed.
- c. Signs shall not project from a wall on which they are mounted so that they pose a threat or obstruction to pedestrians or traffic.

18.4-5 Placement of Signs

- a. No sign shall be placed closer than five (5) feet from a public right of way except for those erected by the Village of Campton Hills, Kane County, or the State of Illinois.
- b. No sign having a height of more than thirty (30) inches above grade of the adjacent streets shall be constructed or placed within a triangular area of twenty-five (25) feet from the point of intersection of the two (2) street right of way lines forming such corner lot.

18.4-6 Maintenance

Every sign erected in the Village of Campton Hills, regardless if subject to a Permit process or not, shall be maintained in a safe, legible, good structural and presentable condition at all times. Every sign shall be erected and maintained in compliance with the building and electrical codes of the Village of Campton Hills. All signs should be kept painted or otherwise treated to prevent rust and other deterioration.

18.4-7 Inspection

Every new sign in the Village of Campton Hills shall be subject to a general inspection, electrical inspection, footing inspection, and any other inspection deemed appropriate by the Zoning Officer or his designated representative. The Zoning Officer or his designated representative shall authorize or conduct periodic inspections as he or she deems necessary to ascertain if the sign should be repaired or subject to removal.

18.4-8 Notification to Remove

- a. If the Zoning Officer determines that the sign is not in proper repair or poses a hazard to the public, or has been constructed or maintained in violation of the provisions of this Article, he or she will issue written notice

of such condition or violation to the person who applied for a permit to erect the sign or to the person who owns the land on which the sign is located if no permit to erect the sign was necessary under the provisions of this Article.

- b. All notices sent by the Zoning Officer shall be sent by Certified Mail, Return Receipt Requested, to the Permittee or landowner and specify in what manner the sign is in violation of this Article. Any time period specified in the notice shall commence on the date of the receipt of the certified mail.
- c. If the party to whom the notice is addressed fails to remove or alter the sign so as to comply with the provisions of this Article within thirty (30) days after mailing of the certified mail, the Zoning Officer may alter or remove the sign at the expense of the Permittee or landowner.
- d. The cost of removing the sign may be recovered by the Village of Campton Hills through any appropriate legal proceeding. The application for a sign permit shall give the Village of Campton Hills the right to enter the property to inspect and legally remove the sign. The cost of removal shall be deemed to include any and all incidental expenses, as well as all direct and indirect costs incurred in connection with the removal of the sign.
- e. The Zoning Officer may summarily remove any sign which poses an immediate threat to persons or property.
- f. The Zoning Officer shall not issue a sign permit to any person who has refused to pay costs or expenses incurred by the Village of Campton Hills in relation to any sign for which he has previously obtained a permit, regardless if legal proceedings have been commenced to recover such costs or expenses.

## **Section 18.5 Permits**

### **18.5-1 Permitting Process**

It shall be unlawful for any person to erect, alter or relocate a sign within the Village of Campton Hills without first obtaining a permit from the Zoning Officer and paying the appropriate fee except for those Signs exempted by Section 18.5-2.

#### **a. Applying for Permit**

The Zoning Officer shall be responsible for administration and enforcement of this Article. He shall review all Sign Permit Applications

for compliance with this Article. If the application is found to not comply with the provisions of this Article, the applicant shall be so advised and be given an opportunity to (a) make corrections/changes; (b) withdraw the application; or (c) appeal to the Zoning Board of Appeals. The Permit to be used shall be the same as that used by the County of Kane entitled "Sign Permit Information Form" (sample attached as Exhibit A hereto)

b. Construction Documents

Before any permit is granted for the erection of a sign or sign structure requiring such permit, construction documents must be filed with the Zoning Officer showing the dimensions, materials and required details of construction, including loads, stresses, anchorage and any other pertinent data. The permit application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected. Any sign greater than 100 square feet in area or greater than 15 feet in height shall require construction documents sealed by a structural engineer.

c. Changes to Signs

No sign shall be structurally altered, enlarged or relocated except in conformity to provisions herein, nor until a proper permit, if required, has been secured. The changing or maintenance of moveable parts or components of an approved sign that is designed for such changes, or the changing of copy, business names, lettering of sign faces, colors, display and/or graphic matter, or the content of any sign shall not be deemed a structural alteration.

d. Permit Fees

The Permit fees to erect, alter or relocate a sign shall be in accordance with the fee schedule adopted within this jurisdiction.

e. Duration of Permit

Every sign permit issued by the Zoning Officer shall become null and void if erection of the sign is not commenced within one hundred twenty (120) days from the date of such permit. If work authorized by such permit is suspended or abandoned for one hundred twenty (120) days any time after the work is commenced, a new permit must first be obtained to do so and the fee shall be one-half the amount required for a new permit for such work provided that no changes have been made in the original plans. Such permit may not be unreasonably withheld, provided that project application and payment of permit fees is complied with.

f. Variances

Any request for a variance from the terms of this Article shall be reviewed by the Zoning Board of Appeals who shall make a recommendation to the Village Board of Trustees.

g. Limitations

(1) Sign permits allow the erection, alteration and maintenance of a sign on the property designated in the permit and only by the person to whom the permit has been issued. The permit is not transferable.

(2) A separate sign permit must be obtained for each sign for which a permit is required.

(3) Upward lighting is prohibited.

18.5-2

The following signs shall be permitted in all Zoning Districts of the Village of Campton Hills and shall not require a permit as long as they are erected or displayed in conformity with the regulations and specifications enumerated below, are in accordance with any and all other requirements of the Zoning District in which they are located, are not illuminated, and are erected only with the express consent of the owner of the land on which the sign is located:

a. Permanent Signs

(1) Directional or Instructional Signs erected by a governmental body.

(a) Such signs as traffic signs, railroad crossing signs, safety signs, signs identifying public schools and playgrounds, legal notices, directional and warning signs.

(b) Signs shall not exceed five (5) square feet in area.

(c) No free-standing directional sign shall be higher than four (4) feet as measured from the top of the adjacent curb.

(d) Unless decided otherwise by the Zoning Officer, there shall be no maximum limit set for the number of directional signs. The amount shall be determined in regard to the number necessary for safety.

(e) The signs shall be set back at least fifteen (15) feet from the edge of curb of any street or access drive, or edge of road

pavement where there is no curb, unless otherwise determined by the Zoning Officer.

- (f) Such signs may be illuminated.
  - (2) Flags including those representing governmental bodies, civic and political groups, religious organizations and educational institutions.
    - (a) The total number of flags displayed on any one lot shall not exceed five (5).
    - (b) No flag shall be larger than fifty (50) square feet or extend beyond the property line.
  - (3) Monument Signs
    - (a) The signs can contain the name of the building and the construction date cut into masonry surfaces.
    - (b) The signs shall not exceed five (5) square feet in area.
  - (4) Nameplates and Address Signs which state the names of the occupants and/or the address of the building or lot, not exceeding three (3) square feet in area.
  - (5) Hours of Operation Signs, not exceeding two (2) square feet.
  - (6) No Trespassing and No-Dumping Signs not exceeding two (2) square feet in area and not exceeding four (4) in number per acre.
  - (7) Warning Signs required by federal and/or state laws.
- b. Temporary Construction and New Development Signs.
- (1) Temporary Construction Signs identifying the project contractor, and the project architect or engineer working at the site.
    - (a) Lots with 1.5 acres or less may have one sign of less than ten (10) square feet of area and not exceeding six (6) feet in height.
    - (b) Lots with areas of over 1.5 acres may have one sign of less than thirty-two (32) square feet of area and not exceeding ten (10) feet in height.

- (c) The signs shall only be displayed for the duration of construction and shall be removed within seventy-two (72) hours after construction has been completed.

(2) Temporary New Development Signs

- (a) The signs shall be either Monument or Freestanding Signs.
- (b) Only one (1) sign shall be permitted for each street frontage.
- (c) Signs shall be placed at least fifteen (15) feet from any lot line.
- (d) Signs for residential development containing less than ten (10) dwellings shall not exceed thirty-two (32) feet of surface area and eight (8) feet in height.
- (e) Signs for residential development containing more than ten (10) dwellings shall not exceed sixty (60) square feet of surface area and ten (10) feet in height.
- (f) Signs for non-residential development on lots less than five (5) acres in size shall not exceed forty-eight (48) square feet of surface area and ten (10) feet in height.
- (g) Signs for non-residential development on lots five (5) acres or more in size shall not exceed seventy-two (72) square feet of surface area and twelve (12) feet in height.

c. Political Signs

- (1) Political signs shall not be displayed longer than sixty (60) calendar days prior to an election or special event and shall be removed within five (5) days following the election or special event. Political signs may be displayed for a maximum of 60 calendar days when no specific timeframe can be associated with the sign.
- (2) The area of the sign shall not exceed thirty-two (32) square feet.
- (3) The height of the sign shall not exceed six (6) feet.

- (4) The signs cannot be placed on any property without consent of the current legal property owner.
- (5) The signs cannot be placed on public rights-of-way or in any area in which they can pose a safety concern.

d. Real Estate Signs

- (1) In all Residential Districts:
  - (a) For lots not exceeding 1.5 acres, the signs shall be limited to ground-based pole signs, not exceeding ten (10) square feet in area or exceeding six (6) feet in height.
  - (b) For lots exceeding 1.5 acres, the signs shall be limited to ground-based pole signs, not exceeding thirty-two (32) square feet or be higher than ten (10) feet for lots Larger than 1.5 acres.
  - (c) Only one (1) sign shall be permitted in each yard abutting a public street.
- (2) In Non-Residential Districts:
  - (a) One (1) sign shall be permitted per street frontage, with a maximum of two (2) signs.
  - (b) Signs must be located on the subject property.
  - (c) The area of the signs shall not exceed sixty- four (64) square feet.
- (3) Signs must be removed within seventy-two (72) hours after the consummation of the real estate transaction or within seventy-two (72) hours after the real estate is no longer listed for sale or lease.

e. Rummage Sale or Garage Sale Signs and those advertising Temporary Community or Neighborhood Events

- (1) Signs shall not exceed twelve (12) square feet in surface area.
- (2) Signs shall not be put up more than -forty eight (48) hours prior to the event and must be removed within five (5) hours after the event has ended.



- (3) Signs placed on private property must have the consent of the property owner.
- (4) Shall not be placed in the public right-of-way.
- f. Open House Signs
  - (1) Signs shall not exceed six (6) square feet in area per sign.
  - (2) Signs may be placed off site with permission of the owner of the property where the sign is placed.
  - (3) Must be installed and removed on the same day as the event.
  - (4) No more than four (4) directional signs shall be erected per event.
  - (5) Signs shall not be placed in the public right of way.
- g. Window Signs

If posted within public view, they shall not exceed twenty-five (25) per cent of the window surface area through which or on which they are seen. Illuminated signs shall not be any larger than six (6) square feet.
- h. Decorations and Displays

If erected to celebrate a legal or religious holiday, they may be erected for a period of less than sixty (60) days and may be illuminated.
- i. No Trespassing and No Dumping Signs

Not to exceed two (2) square feet in area per sign and not to exceed four (4) signs per acre.
- j. Normal sign repairs, including the repainting of an existing sign, without content change shall not require a permit.
- k. Changing letters or the message on a sign that includes a changeable copy panel shall not require a permit.

#### Section 18.5-3 Signs Advertising Events for Non-Profit Organizations

- a. The signs shall not be displayed longer than thirty (30) days prior to the event it is advertising and shall be removed within five (5) days following the event.

- b. The area of the sign shall not exceed thirty-two (32) square feet.
- c. The signs shall not be placed on any property without consent of the current legal property owner.
- d. The signs shall not be placed on public rights-of-way or in any other area in which they can pose a safety hazard.
- e. There shall be no fee charged for the permit.

**Section 18.6 Sign Regulations for Specific Zoning Districts as Permitted by this Section.**

**18.6-1 F District - Farming**

- a. One sign, not larger than thirty-two (32) square feet in area, pertaining to the sale, lease or identification of the premises upon which it is located or the sale of farm products produced thereon.
- b. One sign, temporary and seasonal, not larger than two (2) square feet, which directs attention to and identifies different varieties of seeds and plants used in the production of food for animal and human use or identifies special conservation practices. Such sign must conform to established setback provisions and may only be displayed during the period between June 1 and December 1 of any given year.

**18.6-2. E1, E2, E2A and E3 District – Estate, and Residential Districts**

**a. Identification Signs**

One sign not over six (6) square feet in area pertaining only to the sale, lease or identification of the premises upon which it is displayed, which may be illuminated by such lighting as, in the opinion of the Zoning Officer, shall not constitute a traffic hazard, or a nuisance to neighboring property.

**b. Temporary Development Signs**

In connection with subdivision developments, a single sign or double-faced sign on a common support or structure, not exceeding one hundred (100) square feet in area for each sign face, shall be permitted on the premises being developed, for a period not to exceed six (6) years. Only one sign will be allowed per entrance to the subdivision.

**c. Permanent Subdivision Development Identification Signs**

Masonry entry monuments which may be constructed on both sides of the street. The total size, including the base of a free-standing sign, shall not exceed seven (7) feet in height; the sign area shall not exceed forty (40) square feet per side, limited to two (2) sides, or eighty (80) square feet total; and must comply with all setback requirements set forth in this Article. A Homeowner's Association or similar organization shall maintain said signs.

d. Setbacks

All developmental signs shall be located not less than fifteen (15) feet from any property line; fifteen (15) feet from the back of curb of an adjacent access drive; and twenty (20) feet from the back of the curb, or edge of road pavement where there is no curb of an adjacent public street; and shall not impede normal pedestrian traffic or the line of sight of motor vehicle traffic.

e. Landscaping

Any development signs erected in these districts shall be landscaped in such a way that the signs or monuments blend with the landscape of which they are a part.

18.6-3 Business and Industrial Districts

a. One sign per zoning lot not to exceed thirty-two (32) square feet in display area.

b. Awning Signs

(1) The signable area shall not exceed 35% of the awning area.

(2) Any letters painted or otherwise permanently affixed shall not project above, below, or beyond the physical dimensions of the awning. The awning should be complimentary in placement, proportion and color to the building on which it is affixed and blend in, as much as possible, to buildings in the immediate area. Vinyl and plastic awnings are not allowed.

(3) One sign shall be allowed per street frontage per occupant. If a building has a rear entrance off a parking lot or is on a corner, building occupants may have one (1) awning at the rear entrance or on each street frontage. The sign area of the awning shall count toward the total wall sign area.

(4) The awnings shall not be internally illuminated.

c. Canopy Signs

- (1) The signable area shall not exceed 35% of the canopy area.
- (2) Any letters painted or otherwise permanently affixed shall not project above, below, or beyond the physical dimensions of the canopy. The canopy should be complimentary in placement, proportion and color to the building on which it is affixed and blend in, as much as possible, to buildings in the immediate area. Vinyl and plastic canopies are not allowed.
- (3) One sign shall be allowed per street frontage per occupant. If a building has a rear entrance off a parking lot or is on a corner, building occupants may have one (1) canopy at the rear entrance or on each street frontage. The sign area of the canopy shall count toward the total wall sign area.
- (4) The canopies shall not be internally illuminated.

d. Temporary Promotional Signs used for Grand Openings and Other Special Events.

There shall only exist one (1) such sign on a single zoning lot at any given time and shall be safely anchored to the ground or building. Display shall be limited to time frames noted for each type of sign and shall be limited to one such period for a Grand Opening, and four (4) such periods per calendar year for Other Special Events.

(1) Inflatable Signs and Tethered Balloons

One inflatable sign not to exceed twelve (12) square feet in area or tethered balloons not to exceed a total of ten (10) balloons, each being no larger than eight (8) inches in diameter. The display of such items shall be limited to one (1) week.

(2) Beacons

One beacon shall be allowed which may have multiple beams. Display shall not last longer than one (1) week.

(3) Pennants (no copy)

Pennants which contain no written advertising material shall not exceed eighteen (18) inches in height by thirty (30) feet in length and shall not be displayed longer than twenty (20) days.

(4) Banners used on buildings as Temporary Promotional Signs

Banners which are temporary promotional signs shall be located within an identified signable area on the building. The Banner may occupy up to seventy-five (75) per cent of the signable area. They shall be displayed for no longer than twenty (20) days.

(5) Portable signs used as Temporary Promotional Signs.

The sign area for such signs shall not exceed thirty-two (32) square feet and shall be displayed no longer than fourteen (14) days.

e. Development Identification Signs

(1) Signs shall not exceed sixty-four (64) square feet per side, limited to two (2) sides, or one-hundred and twenty-eight (128) square feet in total.

(2) They shall be set back not less than fifteen (15) feet from any property line, fifteen (15) feet from the back of curb of an adjacent access drive, be set back twenty (20) feet from the back of the curb of an adjacent public street or edge of road pavement where there is no curb; and shall not impede pedestrian movement or obstruct the line of sight of motor vehicle traffic.

(i) Tenant identification signs may be provided on free-standing development identification signs for retail centers, provided, however:

(aa) Identification is limited to a tenant which occupies 5,000 square feet or more of gross floor area; and

(bb) No more than four (4) such tenants are listed on each side of the sign.

(ii) Tenant identification may be provided on free standing signs for all over non-residential uses, provided not more than two (2) tenants are listed on each side of the sign.

18.6-4 Church Signs

a. One sign per zoning lot will be permitted. If the church is on the corner, two (2) signs will be allowed.

- b. The area of the signs shall not exceed forty (40) square feet per side, nor a height above nine (9) feet.
- c. The signs shall be set back not less than of fifteen (15) feet from all property lines and from the back of the curb of adjacent access drives and, in no case, less than twenty (20) feet from the back of the curb of an adjacent public street or edge of road pavement where there is no curb..
- d. Signs may include changeable copy provided that the area of the sign containing such copy shall not exceed fifty (50) percent of the total gross surface area of the sign.

#### 18.6-5 Wall Signs

- a. There shall be a maximum of one (1) sign allowed for each business establishment; however, a maximum of two (2) will be allowed when:
  - (1) The establishment is located on a corner.
  - (2) The establishment has more than one (1) business frontage.
  - (3) If more than one business is located in the building, each business may display a wall sign on the front and corner side facades of a building.
- b. The maximum area of such signs shall not exceed five (5) percent of the façade of the building area upon which the sign is to be located limited to a maximum area of one hundred (100) square feet. If the building contains more than one (1) establishment, the maximum area of the signs displayed on the façade shall not exceed five (5) percent of the façade, to a maximum of one hundred (100) square feet.

#### 18.6-6 Free-Standing Ground Signs

- a. One sign can be erected on each lot to identify the establishment.
- b. No sign shall exceed ten (10) feet in height. If it is located next to a residential lot, it shall not exceed eight (8) feet.

#### 18.6-7 Free-Standing Signs for Converted Dwellings

These are dwellings which are being converted to commercial use.

- a. Signs will only be allowed in lieu of wall signs.
- b. One sign shall be allowed for each zoning lot.

- c. The sign shall not exceed ten (10) feet in height measured from its base.
- d. The area of the sign shall not exceed twenty (20) square feet per side, limited to two sides total.
- e. The sign should be placed as to assure it is visible from the public right of way but not so as to obstruct the motorist's line of sight.
- f. The names of more than one tenant may be displayed on the sign.

18.6-8 Other Free-Standing Signs which are not located in a converted dwelling

- a. They shall not exceed ten (10) feet in height measured from its base.
- b. They shall not exceed forty (40) square feet per side, limited to two (2) sides in total.
- c. In addition to project identification, the names of not more than two (2) tenants shall be displayed on the sign.
- d. They shall be located not less than fifteen (15) feet from any property line or from the back of the curb of an adjacent access drive and twenty (20) feet back of the curb of an adjacent public street, or edge of road pavement where there is no curbs.
- e. The signs shall be erected so as not to impede normal pedestrian movement nor to obstruct the line of sight for any motor vehicle traffic.

18.6-9. Changeable Copy

18.6-9-1 Changeable copy shall be permitted for:

- a. Free-standing and wall signs for civic organizations. The sign area shall not exceed 40 square feet and the copy shall be limited to identifying civic events and programs.
- b. Free-standing and wall signs for theaters. The area of the wall sign shall not exceed one hundred (100) square feet; the area of the free-standing sign shall not exceed sixty-four (64) square feet.
- c. Public service display of time and temperature.

## 18.6-10 Planned Unit Developments

Signs located within a planned unit development shall be governed by those standards set forth in the underlying zoning district. The standards may be modified in conjunction with proper officials of the Village of Campton Hills.

### **Section 18.7 Nonconforming Signs**

Any sign which existed lawfully as of June 16, 2009 and which becomes nonconforming upon the adoption of this Article shall be considered as a legal nonconforming use and permitted to remain. The signs shall not be permitted to remain if any of the following occur:

a. Abandonment

If the principal use to which the sign is accessory ceases to exist for ninety (90) successive days, the right of the current owner to have the sign erected on the property shall immediately terminate and the sign must be removed.

b. Destruction, Damage or Obsolescence

The right for the current owner to maintain the sign will be terminated and the sign must be removed under the following conditions:

- (1) The sign is damaged or destroyed to the extent that the cost of repair or replacement exceeds fifty (50) percent of its replacement cost as of the date it became nonconforming.
- (2) The owner of the property requests a rezoning that will cause the sign to be obsolete or substandard.
- (3) If the sign becomes a danger to the safety and welfare of the public.

c. Change in Name or Use

If the use or name of the business changes, the owner has ninety (90) days from the change in use or name to bring the noncompliant sign into compliance or he will lose the right to maintain the sign and it must be removed.

d. Redevelopment

Signs that are moved or affected by redevelopment of the property, façade improvement program, or roadway widening shall not be reinstated but shall be



brought into compliance with this Article unless they are found to be of historic value to the Village of Campton Hills.

**Section 18.8 Penalties**

Any person, corporation or other entity who violates the provisions of this Article shall be subject to a fine as follows:

- a. Failure to obtain permit if the applicant was entitled to reserve a permit, \$50.00.
- b. Failure to maintain sign, \$50.00
- c. Failure to limit or remove sign which is subject to time limits, \$50.00
- d. Erection of or failure to remove sign which the Zoning Officer determines constitutes a public hazard, \$250.00
- e. Erection of any sign not permitted by this Zoning Ordinance, \$100.00
- f. Failure to promptly comply with the provisions of Section 18-4-8 of this Article, after notice, \$250.00
- g. Any other violation of this Article, \$50.00

**Section 18.9 Severability**

Each section and part of this Article shall be deemed to be severable and should any court of competent jurisdiction thereof hold any section or part thereof invalid or unconstitutional, such ruling shall not affect the validity or constitutionality of the remaining portions of this Article.

**Section 18.10 Repeal of Inconsistent Ordinance**

All Ordinances or parts thereof in conflict with the terms of this Article are hereby repealed and have no further force and effect to the extend of such conflict.

**Section 3.** This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law. This Ordinance shall be published in pamphlet form.

Passed this 1<sup>st</sup> day of June 2010 by roll call vote as follows:

	<b>AYES</b>	<b>NAYS</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Trustee Laura Andersen	X			
Trustee Susan George	X			
Trustee Jim Kopec	X			
Trustee Albert Lenkaitis, Jr.	X			
Trustee Mike Millette	X			
Trustee John Strauss	X			
President Patsy Smith				

APPROVED THIS 4th DAY OF JUNE 2010.

  
\_\_\_\_\_  
Patsy Smith, Village President

(SEAL)

ATTEST AND FILED: June 4, 2010

  
\_\_\_\_\_  
Carolyn Higgins, Village Clerk

Published in pamphlet form this 4th day of June, 2010.