

PREPARED BY:

VILLAGE OF CHANNAHON
24555 S. NAVAJO DRIVE
CHANNAHON, IL 60410

MAIL TO:

VILLAGE OF CHANNAHON
24555 S. NAVAJO DRIVE
CHANNAHON, IL 60410

RECORDER'S STAMP

ORDINANCE NO. 1618

**AN ORDINANCE AMENDING CHANNAHON CODE OF
ORDINANCES WITH RESPECT TO SIGNS**

**ADOPTED BY THE
BOARD OF TRUSTEES
VILLAGE OF CHANNAHON**

THIS 23rd DAY OF May, 2010

**PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF CHANNAHON, WILL AND GRUNDY COUNTIES, ILLINOIS**

THIS 23rd DAY OF May, 2010

ORDINANCE NO. 1618

**AN ORDINANCE AMENDING THE CHANNAHON CODE
OF ORDINANCES WITH RESPECT TO SIGNS**

WHEREAS, the Planning and Zoning Commission of the Village of Channahon has conducted a public hearing on due notice to consider this amendment to the Village Zoning Ordinance; and

WHEREAS, said Planning and Zoning Commission has recommended the adoption of this Ordinance; and

WHEREAS, the Village of Channahon is a Home Rule Municipal Corporation; and

WHEREAS, the President and Trustees of the Village Board (hereinafter "Board") believe it is in the best interest of the Village to maintain a good aesthetic quality in the Village and therefore, regulating the use of signs within the Village is warranted; and

WHEREAS, the Village has a significant governmental interest in preventing the presence of signs which are in a deteriorated or unsafe condition in the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CHANNAHON, WILL AND GRUNDY COUNTIES, ILLINOIS IN THE EXERCISE OF ITS HOME RULE AND OTHER POWERS THAT THE FOLLOWING SECTIONS OF THE VILLAGE SIGN ORDINANCE ARE HEREBY AMENDED AS FOLLOWS:

SECTION 1. Chapter 156 is hereby amended to read as follows:

SIGNS

§ 156.160 PURPOSE.

Signs should be regulated within the village for the following reasons:

(A) To promote and protect the public health, safety, comfort, morals, convenience and general welfare of the residents of the village;

(B) To enhance the physical appearance of the village by preserving the scenic and natural beauty of the area;

(C) To promote the safety and recreational value of public travel;

(D) To protect the public investment in streets and highways by reducing sign or advertising distractions that may increase traffic accidents;

(E) To assure compatibility of signs with surrounding land uses;

(F) To enhance the economy of the village by promoting the reasonable, orderly and effective display of signs and by avoiding the "canceling out" effect of conflicting adjacent signs.

(G) To enable fair and consistent enforcement of these sign regulations.

§ 156.161 SCOPE.

From and after the effective date of this subchapter, the use of all signs and portions of signs erected, altered with respect to height and area of sign face, added to, or relocated in the village shall be in conformity with the provisions of this subchapter. Any existing sign not in conformity with the regulations herein prescribed shall be regarded as nonconforming.

§ 156.162 INTERPRETATION.

(A) The provisions of this subchapter shall be deemed to be an expression of the maximum allowable number and size of signs which cause the least potential conflict with surrounding uses and which promote an improved physical appearance and aesthetics within the village.

(B) Where the conditions imposed by any provision of this subchapter upon the control of signs are either more restrictive or less restrictive than comparable conditions imposed by the provisions of any other law, ordinance, statute, resolution, rule or regulation of any governmental body, the regulations which are more restrictive or which impose higher standards shall govern.

(C) When a sign type is not specifically listed in the sections devoted to permitted signs, it shall be assumed that such signs are hereby expressly prohibited.

§ 156.163 RULES.

(A) The language set forth in this subchapter shall be interpreted as set forth in this section.

(B) Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural the singular.

(C) The word SHALL is mandatory and not discretionary.

(D) The word MAY is permissive.

(E) All measured distances or standards shall be to the nearest integer; if a fraction is one-half or less, the integer next below shall be taken.

(F) Height of signs shall be measured to the highest point thereon, from the crown of the street directly opposite the sign, or from the average normal grade level directly below the sign, whichever is higher.

§ 156.164 DEFINITIONS.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

COMMERCIAL OR INDUSTRIAL MARKETING SIGN. A sign placed upon private property advertising a commercial or industrial property is for sale or lease.

CORNER LOT. A lot with property lines of two streets bisecting on an angle.

CONSTRUCTION SIGN. A temporary sign announcing a proposed project, contractor, engineer, and/or architect.

DIRECTIONAL INSET. An inset sign located within off-premise sign that acts as a directional sign plaza.

FACADE. The face or wall of a building as it is presented to view; the apparent width and/or height of a building as viewed from streets, driveways, and parking lots. Minor changes in wall elevations do not constitute the creation of additional facades.

GROUND or MONUMENT SIGN. A permanent sign which is supported by uprights or braces securely anchored in the ground, with no more than eighteen (18) inches of clear space between the bottom of the face of the sign and the grade beneath the sign face.

INFLATABLE SIGN. An object or device that can be filled with air or gas constructed so as to resemble a figure or object when inflated and generally used for advertising purposes.

MOBILE OR ARROW BOARD SIGN. A sign 32 square feet or less not designed to be permanently attached to a building or anchored to the ground; a sign designed to be moved from place to place.

OFF-PREMISE SIGN. A sign which directs attention to a commercial use, business, commodity, service, or activity not conducted, sold or offered upon the premises where the sign is located.

PERMANENT SIGN. Any sign which is not a temporary sign.

POLE SIGN. Any sign having a supporting structure with a size less than twenty-five percent (25%) of the total width of the sign with more than eighteen (18) inches of clear space between the bottom of the face of the sign and the grade beneath the sign face.

PORTABLE COMMERCIAL SIGN. A temporary portable commercial sign no larger than nine (9) square feet in size and no higher than four (4) feet off the ground, advertising a specific event, product or service. Such sign must be self standing, can not obstruct pedestrian traffic as determined by Village Code of Ordinances and/or other State or Federal laws such as the American Disabilities Act.

RESIDENTIAL DEVELOPMENT SIGN. A permanent ground sign placed at the major entrances to and identifying a residential development or residential planned unit development.

REAL ESTATE SIGN. A sign placed upon a private property advertising that particular property for sale or lease.

RESIDENTIAL MARKETING SIGN. A sign placed on private property advertising a residential development.

SHOPPING CENTER. A commercial development in excess of ten acres of land improved with a structure of at least 50,000 square feet containing five or more distinct and separate retail businesses.

SHOPPING PLAZA. A commercial development in excess of one acre of land, improved with a structure containing three or more distinct and separate retail businesses, also sharing common parking areas and access drives.

SIGN. Any structure, vehicle, device, or any part thereof, which shall be used to identify, advertise or attract attention to any object, product, place, activity, person, institution, organization, firm, group, commodity, profession, enterprise, industry or business and which shall display or include any letter, word, model, number, banner, flag, pennant, insignia, device or representation used as announcement, direction or advertisement, and which is intended to be seen by persons in the public right-of-way.

SIGN AREA. the total area of the sign to include the message surface, insignias, logos, sign face, structural supports, borders, and design/architectural features. In the event that individual letters or insignia are mounted directly to a wall or the sign area is of an irregular design, the sign area will be determined by utilizing the area of the smallest triangle, rectangle, or circle which can wholly enclose the surface area of the sign.

SIGN FACE. The surface of a sign or sign board upon, against or through which a message or copy is displayed.

TEMPORARY SIGN. A sign which, based on its manner of construction or assembly, is only intended to be displayed a limited length of time and/or any other sign, banner, or other advertising device or display constructed of cloth, canvas, cardboard, wallboard, or other light temporary materials, with or without a structural frame.

WALL SIGN. A sign attached directly to a building wall which does not extend more than twelve (12) inches there from, nor extend above the eaves line of a gable, hip or gambrel roof, nor extend above the facade of a flat roof, nor above the deck line of a mansard roof.

WINDOW SIGN. A temporary or permanent wall sign which is visible to persons in the public right-of-way and which is placed within or on the outside of a window or on the inside of a glass window, or on the inside of a building and within one foot of a window.

§ 156.165 LIMIT ON NUMBER OF SIGNS.

The number of signs which may be maintained on any premises is governed by the zoning district in which the property is located. A double faced sign shall count as a single sign.

§ 156.166 LIMIT ON SIGN AREA.

The total area of a sign which may be maintained on any premises is governed by the zoning district in which the property is located. A double faced sign shall count as a single sign.

§ 156.167 PERMITS FOR PERMANENT SIGNS.

(A) No permanent sign shall hereafter be erected, altered or moved until the person proposing to erect, alter or move such sign shall have obtained a permit from the Building Department. Such permit shall be issued only when the sign complies with all of the applicable provisions of this subchapter. The fee for granting such a permit shall be \$.50 per square foot of sign or a minimum of \$50 (to include both sides of double faced signs), and such other fees for an electrical sign as are provided by ordinance.

(B) Any person desiring such a permit shall file application upon a form which shall contain the following information:

(1) Name, address and telephone number of the applicant;

(2) A plan drawn to scale showing the location of the building, structure or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to nearby buildings and thoroughfares;

(3) A plan drawn to scale showing the design of the sign, materials used, method of construction, and means of attachment to the building or ground;

(4) The name of the person, firm, corporation or association erecting, altering or moving the sign;

(5) Written consent of the owner of the land, on which the sign is to be erected, altered or relocated;

(6) Any other information as the Building Department shall require in order to show full compliance with this subchapter and all applicable ordinances of the Village.

§ 156.168 PERMITS FOR TEMPORARY SIGNS.

(A) No temporary sign shall be placed or erected until a permit has been issued by the Building Department. A temporary sign permit shall entitle the holder thereof to display such a sign for the time period specified within that zoning district as further stated therein.

(B) An application for a permit for a temporary sign shall be made on a form provided by the Village and be accompanied by written consent of the property owner. Permits for temporary signs must be kept on the premises where signs are displayed.

(C) Duration of temporary signs

(1) Residential marketing signs, on and off site: 12 months, renewable on a six (6) month basis thereafter.

(2) Commercial or industrial marketing real estate signs: twelve (12) months, renewable on a six (6) month basis thereafter.

(3) Temporary commercial or mobile signs: advertising a special sale or event, not to exceed 30 days and not more than four (4) times per calendar year with at least 30 days in between such advertising periods. No more than two (2) temporary signs shall be allowed per multi-tenant building.

(D) Every applicant for a temporary sign shall pay a fee of \$50 per sign (to include both sides of double faced signs). No fee shall be charged for temporary sign permits for not-for-profit activities or organizations.

§ 156.169 PROHIBITED SIGNS.

The following signs are prohibited:

(A) Signs that contain statements, words, or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency.

(B) Signs that contain or are an imitation of an official traffic sign or signal or contain the words "stop", "go slowly", "caution", "danger", "warning", or similar words.

(C) Signs that are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic-control device or which hide from view any traffic or street sign or signal.

(D) Signs that advertise an activity, business, product or service that are not or are no longer located on the property or premises upon which the sign is located.

(E) Moving, rotating or animated signs, except traditional barber poles, not exceeding two feet in height and projecting not more than twelve (12) inches from the building, utilized only to identify a hair cutting establishment. In authorizing the latter exemption, the corporate authorities find it in the public interest to retain this historic symbol of American commerce.

(F) Searchlights other than for grand openings.

(G) Windows painted or posted in excess of fifty percent (50%) of the viewing area.

(H) Signs not listed in §156.174 through §156.178 shall be deemed to be prohibited, even though such signs are not specifically listed in §156.169.

(I) Signs in public rights-of-way which are not public signs, except for banners on light poles as approved by the Village Board.

(J) Streamers, posters, ribbons, light strings except residential holiday lighting, light bulbs, light bands, spinners, attention-getting devices that move, blinking, electronic or flashing signs except time, temperature, date and informational signs with a time delay of not less than three seconds between copy, signs which exhibit changing natural or artificial light or color effects, festoon lighting, and neon signs.

(K) Signs attached to trees, fences, public utility poles, standpipes, gutter drains or fire escapes, other than warning signs issued by government officials or public utilities.

(L) Signs that emit an odor, sound or visible matter.

§ 156.170 PLACEMENT OF SIGNS ON CORNER LOTS.

No sign having a height of more than thirty (30) inches above the crown of adjacent streets shall be constructed or placed within the part of the yard or open area

of a corner lot which is included within a triangular area of twenty-five (25) feet from the point of intersection of the two street right-of-way lines forming such corner lot.

§ 156.171 PLACEMENT OF SIGNS ON LOTS.

With the exception of wall-mounted signs not projecting more than twelve (12) inches from wall, no sign shall be placed closer than five feet from any lot line. Temporary mobile signs shall be located not less than one foot from the property line and shall not obstruct the view of traffic.

§ 156.172 ILLUMINATION OF SIGNS.

The illumination of signs shall be diffused or indirect and shall be arranged so no direct rays shall reflect into a public way or any lot on the perimeter of the premises on which the signs are located. Exposed light bulbs, flashing, blinking and similar illumination are not permitted.

§ 156.173 SAFETY AND MAINTENANCE.

(A) Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be constructed and maintained in compliance with the building, electrical and fire protection codes of the Village.

(B) All signs and all parts thereof shall be kept in a good state of repair.

§ 156.174 SIGNS PERMITTED IN ALL DISTRICTS.

Unless otherwise stated, signs listed in this section are permitted in all zoning districts and shall not require a sign permit nor be counted when calculating the number of signs or square footage on a premises. However, such signs shall conform to all other general regulations in this subchapter, for example, height, area, setback, clearance and the like.

(A) Name and address plates which give only the name and address of the resident of the building and which are not more than one (1) square foot in sign area.

(B) Memorial signs or tablets and signs denoting the date of erection of buildings, no larger than five square feet.

(C) No trespassing signs or other such signs regulating the use of a property, not more than two square feet in sign area in residential districts and six square feet in all commercial and industrial districts.

(D) Real estate signs, not exceeding six (6) square feet per side in all districts. Such real estate signs shall be removed within fifteen (15) days after the premises so advertised has been sold or leased.

(E) Up to six (6) temporary real estate marketing signs no larger than six (6) square feet in area shall be allowed to call attention and give directions to a residential subdivision. Such signs shall be considered temporary, must be located entirely on private property and can be up no longer than forty-eight (48) hours over a seventy-two (72) hour period.

(F) Signs regulating on-premises traffic and parking, and signs denoting building facilities such as lavatories and public telephone areas, when less than six (6) square feet in area and bearing no commercial advertising.

(G) Signs erected by a governmental body, or under the direction of such a body, and bearing no commercial advertising, such as traffic signs, railroad crossing signs, safety signs, and signs identifying public schools and playgrounds.

(H) The flag, pennant or insignia of any government, or of any religious, charitable or fraternal organization.

(I) One logo flag of a company shall be allowed provided it is flown with and is not larger than the American flag.

(J) Garage sale signs, not exceeding six (6) square feet in area, may be placed at the curb in residential areas not to exceed a total of six (6) days.

(K) Signs no larger than thirty-two (32) square feet in area advertising the sale of edible farm products on the premises or advertising auctions. Such signs may remain for 30 days, must be located entirely on privately-owned property, and must be removed upon close of the event.

(L) Signs announcing a candidate seeking political office or social issue. Such signs must adhere to the following:

(1) Signs cannot exceed six (6) square feet in area in all residential zoning districts and thirty-two (32) square feet in area in all other zoning districts.

(2) Must be installed, anchored and maintained sufficiently so as not to become deteriorated, blighted, unsafe, or capable of being blown or washed off the property.

(3) Located entirely within private property not closer than three (3) feet from an adjacent property or public right-of-way.

(M) Window signs of paper or similar material shall be allowed in commercial districts, provided that such signs are to be used to notify the public of special sales or current prices, and further provided that such signs do not take up more than fifty percent (50%) of the total window area.

(N) Off-premise signs shall be permitted only under the following conditions:

(1) Off-premise signs shall be constructed, managed, and maintained by the Village as a directional sign plaza.

(2) Off-premise signs and the directional insets will be constructed in a uniform manner designated by the Village. All lettering (size, font, color, etc.), colors, and sizes shall be assigned by the Village; however, the Village will try to accommodate an applicant's request to the aesthetics of the sign if possible.

(3) The location of off-premise signs shall be designated and approved by the Village Board with a recommendation provided by the Planning and Zoning Commission. An applicant may make a formal request in writing to the Village for an off-premise sign; however, the location of an off-premise sign must meet the following criteria before approval can be granted:

(a) The directional inset must be for commercial, industrial, recreational, or institutional use. If the directional inset is for a specific use within a building, it must be for a single tenant building only. Multi-tenant buildings may use the name of the retail center on the directional inset.

(b) Three (3) or more possible locations that meet the criteria herein must be able to benefit from the proposed off-premise sign.

(c) No off-premise sign can be located within 1,000 feet of another on the same street frontage.

(d) The use being proposed for an off-premise sign and/or directional inset must not be clearly visible from an arterial or major collector road when within 3,000 feet of its proposed directional inset location.

(4) If the commercial use, business, commodity, service, or activity is suspended, inactive or closed for one (1) month or more at any given time, the Village holds the right to remove the directional inset.

(5) The fee for granting a directional inset permit shall be a minimum of \$25.

(O) Portable commercial sign. Such signs must be located entirely on private property, and must be taken indoors upon close of business each business day and may not interfere with pedestrian traffic in reference to the American Disabilities Act. Such signs shall be no larger than nine (9) square feet in size and no higher than four (4) feet off the ground.

§ 156.175 SIGNS PERMITTED IN RESIDENTIAL AND AGRICULTURAL DISTRICTS

(A) All signs are prohibited in residential and agricultural districts except as set forth in this ordinance.

(B) All signs enumerated in §156.174.

(C) Name and address plates for buildings containing more than two dwelling units, provided that such signs shall not be more than three (3) square feet in area.

(D) Identification ground signs for nonresidential uses, such as churches, cemeteries, golf courses, private nonprofit recreational areas, provided that such signs are limited to one (1) sign per building entrance, and provided that each such sign be limited to thirty-two (32) square feet of area, and six (6) feet in height.

(E) Two (2) permanent residential development ground signs shall be allowed at each entrance to a residential development and containing no commercial advertising, constructed entirely upon privately owned property, constructed of material which is the same or of a more permanent nature than the material used in the buildings and as approved by the Planning and Zoning Commission and Village Board.

(F) One (1) temporary marketing sign shall be allowed at the major entrance to a residential subdivision, not to exceed sixty four (64) square feet in area and ten (10) feet in height, containing the name of the development and the names of builders or units therein. Such signs shall be considered temporary and must obtain a temporary sign permit as outlined in §156.168. Such signs shall be removed when ninety percent (90%) of the residential building permits are issued for an entire development.

(G) Two (2) temporary marketing signs shall be allowed on undeveloped and vacant land to call attention and/or give directions to either an on-site or off-site residential development. Each sign shall be located entirely on private property, shall not exceed thirty-two (32) square feet in area and shall not have a total height of more than ten (10) feet. Such signs shall be considered temporary and must obtain a temporary sign permit as outlined in §156.168. Such signs shall be removed when ninety percent (90%) of the building permits have been issued for the entire development.

(H) One (1) temporary residential real estate sign shall be allowed on developed lots within a residential development for the purpose of advertising the lot for sale or lease. Each sign shall be located entirely on private property, shall not exceed sixteen (16) square feet in area and shall not have a total height of more than eight (8) feet. Such signs are temporary and must obtain a temporary sign permit as outlined in §156.168.

(I) One (1) temporary real estate marketing sign shall be allowed for conforming model homes utilized to sell homes within that subdivision. Each sign shall

be located entirely on private property, shall not exceed sixteen (16) square feet in area and shall not have a total height of more than eight (8) feet. Such signs are temporary and must obtain a temporary sign permit as outlined in §156.168.

§ 156.176 SIGNS IN COMMERCIAL ZONING DISTRICTS.

(A) All signs are prohibited in the commercial districts except as set forth in this ordinance.

(B) All signs permitted in the residential districts. (See §156.174 and §156.175.)

(C) Ground or pole signs as follows:

(1) Single or combined use building and lot. One (1) per street frontage, not to exceed sixty-four (64) square feet of sign face and ninety-six (96) square feet in total sign area and ten (10) feet in height for a ground sign or thirty-two (32) square feet in total sign face and area and ten (10) feet in height for a pole sign.

(2) Shopping plaza. One (1) per street frontage, not to exceed one hundred and twenty (120) square feet of sign copy or face and one hundred and eighty (180) square feet in total sign area and ten (10) feet in height for a ground sign or thirty-two (32) square feet in total sign face and area and ten (10) feet in height for a pole sign.

(3) Shopping center or single or combined use building and lot over five acres. One (1) per street frontage, not to exceed one hundred and fifty (150) square feet of sign face and two hundred and twenty five (225) square feet in total sign area and fifteen (15) feet in height for a ground mounted sign, or sixty-four (64) square feet of total sign face and area, or fifteen (15) feet in height for a pole sign provided that advertising displayed thereon shall be limited to businesses or services found within the shopping center.

(4) No more than one gasoline price sign per street frontage not to exceed ten (10) square feet of sign face if attached to poles or twenty (20) square feet in sign area if attached to a ground sign. The sign will not be included in the computation of the total signage requirement for the business.

(5) On-Premise Directional and Instructional Signs: Those signs, which provide instruction or direction, and are located entirely on the property to which they pertain, and do not advertise a business. This includes, but is not limited to, such signs as those which identify a business location, restrooms, telephone, parking areas, entrances, exits, etc. Such signs may not exceed eight (8) square feet in gross area per sign. Such signs must be identified on site plans for new developments or approved by the Planning and Zoning commission for existing businesses.

(D) Wall signs as follows:

(1) Single use building and lot. Two (2) signs per facade, but not to exceed a total of four (4) such signs.

(2) Combined use building and lot. Three (3) signs per facade, but not to exceed a total of six (6) such signs.

(3) Shopping plaza. One (1) sign per individual business or other enterprise; two (2) signs per corner unit, one (1) on each facade.

(4) Shopping center. Same as shopping plaza.

(5) The above signs are limited to an area equal to ten (10) percent of the facade of the building containing the business or other enterprise of the facade upon which the sign is to be mounted.

(6) When a premise, building or business has a front and rear public entrance, a rear sign may be erected. The rear sign shall not exceed one-quarter (1/4) square foot in size of the front sign area. Rear public entrance signs shall not be counted in calculating the total number of signs or sign area allowed for the premises.

(E) Temporary signs as follows:

(1) A permit must be obtained in accordance with §156.168.

(2) Each permit for a temporary sign is valid for a maximum of 30 days unless stated otherwise.

(3) One (1) temporary sign permit shall be allowed per business establishment at any given time for a maximum of four (4) permits per calendar year with a minimum of 30 days between permit expiration to permit application.

(4) Two (2) temporary sign permits shall be allowed at any given time on or at a multi-tenant (strip mall) building. There is no maximum number of temporary sign permits a multi-tenant building may be issued per year.

(5) All temporary signs must be removed within 24 hours of the permit expiration.

(6) All temporary banner signs (signs without a ridged self contained frame) must adhere to the following:

- i. Securely affixed to the wall of the associated building or by means of temporary stakes or poles specifically for the purpose of securing the temporary sign.

- ii. Cannot be affected or attached to a tree, utility pole, other sign pole or other stationary object.
- iii. The maximum height shall be four (4) feet and not to exceed thirty-two (32) square feet in total area.

(7) All temporary signs with a ridged self contained frame (i.e. arrow board sign) cannot exceed a maximum height of ten (10) feet and cannot exceed thirty-two (32) square feet in total area.

(8) All temporary signs must be located entirely on private property.

(9) One (1) temporary real estate marketing sign shall be allowed at the major entrance to a commercial development that is still in the development phase not to exceed thirty-two (32) square feet of sign area for each one (1) acre of land area up to a maximum of eighty (80) square feet of total sign area per face, and not to exceed ten (10) feet in height. Such signs shall only contain the name of the development, name of the developer and/or describe the units therein. Such signs shall be considered temporary, must obtain a temporary sign permit as outlined in §156.168 and be removed when ninety percent (90%) of the building permits have been issued for the entire development.

(10) Two (2) temporary real estate marketing signs shall be allowed on undeveloped and vacant land to call attention and/or give directions to an off-site residential development. Each sign shall be located entirely on private property, shall not exceed thirty-two (32) square feet in area and shall not have a total height of more than ten (10) feet. Such signs shall be considered temporary, must obtain a temporary sign permit as outlined in §156.168 and be removed when ninety (90) percent of the residential building permits are issued for the advertised development.

(11) One (1) temporary commercial real estate sign shall be allowed on developed lots within a commercial development for the purpose of advertising the property for sale or lease. Each sign shall be located entirely on private property, shall not exceed sixteen (16) square feet in area and shall not have a total height of more than eight (8) feet. Such signs are temporary and must obtain a temporary sign permit as outlined in §156.168.

(12) Three (3) temporary construction sign shall be allowed at the construction site during construction, alteration or repair of a structure to denote the architect, builder and/or name of the structure and its occupants-to-be. Such signs may be illuminated and shall be removed immediately upon completion, alteration or repair of the project. Each sign shall be located entirely on private property, shall not exceed thirty-two (32) square feet in area and shall not have a total height of more than ten (10) feet. Such signs are temporary and must obtain a temporary sign permit as outlined in §156.168.

(13) One (1) temporary sign permit shall be allowed per establishment for an inflatable marketing sign or searchlight for grand openings and special events for a seventy-two (72) hour duration at any given time for a maximum of four (4) permits per calendar year with a minimum of 30 days between permit expiration to permit application. No more than one permit shall be issued per multi-tenant building at any given time.

§ 156.177 SIGNS IN INDUSTRIAL ZONING DISTRICTS.

(A) All signs are prohibited in all industrial zoning districts except as set forth in this ordinance.

(B) All signs enumerated in §156.174 and §156.176.

(C) Wall signs: wall signs are limited to an area equal to twelve (12) percent of the facade upon which the sign is to be mounted.

(D) Ground signs and pole signs: one (1) per street frontage, not to exceed one hundred and twenty (120) square feet of sign or face and one hundred and eighty (180) square feet in total sign area and fifteen (15) feet in height for a ground sign or thirty-five (35) square feet in total sign face and area and ten (10) feet in height for a pole sign.

(E) Real estate marketing sign: one (1) per street frontage not to exceed thirty-two (32) square feet of sign area for each one acre of contiguous land area, but not to exceed a maximum of one hundred (100) square feet of area per sign face and not to exceed fifteen (15) feet in height. Such signs shall be considered temporary and have a temporary sign permit as outlined in §156.168.

(G) Permanent industrial development signs at entrances to industrial parks shall not exceed one hundred (100) square feet of sign face and one hundred and fifty (150) of total sign area not to exceed fifteen (15) feet in height. Such signs shall be constructed entirely upon privately-owned property, constructed of material which is the same or of a more permanent nature than the material used in the buildings and as approved by the Planning and Zoning Commission and Village Board.

§ 156.177.1 SIGNS IN PUBLIC RECREATION-1 DISTRICTS.

(A) All signs are prohibited in the PR-1 District except as set forth in this section.

(B) All signs permitted in the residential districts.

(C) Ground signs are permitted one per entrance and one (1) per five hundred (500) feet of street frontage not to exceed one hundred twenty (120) square feet each and not to exceed ten (10) feet in height.

(D) Wall signs are limited to an area equal to twenty (20) percent of the facade upon which the sign is to be mounted.

(E) Temporary Signs: as stated in § 156.176.E.

§ 156.177.2 SIGNS IN THE TOWN CENTER ZONING DISTRICT.

Signs within the Town Center zoning district must be in conformance with the Channahon Town Center Design Guidelines as outlined on pages 53 and 54. All signage proposals within the Town Center zoning district must be submitted with building plans as part of the architectural review process.

§ 156.178 NONCONFORMING SIGNS.

(A) All permanent signs which are legally in existence at the time of passage of this subchapter, but which do not conform to one or more provisions of this subchapter, shall be deemed to be a legal nonconforming use and may be continued only as provided in this subchapter.

(B) Any nonconforming sign rendered nonconforming by the provisions of this subchapter may be continued in use, provided there is no physical change other than necessary maintenance and repair, except as otherwise permitted herein.

(C) Whenever a nonconforming sign has been discontinued for a period of six (6) consecutive months, or whenever there is evidently a clear intent on the part of the owner to abandon a nonconforming sign, such sign shall not, after being discontinued or abandoned, be reestablished, and the sign thereafter shall be brought into conformity with the regulations of this subchapter.

(D) Normal maintenance of a nonconforming sign is permitted, including necessary nonstructural repairs or incidental alterations which do not extend or intensify the nonconforming features of the sign.

(E) No structural alteration, enlargement or extension shall be made in a nonconforming sign, unless the alteration will result in eliminating the nonconforming use.

(F) If a nonconforming sign is damaged or destroyed by any means to the extent of fifty (50) percent or more of its replacement value at that time, or fifty (50) percent or more of the physical structure, whichever is least, the sign can be rebuilt or used thereafter only for a conforming use and in compliance with the provisions of this subchapter. In the event the damage or destruction is less than fifty (50) percent, the

sign may then be restored to its original condition, and the use may be continued which existed at the time of such partial destruction until the nonconforming sign is otherwise abated by the provisions of this subchapter. In either event, restoration or repair must be started within a period of thirty (30) days from the date of damage or destruction and diligently prosecuted to completion.

(G) Existing temporary signs shall be removed or permitted hereunder no later than thirty (30) days after the effective date of this subchapter.

§ 156.179 DUTIES.

The Building Department shall examine all applications for permits for erection of new signs to ensure conformity with the requirements of this subchapter, record and file all applications for permits with any accompanying plans and documents, make a periodic inspection of all signs in the village, and submit reports as directed by the Village Board.

§ 156.199 PENALTIES.

(A) Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with, or who resists enforcement of any provisions of this chapter, for which another penalty is not specifically provided, shall be subject to a fine of not less than \$50 no more than \$500 for each offense. Each day a violation is permitted to exist after notification thereof shall constitute a separate offense.

(B) The owner or tenant of any building, structure, or land, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

(C) Nothing herein contained shall prevent the village from taking such other lawful action as is necessary to prevent or remedy any violation.

Section 2. Severability.

If any section, paragraph, clause or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

Section 3. Repealer.

All ordinances, resolutions, orders or parts thereof, which conflict with the provisions of this Ordinance, is to the extent of such conflict, hereby repealed.

Section 4. Effective Date.

This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form.

PASSED this 13th day of May, 2010 with 6 members voting aye, 0 members voting nay, the President not voting, with 0 members abstaining or passing and said vote being:

MILITELLO aye

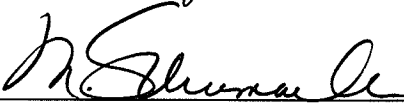
NASH aye

GRECO aye

McMILLIN aye

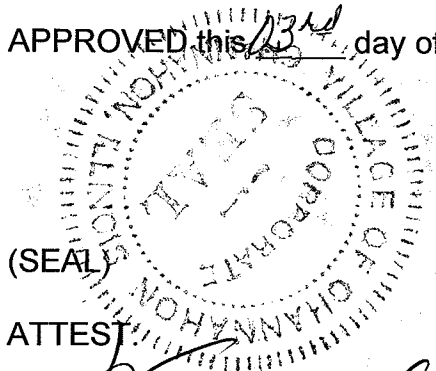
SLOCUM aye

PAPESH aye

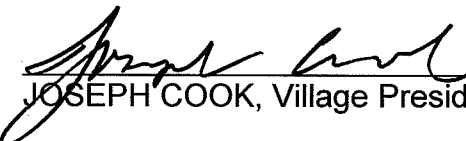


JANET SCHUMACHER, Village Clerk

APPROVED this 13th day of May, 2010.

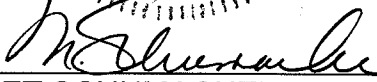


(SEAL)



JOSEPH COOK, Village President

ATTEST



JANET SCHUMACHER, Village Clerk