

**VILLAGE OF LOMBARD**  
**REQUEST FOR BOARD OF TRUSTEES ACTION**  
**For Inclusion on Board Agenda**


\_\_\_\_\_ Resolution or Ordinance (Blue) \_\_\_\_\_ *Waiver of First Requested*  
  X   Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

**TO:** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** William T. Lichter, Village Manager

**DATE:** December 8, 2004 **(B of T):** January 6, 2005

**SUBJECT:** PC 04-33: Text Amendments to the Lombard Sign Ordinance

**SUBMITTED BY:** Department of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

Your Plan Commission transmits for your consideration its recommendation relative to text amendments to the following sections of the Sign Ordinance for clarity and consistency purposes as it relates to various types of Temporary Signs:

1. Section 153.206 Signs not subject to a permit
  2. Section 153.214 Construction Signs
  3. Section 153.215 Developer's Sign
  4. Section 153.228 Real Estate Signs
  5. Section 153.235 Temporary Signs
  6. Section 153.501 Conservation/Recreation District Requirements
  7. Section 153.502 Residential District Requirements
  8. Section 153.503 Office District Requirements
  9. Section 153.504 B1 & B2 Neighborhood Shopping District Requirements
  10. Section 153.505 B3 & B4 Community Shopping District Requirements
  11. Section 153.506 B5 Central Business District Requirements
  12. Section 153.507 I Industrial District Requirements
  13. Section 153.602 Definitions
- (ALL DISTRICTS)

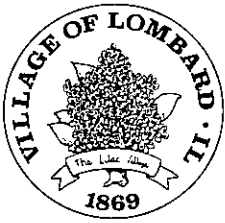
The Plan Commission recommended approval of this petition.

**Fiscal Impact/Funding Source:**

Review (as necessary):


Finance Director _____	Date _____
Village Manager <u>William T. Lichter</u>	Date <u>12/10/04</u>

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda distribution.



## MEMORANDUM

**TO:** William T. Lichter, Village Manager

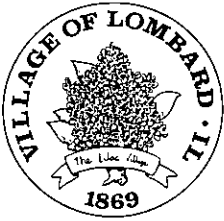
**FROM:** David A. Hulseberg, AICP, Director of Community Development 

**DATE:** January 6, 2005

**SUBJECT:** **PC 04-33: Text Amendments to the Sign Ordinance – Development Signs**


Attached please find the following items for Village Board consideration as part of the January 6, 2005 Village Board meeting:

1. An Executive Summary of the proposed changes to the Sign Ordinance;
2. Plan Commission referral letter;
3. Two IDRC reports for PC 04-33 (one from the October 18 Plan Commission meeting and one from the November 15 meeting) as well as the proposed text amendments shown in underline or strikeout; and
4. An Ordinance granting approval of text amendments to the Sign Ordinance as described within the IDRC reports, referral letter and executive summary.



## MEMORANDUM

**TO:** William T. Lichter, Village Manager

**FROM:** David A. Hulseberg, AICP, Director of Community Development 

**DATE:** November 19, 2004

**SUBJECT:** **PC 04-33 Text Amendments to the Sign Ordinance**  
**Executive Summary**

Community Development staff is proposing text amendments to the Sign Ordinance as it relates to various types of temporary signs. This petition was originally heard at the October 18, 2004 Plan Commission meeting and was continued to the November 15, 2004 meeting to address the comments raised by the Commissioners at the meeting. The following is an executive summary of the final proposed amendments.

The amendments intends to modify the Sign Ordinance as it relates to Construction Signs, Development Signs, Developer's Signs, Temporary Pre-Development/Real Estate Signs, Real Estate Signs and Temporary Lease/Rental Signs. The main purpose of the proposed text amendments is to reduce, modify and simplify the classifications and regulations for temporary real estate and development signs. Moreover, as staff wants to encourage developer signs on vacant properties, our codes should be written accordingly.

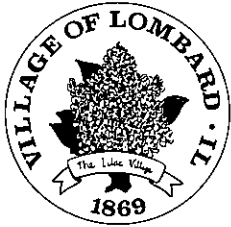
While the amendments to the Code are extensive, the actual changes in summary form are as follows:

1. Modify the term "Development Sign", which will be used to encompass all signs that are classified as Construction Signs, Development Signs, and Developer's Signs under the current Sign Ordinance.
2. Eliminate Construction Signs and Developer's Signs. These signs would be regulated by the new "Development Sign" provisions.
3. Modify the term "Real Estate Sign" to encompass all signs classified as Temporary Pre-Development/Real Estate Signs, Temporary Lease/Rental Signs and Real Estate Signs.
4. Remove setback requirements for Development and Real Estate Signs.
5. Allow greater flexibility for Development Signs on new construction, multiple family and non-residential properties. The amendments create a supply of square footage available for

Development Signs, with minimum and maximum square footages. These provisions will provide flexibility to the developer to create signs that address their needs and are readable from the public right-of-way.

6. Amend the Code for clarity and to remove incorrect references and citations.

While not a Code change, staff will begin to add developer sign requirements to selected future petitions to the Plan Commission and/or the Zoning Board of Appeals as a condition of approval. Ultimately, it is hoped that these signs will better inform the public about the nature of the development, the development community about new construction activity and prospective tenants about business or residential relocation and/or expansion possibilities.



## VILLAGE OF LOMBARD

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**Village President**  
William J. Mueller

**Trustees**  
Joan DeStephano, Dist. 1  
Richard J. Tross, Dist. 2  
Karen S. Koenig, Dist. 3  
Steven D. Sebby, Dist. 4  
Kenneth M. Florey, Dist. 5  
Rick Soderstrom, Dist. 6

**Village Manager**  
William T. Lichter

November 16, 2004

Mr. William J. Mueller,  
Village President, and  
Board of Trustees  
Village of Lombard

**Subject: PC 04-33: Text Amendments to the Lombard Sign Ordinance**

Dear President and Trustees:

Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The Village of Lombard requests amendments to the Sign Ordinance for clarity and consistency purposes as it relates to various types of Temporary Signs.

After due notice and as required by law, the Plan Commission conducted public hearings for this petition on October 18, 2004 and November 15, 2004.

At the October 18, 2004 meeting, William Heniff, Senior Planner, began by indicated they would present this petition in PowerPoint format. He indicated the petition was being brought forward due to the way the existing ordinance treats signs by distinguishing them primarily by content. Staff has also received permits for temporary signs and has had trouble classifying them according to the existing definitions and regulations found in the ordinance. He indicated that staff had a number of text amendments and that tonight would be the first involving temporary construction signs. This would be a proposed amendment to the Sign Ordinance. He commented that with only four Commissioners in attendance and that there was no sense of urgency, this petition could be continued if needed but also, should the Commissioners feel no need to review it any further, they could address it at this meeting. Mr. Heniff stated that the proposed amendment is an effort to have the ordinance make sense, be more consistent and user friendly.

Mr. Heniff then began the PowerPoint presentation, which included topics such as:

- Types of Signs to be Addressed
- Benefits of Development Signs
  - Used as a tool for informing public about development activity

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."

"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

- Makes people more familiar, promotes business to town and creates more interest in the community
- Sign Ordinance Issues
  - Difficult to distinguish between signs
  - Minimize regulations of content
  - Promote economic development
  - Clarity and consistency
- Examples of Signs under the Current Sign Ordinance showing various content, size, regulations, setbacks, and whether a permit is required
- Proposed Text Amendment
  - Objectives
  - Classify signs into development and real estate signs and eliminate the rest of the types of signs mentioned above
  - Have subsections for single-family and non single-family uses
  - Clarify that single family residential real estate signs are the only ones that do not require a permit
  - Consistency as to what signs are permitted in zoning districts
  - Definitions
  - Create broader definition for development signs

Mr. Heniff then referenced the underlining and strikethroughs in the staff report, which reflects the proposed amendments. He noted that setback requirements will be frequently struck as part of this text amendment. He indicated that by pushing a sign to the front of the property doesn't necessarily create a negative impact.

Chairperson Ryan then opened up the hearing to the Commissioners.

Chairperson Ryan used Elmhurst Memorial Hospital as an example. He commented that the development includes a sizeable piece of property but they are only are permitted to have a 32 square foot sign. He was concerned that a single-family residence could have a 6 square foot sign but a development like Elmhurst Memorial Hospital would be limited. He noted that the allowable size of the sign was not based on the size of the development. He also mention that the Plan Commission seems to review variances for a few extra feet so when you are considering thousands of square feet, it does not seem right to limit the square footage for everything.

Mr. Heniff indicated that staff could look at how wall signage is determined, and apply the same methodology as is already found in the Sign Ordinance by possibly tying the allowable footage into the frontage of the property. Also possibly having a number that anyone can have, and a cap to allow. This would allow more flexibility.

Commissioner Sweetser questioned if it would be a cap. Mr. Heniff stated that it would be like a wall sign whereby everyone would be allowed certain square footage and a not to exceed number.

Commissioner Sweetser then indicated she had some editorial comments – not content just clarification.

Mr. Heniff asked Mr. Wagner if he would like to comment. Mr. Wagner stated that there is a concern with the first amendment when dealing with signs. Ordinances should be content neutral which is hard to define and at the same time be content neutral. The preference would be to avoid content issues and to regulate temporary signs or permanent signs no matter what they said. Definitions have a potential for a claimant. Residential signs are given more scrutiny than commercial signs. It appears that this text amendment is a good step toward making the ordinance better of being defensible of claims being made. Once there are different regulations, make sure there is some government interest.

The Commissioners unanimously consented to continue the petition to the November 15, 2004 Plan Commission meeting in order for staff to investigate a sliding scale for signs.

*November 15, 2004*

Michelle Kulikowski, Associate Planner gave a brief overview of the Text Amendments presented at the October 18, 2004 Plan Commission meeting stating that the main purpose is to reduce, modify and simplify the regulations for temporary real estate and development signs. She gave a brief summary of the proposed changes:

1. Modify the term “Development Sign”, which will be used to encompass all signs that are classified as Construction Signs, Development Signs, and Developer’s Signs under the current Sign Ordinance.
2. Eliminate Construction Signs and Developer’s Signs. These signs would be regulated by the new “Developer Sign” provisions.
3. Modify the term “Real Estate Sign” to encompass all signs classified as Temporary Pre-Development/Real Estate Signs, Temporary Lease/Rental Signs and Real Estate Signs.
4. Remove setback requirements for developer and real estate signs.
5. Allow greater flexibility for development signs on new construction, multiple family and non-residential properties. The amendments create a supply of square footage available for development signs, with minimum and maximum square footages. These provisions will provide flexibility to the developer to create signs that address their needs and are readable from the public right-of-way.
6. Amend the Code for clarity and to remove incorrect references and citations.

Ms. Kulikowski noted that at last month’s meeting the plan commission requested that staff explore a formula for allowable square footage of development signs that would allow larger signs at larger development sites. She noted that staff reviewed five different formulas and tested each formula against several different development sites within the Village of Lombard. Ms. Kulikowski referenced the information contained in Table 1 of Appendix A. She noted that all formulas were based off of street frontage because development signs will typically be placed at the property line abutting a public street. She mentioned that street frontage will ultimately determine the level of exposure necessary for a development sign.

Ms. Kulikowski stated that staff had decided to incorporate a hybrid of formula 4 and formula 5. Formula 4 is based on the number of street frontages and gave a supply of square footage to be allocated as deemed necessary. Formula 5 is based on the allowable square footage for a permanent freestanding sign in the underlying zoning district. Ms. Kulikowski referenced the language for the formula used in the purposed text amendments:

*Area: The total allowed signage shall not exceed the maximum allowed for a Freestanding Sign, by right in the underlying zoning district multiplied by the number of street frontages abutting the subject property. Every property is entitled to a minimum of thirty-two (32) square feet in area and the total area of all signs on the property shall not exceed one-hundred twenty-five (125) feet. Signage may be allocated in any proportion deemed necessary and is not limited to one (1) street sign per street frontage.*

Ms. Kulikowski illustrated how the formula would be applied by using two current development projects as examples. She first discussed the Walgreens project, located on a corner lot in the B5A zoning district. She stated that the site would be given a supply of sixty (60) square feet because the maximum allowed size for a permanent freestanding sign in the B5A district is thirty (30) square feet and there are two street frontages. She noted that developer could place a sixty (60) square foot sign at the corner of the property or place two thirty (30) square foot signs along each property frontage. Another option would be to place a sixty (60) square foot sign along St. Charles Road where there is more traffic and place a forty (40) square foot sign along Elizabeth.

Ms. Kulikowski then referred to the Our Lady of Lebanon Church as an example, which is located in the B4 zoning district. She stated that the site would be given a supply of fifty (50) square feet because the maximum allowed size for permanent freestanding sign in the B4 district is fifty (50) square feet and there is only one street frontage. She noted that the developer could place one fifty (50) square foot sign or many smaller signs along the street frontage of the property.

Ms. Kulikowski concluded that the proposed formula would provide flexibility to allow the most appropriate signs for particular projects and locations and would help encourage development signs as an economic development tool.

Bill Heniff, Senior Planner, added some additional comments. He stated that staff sees a lot of value in development signs. He noted that the Community Development Department receives a lot of calls about them construction projects and development signs would give the public general information as to what is happening with the property. He also mentioned that staff did not want to go to the extent of mandating such signage, but felt it could be negotiated as a condition of approval in future plan commission cases. Mr. Heniff made reference to a memo handed out at the beginning of the meeting with additional changes that were not included in the second staff report for this meeting. He noted that after talking to counsel earlier, staff created a definition for establishment. This would clarify that businesses as well as religious and other institutions were allowed temporary signs.



Chairperson Ryan asked if there were anyone who wanted to speak either against or in favor of the petition. No one spoke in favor or against the petition.

Chairperson Ryan then open the meeting to discussion by the Plan Commission members. Mr. Burke simply stated that he felt that the proposed text amendments provided a reasonable solution.

After due consideration of the petition and the testimony presented, the Plan Commission found that the proposed text amendments do comply with the standards of the Lombard Sign Ordinance. Therefore, the Plan Commission, by a roll call vote of 6 to 0, recommended to the Corporate Authorities, approval of the petition associated with PC 04-33.

Respectfully,

**VILLAGE OF LOMBARD**



Donald F. Ryan  
Chairperson  
Lombard Plan Commission

MK:  
att-

c     Petitioner  
       Lombard Plan Commission

**VILLAGE OF LOMBARD**  
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO: Lombard Plan Commission

HEARING DATE: October 18, 2004

FROM: Department of Community  
Development

PREPARED BY: Michelle Kulikowski  
Associate Planner

**TITLE**

**PC 04-33, Text Amendments to the Lombard Zoning Ordinance:** The Village of Lombard requests text amendments to the following sections of the Sign Ordinance for clarity and consistency purposes as it relates to various types of Temporary Signs:

1. Section 153.206 Signs not subject to a permit
2. Section 153.214 Construction Signs
3. Section 153.215 Developer's Sign
4. Section 153.228 Real Estate Signs
5. Section 153.235 Temporary Signs
6. Section 153.501 Conservation/Recreation District Requirements
7. Section 153.502 Residential District Requirements
8. Section 153.503 Office District Requirements
9. Section 153.504 B1 & B2 Neighborhood Shopping District Requirements
10. Section 153.505 B3 & B4 Community Shopping District Requirements
11. Section 153.506 B5 Central Business District Requirements
12. Section 153.507 I Industrial District Requirements
13. Section 153.602 Definitions

**BACKGROUND**

The Village of Lombard Sign Ordinance regulates several types of temporary signs. Some of these signs include Construction Signs, Developer's Signs, Development Signs, Temporary Pre-Development/Real Estate Signs, Real Estate Signs, and Temporary Lease/Rental Signs. As the sign

ordinance is written now, these signs are distinguished primarily by the content of the sign. The Village of Lombard has recently received permits for temporary signs, and staff has had difficulties classifying the type of sign according definitions and regulations set forth in the Sign Ordinance. Staff would like to move away from regulating signs based on their content because it can pose legal issues related to the First Amendment. Staff would like to simplify the categories of these temporary signs and create broader definitions. The text amendments propose the elimination of the following types of signs from the Sign Ordinance: Construction Signs, Developer's Signs, Temporary Pre-Development/Real Estate Signs and Temporary Lease/Rental Signs. Development Signs and Real Estate Signs will remain within the Sign Ordinance but with modified regulations.

### **INTER-DEPARTMENTAL REVIEW COMMENTS**

#### **Private Engineering Services**

The Private Engineering Services Division has no comments.

#### **Engineering - Public Works**

The Department of Public Works has no comments.

#### **Fire and Building**

The Fire Department/Bureau of Inspectional Services has no comments.

#### **Planning**

The proposed text amendments will address the following signs: Construction Signs, Development Signs, Developer's Signs, Temporary Pre-Development/Real Estate Signs, Real Estate Signs and Temporary Lease/Rental Signs. The main purpose of the proposed text amendments is to reduce and simply the classifications for temporary signs. This will involve eliminating certain types of signs from the sign ordinance entirely.

Staff proposes that the term "Development Sign" will be used to encompass all signs that are classified as Construction Signs, Development Signs, and Developer's Signs under the current Sign Ordinance. Therefore, the definition of Development Sign will need to be changed within Section 153.602 Definitions to encompass a broader range or signs. Also, Construction Signs and Developer's Signs will need to be eliminated from Section 153.602 Definitions as well as Section 153.214 Construction Signs. Staff proposes to change Section 153.215 from the term "Developer's Sign" to "Development Sign" to accompany the new definition for Development Sign. Modifications to this section will also be made to outline the regulations related to Development Signs.

Temporary Pre-Development/Real Estate Signs and Temporary Lease/Rental Signs are not defined within Section 153.602 Definitions. They are only mentioned within Section 153.235 Temporary Signs. Staff recommends the elimination of Section 153.235(F) and Section 153.235(I) in its entirety. The term “Real Estate Sign” will be used to encompass all signs classified as Temporary Pre-Development/Real Estate Signs, Temporary Lease/Rental Signs and Real Estate Signs under the current Sign Ordinance. No changes will be made to the definition of Real Estate Signs within Section 153.602.

The purpose of having so many different types of temporary signs may have been to provide different regulations for residential and non-residential uses. Staff would like to have just two classifications, Development Signs and Real Estate Signs and address regulations for different land Uses within their prospective sections. Section 153.215 Development Signs will be modified to include Subsection A, which will address single family residences and Subsection B, which will address uses other than single family residences. Section 153.228 Real Estate Signs will be modified in a similar fashion. These modifications will provide for a smaller maximum allowable size for signs for single family residences. Larger signs meant to accommodate commercial, office or multi-family uses are not necessary or appropriate for single family residences. These modifications do not address setbacks. Staff does not feel that a required setback is necessary for uses other than single family residential. Setbacks are outlined for residential uses under Section 153.502 Residential District Requirements.

Real Estate signs are listed in Section 153.206 Signs Not Subject to a Permit. Staff feels that it is appropriate exempt small, six square foot residential real estate signs from requiring a permit. However, staff feels that in order to enforce the regulations for Real Estate Signs for uses other than single family residential, a permit should be required. Therefore, Staff recommends that Section 153.206(F) be amended to “Real Estate Signs for Single Family Residences”.

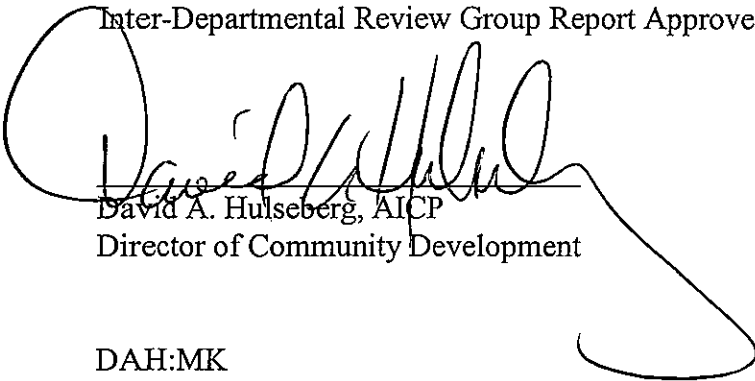
The Sign Ordinance also outlines permitted signs for each zoning district. However, with the exception of the Residential District, most sections do not include any of the six signs discussed within this staff report as permitted signs. Staff would like to amend the following sections to include Development Signs and Real Estate Signs as permitted signs: Section 153.503 Office District Requirements, Section 153.504 B1 & B2 Neighborhood Shopping District Requirements, Section 153.505 B3 & B4 Community Shopping District Requirements, Section 153.506 B5 Central Business District Requirements, Section 153.507 I Industrial District Requirements, and Section 153.508 B5A Downtown Perimeter District Requirements. Section 153.502 Residential District Requirements would need to be amended by removing Construction Signs and Developer’s Signs as permitted signs. Development signs would need to be included as a permitted sign for the Residential District.

## **FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission find that the recommendations of the Inter-Departmental Review Report are the findings of the Plan Commission and therefore, the Plan Commission recommends to the Corporate Authorities **approval** of PC 04-33, as amended.

Inter-Departmental Review Group Report Approved By:

A large, stylized handwritten signature in black ink, appearing to read 'David A. Hulseberg', is written over a horizontal line. The signature is fluid and cursive, with a large initial 'D'.

David A. Hulseberg, AICP  
Director of Community Development

DAH:MK  
att  
c. Petitioner

**VILLAGE OF LOMBARD**  
**INTER-DEPARTMENTAL REVIEW GROUP REPORT**

TO:	Lombard Plan Commission	HEARING DATE:	November 15, 2004
FROM:	Department of Community Development	PREPARED BY:	Michelle Kulikowski Associate Planner

**TITLE**

**PC 04-33; Text Amendments to the Lombard Zoning Ordinance:** The Village of Lombard requests text amendments to the following sections of the Sign Ordinance for clarity and consistency purposes as it relates to various types of Temporary Signs:

1. Section 153.206 Signs not subject to a permit
2. Section 153.214 Construction Signs
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8. Section 153.503 Office District Requirements
9. Section 153.504 B1 & B2 Neighborhood Shopping District Requirements
10. Section 153.505 B3 & B4 Community Shopping District Requirements
11. Section 153.506 B5 Central Business District Requirements
12. Section 153.507 I Industrial District Requirements
13. Section 153.602 Definitions

**BACKGROUND:**

The Planning Services Division of the Community Development Department is proposing changes to the Sign Ordinance pertaining to temporary real estate, development, and construction signs. These changes were initially discussed as part of the October 18, 2004 Plan Commission meeting. The Plan Commission continued the matter to address issues raised at the meeting.

**Size of Development Signs**

Per the direction of the Plan Commissioners, staff reviewed potential code changes that provide additional flexibility to developers as they develop and install their respective signs. Specifically, the Commissioners wanted staff to look at developing a sliding scale or formula to determine the maximum square footage for development signs. It was expressed that establishing a single square footage cap (e.g., 32 square feet) may not be appropriate for all non-residential properties.

To address this issue, staff explored a number of formula options (Appendix A) to address this issue. Ultimately, staff recommends that through this analysis, the following amendment is offered for consideration and recommendation:

Total Square Footage of Sign Face for a Developer Sign for Non-residential Properties:

- a. The total allowed signage shall not exceed the maximum square footage allowed by right for a freestanding sign in the underlying zoning district multiplied by the number of street frontages abutting the subject property.
- b. Each property is entitled to a minimum of thirty-two (32) square feet in area and the total area of all developer signs on the property shall not exceed one-hundred twenty-five (125) square feet.
- c. Signage may be allocated in any proportion deemed necessary and is not limited to one (1) street sign per street frontage.

Staff believes that creating a “supply” of square footage for a sign builds in flexibility. For example, in the case where a new development is located on the corner of an arterial and a collector street, the code would allow for greater signage along an arterial roadway, if desired. Rather than needing to seek relief from the Village, they could subtract the square footage from the permitted sign along the collector street. Additionally, this approach would provide developers the opportunity to erect several smaller signs, which could be appropriate for strip commercial developments.

**Text Amedments**

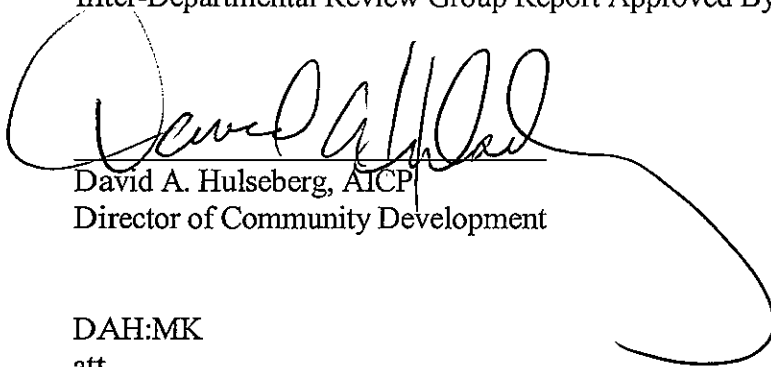
Staff also reviewed the respective sections of the code for consistence and clarity. Changes made by staff after the first public hearing are highlighted, text to be removed is in strike out mode and additions are underlined.

**FINDINGS AND RECOMMENDATIONS**

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposal does comply with the standards required by the Lombard Zoning Ordinance, and, therefore, I move that the Plan Commission find that the recommendations of the Inter-Departmental Review Report are the findings of the Plan Commission and therefore, the Plan Commission recommends to the Corporate Authorities **approval** of PC 04-33, as amended.

Inter-Departmental Review Group Report Approved By:



David A. Hulseberg, AICP  
Director of Community Development

DAH:MK  
att  
c. Petitioner



**APPENDIX A**  
**METHODOLOGY FOR DETERMINING APPROPRIATE SIZE LIMITATIONS FOR DEVELOPMENT SIGNS**

**Formula Testing**

To determine the appropriate sliding scale for allowable size of development signs, staff considered five sample formulas, which are explained on the following pages. Each of these formulas was tested against several development sites within the Village of Lombard.

Table 1 shows the street frontage for each of the development sites and the maximum allowable size for a development sign on the site according to each of the formulas. All formulas are based off of street frontage rather than lot size. Typically, development signs will be placed right at the property line abutting a public street. Deep lots can be sizeable in area, but have little street frontage for placing a sign. Corner lots can be small in area, but have considerable street frontage. Ultimately, street frontage will determine the level of exposure necessary for a development sign. Therefore, staff felt basing formulas off of street frontage would be more appropriate.

Table 1: Development Sites

<i>Project Site</i>	<i>Zoning</i>	<i>Street Frontage</i>	<i>Formula 1</i>	<i>Formula 2</i>	<i>Formula 3</i>	<i>Formula 4</i>	<i>Formula 5</i>
Christ the King	R2	2512'	100 s.f.	100 s.f.	100 s.f.	96 s.f.	32 s.f.
Culver's	B3PD	216'	32 s.f.	32 s.f.	32s.f.	32 s.f.	50 s.f.
CVS	B4	556'	37 s.f.	32 s.f.	36 s.f.	64 s.f.	125 s.f.
Dunkin Donuts	B3	100'	32 s.f.	32 s.f.	32 s.f.	64 s.f.	50 s.f.
Elmhurst Memorial	B5	1097'	73 s.f.	64 s.f.	72 s.f.	96 s.f.	32 s.f.
Lincoln Place	R4	559'	37 s.f.	32 s.f.	36 s.f.	64 s.f.	32 s.f.
Oak View Condos	R4PD	1080'	72 s.f.	64 s.f.	72 s.f.	96 s.f.	32 s.f.
Our Lady of Lebanon	B4	464'	32 s.f.	32 s.f.	32 s.f.	32 s.f.	50 s.f.
Walgreens	B5A	299'	32 s.f.	32 s.f.	32 s.f.	64 s.f.	32 s.f.

**Formula 1: Direct Relationship between Allowable Size and Street Frontage**

Formula 1 would allow one (1) square foot of sign area for every fifteen (15) feet of street frontage and not to exceed one hundred (100) square feet. Every property would be entitled to a minimum of thirty-two (32) square feet. Staff based this formula off of the development sign for Elmhurst Memorial, which received a variation to allow a sixty-four (64) square foot sign. The formula was developed so that this sign would be at the higher end of the sliding scale. Elmhurst Memorial site has 1097 feet of street frontage and dividing that by sixty-four (64) results in 17.14 feet of street frontage for every square foot of sign. Staff used fifteen because it was a more rounded number.

*Advantage:*

- Similar to formula already used for maximum allowed area for wall signs

Formula 2: Categories Based on Street Frontage

Formula 2 would allow properties with less than one thousand (1000) feet of street frontage to have a maximum of thirty-two (32) square feet of street frontage, properties with between one thousand (1000) and two thousand (2000) feet of frontage to have a maximum of sixty-four (64) square feet, and properties with over two thousand (2000) square feet to have a maximum of one hundred (100) square feet.

*Advantage:*

- No calculations necessary, maximum allowed area is based on categories

Formula 3: Larger Properties Receive Extra Allowance Based on Street Frontage

Formula 3 entitles every property to a minimum of thirty-two (32) square feet, but larger properties with over five hundred (500) feet of street frontage are allowed an additional four (4) square feet for every fifty (50) feet of street frontage beyond five hundred (500) feet but not to exceed one hundred (100) square feet. This formula is similar to formula 1, except for that the formula would only apply to larger properties with over five hundred (500) feet of frontage. The development sign for Elmhurst Memorial was again taken into consideration when developing the formula. The number additional allowance of four (4) square feet per five hundred (500) feet were chosen as because they aren't obscure numbers and they would allow the Elmhurst Memorial to be a permitted sign.

*Advantages:*

- Gives all properties the same amount of signage, but provides extra allowance for larger scale projects
- Formula only needs to be calculated for larger properties with over 500 feet of street frontage

Formula 4: Based on number of street frontages

Formula 4 allocates thirty-two (32) square feet for every street frontage, which may be used in any proportion. Every property would be entitled to a minimum of thirty-two (32) square feet and total signage area can not exceed ninety-six (96) square feet.

*Advantages:*

- Simple
- Developer can allocate signage as they see fit, depending on the specific nature of the development.

Formula 5: Based on Underlying Zoning District

This formula would designate the maximum allowed area for a development sign to be the same as the maximum allowed for a freestanding sign by right in the underlying zoning district except that each property would be entitled to a minimum of thirty-two (32) square feet. The largest possible sign would be one hundred twenty-five (125) square feet for properties within the B3 or B4 zoning districts.

*Advantages:*

- Formula is already set
- Doesn't discriminate between permanent signs and temporary signs
- Takes into consideration location on a state right-of-ways, which tend to be wider streets with higher speed limits

Review of Formulas and Recommendation

Staff reviewed the formulas by applying each formula to ten different development sites in Lombard as shown in Table 1. This allowed staff to see the appropriateness of each formula when applied in a different context. For Formulas 1, 2, and 3 there is an issue associated with justifying the particular numbers within the formula. Formula 4 would only allow thirty-two (32) square feet for some larger projects because they only have one street frontage. Formula 5 would not provide for large signs within the B5 or B5A district because the regulations for freestanding signs in those zoning districts.

Staff feels that larger signs are more appropriate for large-scale projects. Larger signs are also necessary for development signs along wider streets with faster speed limits like North Avenue and Roosevelt Road. Staff has concluded that a hybrid of Formula 4 and Formula 5 would be the best address the needs for development signs. By basing the formula on the underlying zoning districts, projects along state right-of-ways would be allowed more signage. Allowing total signage to be allocated in any proportion deemed necessary provides more flexibility for signage based on the location of the project. The hybrid formula ultimately provides the most freedom to property owners or developers to install signage that is best suited for the specific project and location.

**PROPOSED TEXT AMENDMENTS**

**§ 153.206        SIGNS NOT SUBJECT TO A PERMIT**

The following named signs will not require a permit unless the sign is illuminated. They shall meet any requirements incorporated in this ordinance.

- (A) Residential Directional Signs
- (B) Political Campaign Signs
- (C) Window Displays
- (D) Rummage or Garage Sale Signs
- (E) Nameplates
- (F) Real Estate Signs for Single Family Residences
- (G) Flags
- (H) Holiday Decorations
- (I) Motor Fuel Promotional Signs
- (J) Traffic Control Signs

**§ 153.214        ~~CONSTRUCTION SIGNS~~        RESERVED**

~~It is unlawful to erect, construct or maintain any Construction Sign unless the following provisions are followed:~~

- ~~(A) — Number: Not more than one sign per premises~~
- ~~(B) — Size: Signs shall be no more than 32 square feet in area~~
- ~~(C) — Display: No Construction Sign shall be displayed prior to the issuance of a building permit for the construction identified by the sign.~~
- ~~(D) — Removal: The sign shall be removed prior to the issuance of an Occupancy Permit.~~

**§153.215        ~~DEVELOPER'S SIGN~~  
§153.215        DEVELOPMENT SIGN**

It is unlawful to construct, erect, locate or maintain any Developer's Development Sign except in compliance with the following provisions:

- ~~(A) — Size: Sign shall be no more than 12 square feet in area~~
- ~~(B) — Height: Signs shall be no higher than 15 ft. above ground level~~

- ~~(C) Location: Signs shall be setback not less than 10 ft. from all rights-of-way.~~
- ~~(D) Number: There shall be no more than one sign per development tract unless the development is abutting two streets; then two separate signs shall be permitted.~~
- ~~(E) Removal: Signs shall be removed upon the issuance of a Certificate of occupancy.~~

(A) Single Family Residences

(1) Area

(a) Signs on individual lots shall be no more than twelve (12) square feet in area.

(b) For single-family residential subdivisions over one acre, the maximum allowable area is thirty-two (32) square feet per acre but shall not to exceed ninety-six (96) square feet.

(2) No more than one (1) sign per premises

(3) Sign shall be removed upon completion of construction on the premises.

(B) Uses other than Single Family Residences

(1) Area: The total allowed signage shall not exceed the maximum allowed for a Freestanding Sign, by right in the underlying zoning district multiplied by the number of street frontages abutting the subject property. Every property is entitled to a minimum of thirty-two (32) square feet in area and the total area of all signs on the property shall not exceed one-hundred twenty-five (125) feet. Signage may be allocated in any proportion deemed necessary and is not limited to one (1) street sign per street frontage.

(2) Sign(s) shall be removed prior to the issuance of a Certificate of Occupancy.

**§ 153.228 REAL ESTATE SIGNS**

It is unlawful to construct, erect, or maintain any Real Estate Signs without complying with the following provisions:

- ~~(A) No more than one (1) sign per street exposure.~~
- ~~(B) Real estate signs shall not exceed six (6) square feet and may advertise the sale, rental, or lease of the premises upon which the sign is located.~~
- ~~(C) Signs shall not extend outside the property lines of the premises which is for sale, rent, or lease.~~

(A) Single Family Residences

(1) No more than one (1) sign per residence.

- (2) Area: Sign shall not exceed six (6) square feet and may advertise the sale, rental, or lease of the premises upon which the sign is located.
- (3) Sign shall be removed within seven (7) days of the closing, sale or rental of the property.

(B) Uses other than Single Family Residences

- (1) A permit must be obtained prior to the installation of any Real Estate Sign(s).
- (2) No more than one (1) sign per street exposure.
- (3) Area: Sign(s) shall not exceed thirty-two (32) square feet in total sign surface area
- (4) Sign(s) shall be removed within seven (7) days of the closing, sale or rental of the property.
- (5) For signs which advertise the lease or rental of available floor area of the premises or a portion of the premises on which the sign is located within a non-residential building, a permit shall be issued upon determination by the Director that twenty-five (25%) per cent or more of the leasable floor area is vacant or that one hundred (100%) per cent of the leasable floor area will be vacant within 90 days. The applicant shall provide all documentation deemed necessary by the Director to determine the actual vacancy rate.

**§153.235 TEMPORARY SIGNS**

The provisions of this Chapter shall regulate all Temporary Signs, with the exception of Temporary Signs which are specifically described and regulated in other sections of this Code. (See Sections 153.205 & 153.206, entitled, "Signs Not Subject to Permit Fee" and "Signs Not Subject to Permit"). It is unlawful to construct, erect, or maintain any Temporary Signs without complying with the following provisions:

- (A) **Size Area:** No temporary sign shall exceed thirty-two (32) square feet in sign area. The area of the temporary sign shall not be included in the total sign area when determining compliance with the maximum sign area limitations for permanent signs.
- (B) **Number:** Not more than one temporary sign, as defined by this Chapter, shall be permitted per business establishment on a parcel of property, except when a property abuts two or more streets, then one (1) sign shall be permitted for each street frontage.
- (C) **Permit Limitations:**
  - (1) A permit must be obtained for all temporary signs. However, an existing permitted temporary sign can be removed and replaced with another temporary sign without obtaining an additional permit, provided that all of the following conditions are met:

- (a) The permit has not expired.
  - (b) The new temporary sign is of the same material as the sign for which the permit was issued.
  - (c) The new temporary sign has the same dimensions as, or smaller dimensions than, the sign for which the permit was issued.
  - (d) The new temporary sign is placed in the same location as the sign for which the permit was issued.
- (2) Up to eight (8) temporary permits may be issued for any one business establishment in any calendar year, provided that the total of all permits issued does not exceed one hundred twenty (120) days in any calendar year.
- (3) The petitioner shall indicate on the permit application the start date, end date, and number of days for which the permit will be applicable. The temporary sign shall be removed within twenty-four (24) hours after the expiration of the permit.
- (4) If the petitioner requesting the temporary sign is not the owner or a leasee of the property on which the sign will be located, then the petitioner shall submit a written letter of consent from the property owner allowing the sign to be placed on the property.
- (D) Insurance Requirements: Insurance requirements provided for in this Chapter shall apply to temporary signs unless the Director determines that by reason of the nature of the sign and the material of which it is instructed, that no insurance shall be required.
- (E) Permit Fees: Every application, before being granted a temporary sign permit under this chapter, shall be subject to the Administrative fee as is established in Section 150.141(A) of the Code of Ordinances.
- ~~(F) Temporary Lease/Rental Signs: Signs which advertise the lease or rental of available floor area of the premises or a portion of the premises on which the sign is located, shall be permitted subject to the following provisions:~~
- ~~(6) No more than one (1) sign per street exposure.~~
  - ~~(7) The sign(s) shall not exceed thirty-two (32) square feet in total sign surface area~~
  - ~~(8) The sign(s) shall be set back at least fifteen (15) feet from the public right-of-way.~~
  - ~~(9) A permit is required and may be issued upon determination by the Director that twenty-five (25%) per cent or more of the leasable floor area is vacant or that one hundred (100%) per cent of the leasable floor area will be vacant within 90 days. The applicant shall provide all documentation deemed necessary by the Director to determine the actual vacancy rate.~~

- (10) ~~The Director may conduct an inspection(s) to verify the vacancy rate prior to issuance of, and/or during the term of the permit.~~
- (11) ~~Said permit shall be limited to renewable permit terms of six months.~~
- (i) ~~Temporary, Pre-Development-/ Real-Estate Sign: Signs not extending outside the property lines of non-residential real estate, or undeveloped land which is for sale or proposed for development, shall be permitted subject to the following provisions:~~
- (1) ~~Signs may advertise only the lease, rental or sale of the proposed development or sale of the property upon which the sign is located.~~
- (2) ~~No more than one (1) sign per street exposure.~~
- (3) ~~The sign(s) shall not exceed thirty two (32) square feet in total sign surface area.~~
- (4) ~~The sign(s) require a permit which is valid for a maximum of six (6) months, at which time the sign(s) shall be removed or replaced upon issuance of another sign permit, subject to the provisions of Section 153.208(A) General Maintenance.~~
- (5) ~~The sign(s) shall be set back at least fifteen (15) feet from the public right-of-way.~~
- (6) ~~The height of the sign shall not exceed ten (10) feet above the grade of the adjacent curb.~~
- (7) ~~The sign permit will terminate, without further notice, upon issuance of a building permit for the property upon which the sign is located or sale of the property.~~

## §153.502 RESIDENTIAL DISTRICT REQUIREMENTS

### (A) Purpose Statement

Residential districts requirements are intended to provide for residential areas and to protect such areas from the negative impacts of excessive signage ~~impacts of non-residential or otherwise incompatible uses.~~ Residential district sign regulations are. It is also intended to protect such areas from the adverse visual impact of the signage associated with these non-residential or otherwise incompatible uses.

### (B) Permitted Signs

All such signs in residential districts shall conform to the specific requirements set forth in this Ordinance. In residential use districts, no sign shall be erected except the following named signs:

- (1) ~~Construction Signs, in accordance with the provisions set forth in Section 153.214.~~



- (1) ~~Developer~~ Development Signs, in accordance with the provisions set forth in Section 153.215.
- (2) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained in any residential district unless it also meets all of the following requirements:
  - (a) Freestanding signs shall only be permitted for multi-family dwellings in the R4 Limited General Residence District, R5 General Residence District, and R6 Central Residence District.
  - (b) Area: No freestanding sign shall exceed twenty-four (24) square feet per side in sign surface area.
  - (c) Height: No freestanding sign shall exceed four (4) feet in height. In all cases height shall be measured from grade at the edge of right-of-way to the top of the sign.
  - (d) Number: No more than one (1) freestanding sign per street frontage is permitted.
- (3) Holiday Decorations, in accordance with the provisions set forth in Section 153.217.
- (4) Informational Signs, in accordance with the provisions set forth in Section 153.218.
- (5) Institutional Signs, in accordance with the provisions set forth in Section 153.219.
- (6) Memorial Signs, as defined in accordance with provisions set forth in Section 153.221.
- (7) Nameplates, in accordance with the provisions set forth in Section 153.224.
- (8) Political Campaign Signs, in accordance with the provisions set forth in Section 153.226.
- (9) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
- (10) Residential Directional Signs, in accordance with the provisions set forth in Section 153.230.
- (11) Residential Subdivision Signs, in accordance with the provisions set forth in Section 153.231.
- (12) Rummage and Garage Sale Signs, in accordance with the provisions set forth in Section 153.232.
- (13) Temporary Signs, in accordance with the provisions set forth in Section 153.235.

(C) Location Restrictions

Signs permitted in residential use districts may be located in any required yard subject to the following provisions:

- (1) Signs shall be set back not less than five (5) feet from any side property line nor less than five (5) feet from any lot line adjacent to any street. In the case of corner lots, permitted signs shall not be erected closer than ten (10) feet from any lot line adjacent to a street.
- (2) In no case shall the height of any sign in any residential district exceed ten (10) feet.

#### **§153.502 OFFICE DISTRICT REQUIREMENTS**

##### **(A) Purpose Statement**

The O Office District is designed to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment. Office district sign regulations are intended to provide for the needs of those uses located in the district for identification while providing for a compatible environment and protecting that environment from the visual impacts of signage not compatible with the purpose and/or character of the district.

##### **(B) Permitted Signs**

All signs located in an O Office District shall conform to the specific requirements set forth in this Ordinance. In an O Office District, no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205, except, however, a business flag may only be flown in conjunction with the flag of the United States of America.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206.
- (3) Awnings and Canopies, in accordance with the provisions set forth in Section 153.211.
- (4) Development Signs, in accordance with the provisions set forth in Section 153.215.
- (5) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within any O Office District unless it also meets all of the following requirements:
  - (a) Parking: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four (4) parking spaces on the premises where such freestanding sign is displayed.

- (b) Area: No freestanding sign shall exceed thirty (30) square feet per side in sign surface area.
  - (c) Height: No freestanding sign shall exceed six (6) feet in height. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
  - (d) Number: No more than one freestanding sign shall be maintained on any one parcel of property, except where a parcel abuts two or more streets, and then one sign per street frontage is permitted.
  - (e) The sign(s) shall contain the name(s) and/or the specific addresses of the tenant(s) of the building and/or the name of the development and/or the name of the management agent and leasing information.
  - (f) The sign shall set back at least ten (10) feet from all property lines.
- (6) Informational signs in accordance with the provisions of Section 153.218.
  - (7) Marquees, in accordance with the provisions set forth in Section 153.220.
  - (8) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
  - (9) Temporary signs, in accordance with the provisions set forth in Section 153.235.
  - (10) Under canopy signs, in accordance with the provisions set forth in Section 153.237.
  - (11) Valet parking signs, in accordance with the provisions set forth in Section 153.239.
  - (12) Wall Signs, in accordance with the provisions set forth in Section 153.240. In addition, no wall sign shall be erected or maintained in any O Office District unless it also meets all of the following requirements:
    - (a) Area: The total sign surface area of all wall signs on any single parcel of property shall not exceed one time the lineal front footage of the property. The total sign surface area of any single wall sign shall not exceed one-hundred (100) feet.
    - (b) Number: No more than one wall sign per street front exposure shall be maintained on any one parcel of property in any O Office District.
    - (c) When more than one sign is permitted on a building, each of the signs shall be constructed of the same materials and be of the same format to provide consistency and unity, subject to the review and approval of the Director.
  - (13) Window Signs, in accordance with the provisions set forth in Section 153.241.

**§153.503 B1 & B2 NEIGHBORHOOD SHOPPING DISTRICT REQUIREMENTS**

(A) Purpose

The neighborhood shopping districts are intended to provide convenience shopping for persons residing in adjacent residential areas. The Neighborhood Shopping District sign requirements are intended to provide for the need of the business establishments and enterprises for identification, while recognizing the proximity of commercial uses in the B1 and B2 Districts to sensitive residential uses in adjacent districts, and the need to protect such residential uses from potential adverse visual impacts.

(B) Permitted Signs

All signs located in the B1 and B2 Neighborhood Shopping Districts shall conform to the specific requirements set forth in this Ordinance. In any B1 and B2 Neighborhood Shopping Districts no sign shall be permitted except the following signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205, except, however, a business flag may only be flown in conjunction with the flag of the United States of America.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206.
- (3) Awnings and Canopies, in accordance with the provisions set forth in Section 153.211.
- (4) Development Signs, in accordance with the provisions set forth in Section 153.215.
- (5) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within any B1 or B2 Neighborhood Shopping District unless it also meets all of the following requirements:
  - (a) Parking: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four parking spaces on the premises where such freestanding sign is displayed.
  - (b) Area: No freestanding sign shall exceed thirty (30) square feet per side in sign surface area.
  - (c) Height: No freestanding sign shall exceed six (6) feet in height. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
  - (d) Number: No more than one freestanding sign shall be maintained on any one parcel of property, except where a parcel abuts two or more streets, and then one sign per street frontage is permitted.

- (e) The sign(s) shall contain the name(s) and/or the specific addresses of the tenant(s) of the building and/or the name of the development and/or the name of the management agent and leasing information.
- (f) The sign shall set back at least ten (10) feet from all property lines.
- (6) Informational signs, in accordance with the provisions of Section 153.218.
- (7) Marquees, in accordance with the provisions set forth in Section 153.220.
- (8) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.223.
- (9) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in any B1 or B2 District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No projecting sign may be displayed in conjunction with a wall, or awning or canopy sign.
  - (b) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed one-half time the lineal front footage of the property.
- (10) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
- (11) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.233.
- (12) Temporary signs, in accordance with the provisions set forth in Section 153.235.
- (13) Under Canopy signs, in accordance with the provisions set forth in Section 153.237.
- (14) Valance Signs, in accordance with the provisions set forth in Section 153.238.
- (15) Valet parking signs, in accordance with the provisions set forth in Section 153.239.
- (16) Wall Signs, in accordance with the provisions of Section 153.239. In addition, no wall sign shall be erected or maintained in any B1 or B2 District unless it also meets all of the following requirements:
  - (a) Area: The total sign area of all signs on any single business shall not exceed one time the lineal front footage of the property excepting that each legitimate business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single wall sign shall not exceed one-hundred (100) square feet.

- (b) Number: No more than one wall sign per street front exposure shall be maintained on any one business in any B1 or B2 District.
  - (c) Mixed signs prohibited: No awning or canopy sign may be displayed in conjunction with a wall, or projecting sign.
- (17) Window signs, in accordance with the provisions set forth in Section 153.241.

**§ 153.505 B3 & B4 COMMUNITY SHOPPING DISTRICT REQUIREMENTS**

(A) Purpose Statement

The B3 & B4 Community and Corridor Shopping Districts are designed to provide for the needs of a much larger consumer population than is served by the B1 or B2 Districts; thus a wider range of uses and structure sizes is permitted for both daily and occasional shopping. These districts are generally located astride regional and major arterial roadways.

The intent of the B3 & B4 Community and Corridor Shopping District sign regulations is to provide for the need of businesses and enterprises located in the district for identification by passing vehicular traffic, while protecting the vehicular traffic for the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Because the traffic on the regional and major arterial roadways tends to move at a higher rate and volume than other traffic in the village, the size and scale of signage within the district is greater than that permitted in other districts.

(B) Permitted Signs

All signs located in the B3 & B4 Community and Corridor Shopping Districts shall conform to the specific requirements set forth in this Ordinance. In any B3 & B4 community and Corridor Shopping Districts no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206, except a business flag may only be flown in conjunction with the flag of the United States of America.
- (3) Automatic Changeable Copy Signs, in accordance with the provisions set forth in Section 153.210.
- (4) Awnings and canopies, in accordance with the provisions set forth in Section 153.211. In addition, no awning or canopy sign shall be erected or maintained in any B3, or B4 District unless it also meets all of the following requirements:

- (a) Area:
  - (1) The total sign surface area of all awning or canopy signs on any single parcel of property shall not exceed one times the lineal front footage of the property, excepting that each business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single awning or canopy sign shall not exceed one-hundred (100) square feet.
  - (2) If the awning or canopy sign is to be back a minimum of one hundred twenty (120) feet from the property line which the sign shall face, then the total sign surface area of all awning, canopy or wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single awning or canopy sign shall not exceed two-hundred (200) square feet.
  - (3) If the awning or canopy sign is to be set back a minimum of two-hundred forty (240) feet from the property line which the sign shall face, then the total sign surface area of all awning, canopy or wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. However, the total sign surface area of a single awning or canopy sign shall not exceed fifty (50) per cent of the permitted signage.

(5) Development Signs, in accordance with provision set forth in Section 153.215.

- (6) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. No freestanding sign shall be erected or maintained within any B3 & B4 Community and Corridor Shopping Districts unless it also meets all of the following requirements:

- (a) Display: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four parking spaces on the premises where such freestanding sign is displayed.
- (b) Area:
  - (1) No freestanding sign shall exceed fifty (50) square feet in sign surface area unless specifically regulated below.
  - (2) Any freestanding sign fronting on a state right-of-way shall not exceed one hundred twenty five (125) square feet in sign surface.
- (c) Setback:

- (1) The leading edge of freestanding signs shall not protrude beyond the edge of the adjacent right-of-way unless specifically regulated below.
  - (2) Any freestanding sign fronting on a state right-of-way shall be set back not less than seventy-five (75) feet from the centerline of the adjacent right-of-way.
- (d) Height:
- (1) The height of a freestanding sign shall not exceed twenty (20) feet unless specifically regulated below. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
  - (2) The height of any freestanding sign fronting on a state right-of-way shall not exceed twenty-five (25) feet. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
- (e) Number: No more than one freestanding sign shall be maintained on any one parcel of property.
- (f) Distance Between Signs: All freestanding signs shall be located at least one-hundred (100) feet apart; provided, however, that if such freestanding signs comply with all other provisions except the requisite distance between signs, and it is not reasonable to so comply with the distance between signs requirement, such freestanding signs shall be allowed to be maintained.
- (7) Informational Signs, in accordance with the provisions set forth in Section 153.218.
  - (8) Marquees, in accordance with the provisions set forth in Section 153.220.
  - (9) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.223.
  - (10) Off-premise signs in the B3, or B4 Community and Corridor Shopping Districts in accordance with the provisions set forth in Section 153.225.
  - (11) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in any B3 or B4 District unless it also meets all of the following requirements:
    - (a) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed one-half time the lineal front footage of the property.
  - (12) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
  - (13) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.233.



- (14) Shopping Center Identification Signs, in accordance with the provisions set forth in Section 153.234.
- (15) Temporary Signs, in accordance with the provisions set forth in Section 153.235.
- (16) Under Canopy Signs, in accordance with the provisions set forth in Section 153.237.
- (17) Valance Signs, in accordance with the provisions set forth in Section 153.238.
- (18) Valet parking signs, in accordance with the provisions set forth in Section 153.239.
- (19) Wall signs, in accordance with the provisions set forth in Section 153.240. In addition, no wall sign shall be erected or maintained in any B3, or B4 District unless it also meets all of the following requirements:
  - (a) Properties with a Single Tenant, and Shared Pedestrian Access Shopping Centers:
    - (1) Area:
      - (a) The total sign surface area of all wall signs on any single parcel of property shall not exceed one times the lineal front footage of the property. The total sign surface area of any single awning, canopy or wall sign shall not exceed one- hundred (100) square feet.
      - (b) If the wall sign is to be back a minimum of one-hundred twenty (120) feet from the nearest property line, then the total sign surface area of all wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single wall sign shall not exceed two-hundred (200) square feet.
      - (c) If the wall sign is to be back a minimum of two-hundred forty (240) feet from the nearest property line, then the total sign surface area of all wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single wall sign shall not exceed three-hundred (300) square feet.
      - (d) If the wall sign is to be back a minimum of three-hundred sixty (360) feet from the nearest property line, then the total sign surface area of all wall

signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single wall sign shall not exceed four-hundred (400) square feet.

(2) Number:

- (a) No more than one wall sign per street front exposure shall be maintained on any parcel of property.
- (b) If the building is set back a minimum of one-hundred twenty (120) feet or more from the property line which the sign shall face, then one additional secondary wall sign shall be permitted, not to exceed 50% of the area of the primary sign.

(b) Properties with Multiple Tenants (Other than Shared Pedestrian Access Shopping Centers):

(1) Area:

- (a) If a tenant's wall sign is less than one-hundred twenty (120) feet from the nearest property line, then the total surface area of that sign shall not exceed one times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed one-hundred (100) square feet.
- (b) If a tenant's wall sign is equal to or more than one-hundred twenty (120) feet but less than two-hundred forty (240) feet from the nearest property line, then the total surface area of that sign shall not exceed two times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed two-hundred (200) square feet.
- (c) If a tenant's wall sign is equal to or more than two-hundred forty (240) feet but less than three-hundred sixty (360) feet from the nearest property line, then the total surface area of that sign shall not exceed two times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface

area of any such wall sign shall not exceed three-hundred (300) square feet.

- (d) If a tenant's wall sign is equal to or more than three hundred sixty (360) feet from the nearest property line, then the total surface area of that sign shall not exceed two times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed four-hundred square feet.

(2) Number:

- (a) Interior Tenants shall be permitted to have one (1) wall sign.
- (b) Exterior Tenants shall be permitted to have up to two (2) wall signs, with no more than one (1) sign per wall. Each sign shall face either a parking lot which serves the tenant or a street on which the tenant's parcel has frontage. (Ord. 4533, passed 9/3/98).

- (20) Window Signs, in accordance with the provisions set forth in Section 153.241.

**§ 153.506 B5 CENTRAL BUSINESS DISTRICT REQUIREMENTS**

(A) Purpose Statement

The B5 Central Business District constitutes the "downtown" core area of the Village of Lombard. It is intended to accommodate all retail, service and specialty shops and necessary civic services characteristic of the traditional central area.

The intent of the B5 Central Business District sign regulations is to provide for the need of businesses and enterprises located in the district for identification, while protecting the vehicular traffic from the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Within the Central Business District structures and signage are in close proximity to the roadway, vehicular traffic tends to move at a slower rate and is subject to greater signalization than traffic in other business districts in the Village, and it is the goal of the village to present an aesthetically pleasing streetscape to the pedestrian. Therefore, the size and scale of signage within the district is more restrictive than that permitted in other districts.

(B) Permitted Signs

All signs located in the B5 Central Business District shall conform to the specific requirements set forth in this Ordinance. In any B5 Central Business District no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206: except, however, a business flag may only be flown in conjunction with the flag of the United States of America.
- (3) Awnings and canopies, in accordance with the provisions set forth in Section 153.211. No awning or canopy sign shall be erected or maintained in any B5 Central Business District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No awning or canopy sign may be displayed in conjunction with a wall, or projecting sign.
  - (b) Floor: No awning or canopy sign may be displayed above the first or street level floor of the building.
  - (c) Area: The total sign surface area of all awning or canopy signs on any single parcel of property shall not exceed one (1) times the lineal front footage of the property, excepting that each business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single awning or canopy sign shall not exceed one-hundred (100) square feet.
- (4) Building Directory Sign, in accordance with the provisions set forth in Section 153.212.
- (5) Development Signs, in accordance with Section 153.215.
- (6) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within the B5 Central Business District unless it meets all the following requirements:
  - (a) Display: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car, and provides a minimum of four (4) parking spaces on the premises where such freestanding sign is displayed.
  - (b) Area: No freestanding sign shall exceed twenty (20) square feet in sign surface area.
  - (c) Height: No freestanding sign shall exceed six (6) feet in height. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
  - (d) Number: No more than one freestanding sign shall be maintained on any one parcel of property.

- (e) Distance Between Signs: All freestanding signs shall be located at least one- hundred (100) feet apart; provided, however, that if such freestanding signs comply with all other provisions except the requisite distance between signs, and it is not reasonable to so comply with the distance between signs requirement, such freestanding signs shall be allowed to be maintained.
  - (f) Curbing: Any freestanding sign within three (3) feet of a driveway, parking area, or maneuvering area shall be completely surrounded by a curbing that is not less than three (3) feet from the outermost perimeter of the sign, and this area will be landscaped as approved by the Director.
- (7) Informational Signs, in accordance with the provisions set forth in Section 153.218.
  - (8) Marquees, in accordance with the provisions set forth in Section 153.220.
  - (9) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.223.
  - (10) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in the B5 District unless it also meets all of the following requirements:
    - (a) Mixed signs prohibited: No projecting sign may be displayed in conjunction with a wall, or awning or canopy sign.
    - (b) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed twenty (20) square feet.
  - (11) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
  - (12) Rear Service Door Sign, in accordance with the provisions set forth in Section 153.229.
  - (13) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.233.
  - (14) Temporary signs, in accordance with the provisions set forth in Section 153.235.
  - (15) Under Canopy signs, in accordance with the provisions set forth in Section 153.237.
  - (16) Valance Signs, in accordance with the provisions set forth in Section 153.238.
  - (17) Valet parking signs, in accordance with the provisions set forth in Section 153.239.

- (18) Wall Signs, in accordance with the provisions of Section 153.240. In addition, no wall sign shall be erected or maintained in any B5 Central Business District unless it also meets all of the following requirements:
- (a) Mixed signs prohibited: No wall sign may be displayed in conjunction with a projecting, awning or canopy sign.
  - (b) Area: The total sign area of all wall signs on any single parcel of property, shall not exceed one time the lineal front footage of the property excepting that each legitimate business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single wall sign shall not exceed fifty (50) square feet.
  - (c) Number: No more than one wall sign per street front exposure shall be maintained on any one business in any B5 District.
  - (d) Floor of Occupancy: No business establishment shall display a wall sign unless that establishment occupies space on the first (street level) floor of the building.
- (19) Window signs, in accordance with the provisions set forth in Section 153.240.

**§ 153.507 I INDUSTRIAL DISTRICT REQUIREMENTS**

(A) Purpose Statement

The I Limited Industrial District is intended to provide an environment for industrial activities that do not create appreciable nuisance or hazards, or that require a pleasant - hazard - and - nuisance - free environment.

The intent of the I Limited Industrial District sign restrictions is to provide for the need of industrial uses for locational identification while protecting the vehicular traffic from the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Because the traffic on Limited Industrial District roadways tends to move at a slower rate and the limitations on retail uses reducing the need for commercial advertising, the size and scale of signage within the district is more restrictive than that permitted in other districts.

(B) Permitted Signs

All signs located in an I Limited Industrial District shall conform to the specific requirements set forth in this Ordinance. In an I Limited Industrial District, no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205; except, however, a business flag may only be flown in conjunction with the flag of the United States of America.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206.

- (3) Awnings and canopies, in accordance with the provisions set forth in Section 153.211.
- ~~(4) Development Signs, in accordance with the provisions set forth in Section 153.215.~~
- (5) Freestanding signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within any I District unless it also meets all of the following requirements:
  - (a) **Parking:** No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four (4) spaces on the premises where such freestanding sign is displayed.
  - (b) **Area:** No freestanding sign shall exceed thirty (30) square feet per side in sign surface area.
  - (c) **Height:** No freestanding sign shall exceed six (6) feet in height. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
  - (d) **Number:** No more than one (1) freestanding sign shall be maintained on any one parcel of property, except where a parcel abuts two or more streets, and then one sign per street frontage is permitted.
  - (e) The sign shall contain only the name or names and hours of operation for each business within the building.
  - (f) **Setback:** The sign shall set back at least ten (10) feet from the property line.
- (6) Informational signs, in accordance with the provisions set forth in Section 153.218.
- (7) Off Premises signs, in accordance with the provisions set forth in Section 153.225.
- (8) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in any B1 or B2 District unless it also meets all of the following requirements:
  - (a) **Mixed signs prohibited:** No projecting sign may be displayed in conjunction with a wall, awning or canopy sign.
  - (b) **Area:** The total sign surface area of all projecting signs on any single parcel of property shall not exceed one-half time the lineal front footage of the property.
- ~~(9) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.~~

- (10) Temporary signs, in accordance with the provisions set forth in Section 153.235.
- (11) Wall signs, in accordance with the provisions set forth in Section 153.240. In addition, no wall sign shall be erected or maintained in any I District unless it also meets all of the following requirements:
  - (a) Area: The total sign surface area of all wall signs on any single parcel of property shall not exceed one and one-half time the lineal front footage of the property. The total sign surface area of any single wall sign shall not exceed one-hundred twenty (120) square feet.
  - (b) Number: No more than one wall sign per street frontage exposure shall be maintained on any one parcel of property in any I District.

**§ 153.508 B5A DOWNTOWN PERIMETER DISTRICT REQUIREMENTS**

**(A) Purpose Statement**

The B5A Downtown Perimeter District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, and specialty shops necessary civic services characteristic of the traditional central area in a pedestrian environment while also recognizing compatible automotive land uses. The intent of the B5A District sign regulations is to provide for the need of businesses and enterprises located in the district for identification, while protecting the vehicular traffic from the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Within the B5A District structures and signage are typically in close proximity to the roadway, vehicular traffic tends to move at a slower rate and is subject to greater signalization than traffic in other business districts in the Village, and it is the goal of the village to present an aesthetically pleasing streetscape to the pedestrian. Therefore, the size and scale of signage within the district is more restrictive than that permitted in other districts. However, certain buildings in the B5A District are not in close proximity to the roadway. In order to ensure visibility, these buildings are permitted a greater deal of flexibility with regard to freestanding signs.

**(B) Permitted Signs**

All signs located in the B5A District shall conform to the specific requirements set forth in this Ordinance. In any B5A District no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206: except, however, a business flag may only be flown in conjunction with the flag of the United States of America.



- (3) Awnings and canopies, in accordance with the provisions set forth in Section 153.211. No awning or canopy sign shall be erected or maintained in any B5A District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No awning or canopy sign may be displayed in conjunction with a wall, or projecting sign.
  - (b) Floor: No awning or canopy sign may be displayed above the first or street level floor of the building.
  - (c) Area: The total sign surface area of all awning or canopy signs on any single parcel of property shall not exceed one (1) times the lineal front footage of the property, excepting that each business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single awning or canopy sign shall not exceed one-hundred (100) square feet.
- (4) Building Directory Sign, in accordance with the provisions set forth in Section 153.212.
- (5) Development Signs, in accordance with provision set forth in Section 153.215.
- (6) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within the B5A District unless it meets all of the following requirements.
  - (a) Display: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car, and provides a minimum of four (4) parking spaces on the premises where such freestanding sign is displayed.
  - (b) Area:
    - (1) No freestanding sign shall exceed twenty (20) square feet in sign surface area unless specifically regulated below.
    - (2) If the principal structure on the zoning lot is set back a minimum of thirty (30) feet from the property line, a freestanding sign on that lot shall not exceed thirty (30) square feet in sign surface area.
  - (c) Heights:
    - (1) The height of a freestanding sign shall not exceed six (6) feet unless specifically regulated below. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
    - (2) If the principal structure on the zoning lot is set back a minimum of thirty (30) feet from the property line, the height of a freestanding sign on that lot shall not exceed

fifteen (15) feet. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.

- (d) Number: No more than one freestanding sign shall be maintained on any one parcel of property.
  - (e) Distance Between Signs: All freestanding signs shall be located at least one hundred (100) feet apart; provided, however, that if such freestanding signs comply with all other provisions except the requisite distance between signs, and it is not reasonable to so comply with the distance between signs requirement, such freestanding signs shall be allowed to be maintained.
  - (f) Curbing: Any freestanding sign within three (3) feet of a driveway, parking area, or maneuvering area shall be completely surrounded by a curbing that is not less than three (3) feet from the outermost perimeter
- (7) Informational Signs, in accordance with the provisions set forth in Section 153.218.
  - (8) Institutional Signs, in accordance with the provisions set forth in Section 153.219.
  - (9) Marquees, in accordance with the provisions set forth in Section 153.220.
  - (10) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.223.
  - (11) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in the B5A District unless it also meets all of the following requirements.
    - (a) Mixed signs prohibited: No projecting sign may be displayed in conjunction with a wall, or awning or canopy sign.
    - (b) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed twenty (20) square feet.
  - (12) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
  - (13) Rear Service Door Sign, in accordance with the provisions set forth in Section 153.228.
  - (14) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.223.
  - (15) Temporary signs, in accordance with the provisions set forth in Section 153.235.
  - (16) Under Canopy signs, in accordance with the provisions set forth in Section 153.237.

- (17) Valance Signs, in accordance with the provisions set forth in Section 153.238.
- (18) Valet parking signs, in accordance with the provisions set forth in Section 153.239
- (19) Wall Signs, in accordance with the provisions of Section 153.240. In addition, no wall sign shall be erected or maintained in any B5A District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No wall sign may be displayed in conjunction with a projecting, awning or canopy sign.
  - (b) Area: The total sign area of all wall signs on a single parcel of property, shall not exceed one time the lineal front footage of the property excepting that each legitimate business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single wall sign shall not exceed fifty (50) square feet.
  - (c) Number: No more than one wall sign per street front exposure shall be maintained on any one business in any B5A District.
  - (d) Floor of Occupancy: No business establishment shall display a wall sign unless that establishment occupies space on the first (street level) floor of the building.
  - (e) Window signs, in accordance with the provisions set forth in Section 153.241. (Ord. 5092, passed 4/4/02)

#### § 153.602 DEFINITIONS

~~**SIGN, CONSTRUCTION** A temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which sign is located.~~

~~**SIGN, DEVELOPMENT** A temporary sign listing the name and address of the general contractor of the project and the general nature of the proposed use. A temporary sign identifying an architect, contractor, subcontractor, engineer or any other individuals or firms involved in the construction and announce the character of the building enterprise or the purpose for which the building is intended.~~

~~**SIGN, DEVELOPER'S** A sign required for all new construction or development of any building, structure, or substantial improvement in any zoning district other than C/R, R-1, and R-2 SIGN.~~

~~**ESTABLISHMENT** A place of business or institution carrying on operations, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot.~~

ORDINANCE \_\_\_\_\_

**AN ORDINANCE APPROVING TEXT AMENDMENTS  
TO THE LOMBARD SIGN ORDINANCE  
TITLE 15, CHAPTER 153 OF THE CODE OF LOMBARD, ILLINOIS**

(PC 04-33: Text Amendments to the Lombard Sign Ordinance)

WHEREAS, the Village of Lombard maintains a Sign Ordinance which is found in Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, the Board of Trustees deem it reasonable to periodically review said Sign Ordinance and make necessary changes; and,

WHEREAS, a public hearing to consider text amendments to the Zoning Ordinance has been conducted by the Village of Lombard Plan Commission on October 18, 2004 and November 15, 2004 pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the text amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That Title 15, Chapter 153, of the Code of Lombard, Illinois is hereby amended to read in its entirety as follows:

**§ 153.206 SIGNS NOT SUBJECT TO A PERMIT**

The following named signs will not require a permit unless the sign is illuminated. They shall meet any requirements incorporated in this ordinance.

- (A) Residential Directional Signs
- (B) Political Campaign Signs
- (C) Window Displays

- (D) Rummage or Garage Sale Signs
- (E) Nameplates
- (F) Real Estate Signs for Single Family Residences
- (G) Flags
- (H) Holiday Decorations
- (I) Motor Fuel Promotional Signs
- (J) Traffic Control Signs

**§ 153.214 RESERVED**

**§153.215 DEVELOPMENT SIGN**

It is unlawful to construct, erect, locate or maintain any Development Sign except in compliance with the following provisions:

- (A) Single Family Residences
  - (1) Area
    - (a) Signs on individual lots shall be no more than twelve (12) square feet in area.
    - (b) For single-family residential subdivisions over one acre, the maximum allowable area is thirty-two (32) square feet per acre but shall not to exceed ninety-six (96) square feet.
  - (2) No more than one (1) sign per premises.
  - (3) Sign shall be removed upon completion of construction on the premises.
- (B) Uses other than Single Family Residences
  - (1) Area: The total allowed signage shall not exceed the maximum allowed for a Freestanding Sign, by right in the underlying zoning

district multiplied by the number of street frontages abutting the subject property. Every property is entitled to a minimum of thirty-two (32) square feet in area and the total area of all signs on the property shall not exceed one-hundred twenty-five (125) feet. Signage may be allocated in any proportion deemed necessary and is not limited to one (1) sign per street frontage.

- (2) Sign(s) shall be removed prior to the issuance of a Certificate of Occupancy.

### **§ 153.228 REAL ESTATE SIGNS**

It is unlawful to construct, erect, or maintain any Real Estate Signs without complying with the following provisions:

#### **(A) Single Family Residences**

- (1) No more than one (1) sign per residence.
- (2) Area: Sign shall not exceed six (6) square feet and may advertise the sale, rental, or lease of the premises upon which the sign is located.
- (3) Sign shall be removed within seven (7) days of the closing, sale or rental of the property.

#### **(B) Uses other than Single Family Residences**

- (1) A permit must be obtained prior to the installation of any Real Estate Sign(s).
- (2) No more than one (1) sign per street exposure.
- (3) Area: Sign(s) shall not exceed thirty-two (32) square feet in total sign surface area.
- (4) Sign(s) shall be removed within seven (7) days of the closing, sale or rental of the property.
- (5) For signs which advertise the lease or rental of available floor area within a non-residential building, a permit shall be issued upon determination by the Director that twenty-five (25%) per cent or more of the leasable floor area is vacant or that one hundred (100%)

per cent of the leasable floor area will be vacant within 90 days. The applicant shall provide all documentation deemed necessary by the Director to determine the actual vacancy rate.

### **§153.235      TEMPORARY SIGNS**

The provisions of this Chapter shall regulate all Temporary Signs, with the exception of Temporary Signs which are specifically described and regulated in other sections of this Code. (See Sections 153.205 & 153.206, entitled, "Signs Not Subject to Permit Fee" and "Signs Not Subject to Permit"). It is unlawful to construct, erect, or maintain any Temporary Signs without complying with the following provisions:

- (A)    Area: No temporary sign shall exceed thirty-two (32) square feet in sign area. The area of the temporary sign shall not be included in the total sign area when determining compliance with the maximum sign area limitations for permanent signs.
  
- (B)    Number: Not more than one temporary sign, as defined by this Chapter, shall be permitted per establishment on a parcel of property, except when a property abuts two or more streets, then one (1) sign shall be permitted for each street frontage.
  
- (C)    Permit Limitations:
  - (1)    A permit must be obtained for all temporary signs. However, an existing permitted temporary sign can be removed and replaced with another temporary sign without obtaining an additional permit, provided that all of the following conditions are met:
    - (a)    The permit has not expired.
    - (b)    The new temporary sign is of the same material as the sign for which the permit was issued.
    - (c)    The new temporary sign has the same dimensions as, or smaller dimensions than, the sign for which the permit was issued.
    - (d)    The new temporary sign is placed in the same location as the sign for which the permit was issued.

- (2) Up to eight (8) temporary permits may be issued for any one establishment in any calendar year, provided that the total of all permits issued does not exceed one hundred twenty (120) days in any calendar year.
  - (3) The petitioner shall indicate on the permit application the start date, end date, and number of days for which the permit will be applicable. The temporary sign shall be removed within twenty-four (24) hours after the expiration of the permit.
  - (4) If the petitioner requesting the temporary sign is not the owner or a leasee of the property on which the sign will be located, then the petitioner shall submit a written letter of consent from the property owner allowing the sign to be placed on the property.
- (D) Insurance Requirements: Insurance requirements provided for in this Chapter shall apply to temporary signs unless the Director determines that by reason of the nature of the sign and the material of which it is instructed, that no insurance shall be required.
- (E) Permit Fees: Every application, before being granted a temporary sign permit under this chapter, shall be subject to the Administrative fee as is established in Section 150.141(A) of the Code of Ordinances.

## **§153.502 RESIDENTIAL DISTRICT REQUIREMENTS**

### **(A) Purpose Statement**

Residential district requirements are intended to provide for residential areas and to protect such areas from the negative impacts of excessive signage. It is also intended to protect such areas from the adverse visual impact of signage associated with non-residential or otherwise incompatible uses.

### **(B) Permitted Signs**

All such signs in residential districts shall conform to the specific requirements set forth in this Ordinance. In residential use districts, no sign shall be erected except the following named signs:

- (1) Development\_Signs, in accordance with the provisions set forth in Section 153.215.



- (2) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained in any residential district unless it also meets all of the following requirements:
  - (a) Freestanding signs shall only be permitted for multi-family dwellings in the R4 Limited General Residence District, R5 General Residence District, and R6 Central Residence District.
  - (b) Area: No freestanding sign shall exceed twenty-four (24) square feet per side in sign surface area.
  - (c) Height: No freestanding sign shall exceed four (4) feet in height. In all cases height shall be measured from grade at the edge of right-of-way to the top of the sign.
  - (d) Number: No more than one (1) freestanding sign per street frontage is permitted.
- (3) Holiday Decorations, in accordance with the provisions set forth in Section 153.217.
- (4) Informational Signs, in accordance with the provisions set forth in Section 153.218.
- (5) Institutional Signs, in accordance with the provisions set forth in Section 153.219.
- (6) Memorial Signs, in accordance with provisions set forth in Section 153.221.
- (7) Nameplates, in accordance with the provisions set forth in Section 153.224.
- (8) Political Campaign Signs, in accordance with the provisions set forth in Section 153.226.
- (9) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
- (10) Residential Directional Signs, in accordance with the provisions set forth in Section 153.230.

- (11) Residential Subdivision Signs, in accordance with the provisions set forth in Section 153.231.
- (12) Rummage and Garage Sale Signs, in accordance with the provisions set forth in Section 153.232.
- (13) Temporary Signs, in accordance with the provisions set forth in Section 153.235.

(C) Location Restrictions

Signs permitted in residential use districts may be located in any required yard subject to the following provisions:

- (1) Signs shall be set back not less than five (5) feet from any side property line nor less than five (5) feet from any lot line adjacent to any street. In the case of corner lots, permitted signs shall not be erected closer than ten (10) feet from any lot line adjacent to a street.
- (2) In no case shall the height of any sign in any residential district exceed ten (10) feet.

**§153.502 OFFICE DISTRICT REQUIREMENTS**

(A) Purpose Statement

The O Office District is designed to accommodate office buildings, civic and governmental structures, and educational and institutional buildings in a mutually compatible environment. Office district sign regulations are intended to provide for the needs of those uses located in the district for identification while providing for a compatible environment and protecting that environment from the visual impacts of signage not compatible with the purpose and/or character of the district.

(B) Permitted Signs

All signs located in an O Office District shall conform to the specific requirements set forth in this Ordinance. In an O Office District, no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205, except, however, a business flag may only

be flown in conjunction with the flag of the United States of America.

- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206.
- (3) Awnings and Canopies, in accordance with the provisions set forth in Section 153.211.
- (4) Development Signs, in accordance with the provisions set forth in Section 153.215.
- (5) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within any O Office District unless it also meets all of the following requirements:
  - (a) Parking: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four (4) parking spaces on the premises where such freestanding sign is displayed.
  - (b) Area: No freestanding sign shall exceed thirty (30) square feet per side in sign surface area.
  - (c) Height: No freestanding sign shall exceed six (6) feet in height. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
  - (d) Number: No more than one freestanding sign shall be maintained on any one parcel of property, except where a parcel abuts two or more streets, and then one sign per street frontage is permitted.
  - (e) The sign(s) shall contain the name(s) and/or the specific addresses of the tenant(s) of the building and/or the name of the development and/or the name of the management agent and leasing information.
  - (f) The sign shall set back at least ten (10) feet from all property lines.

- (6) Informational signs in accordance with the provisions of Section 153.218.
- (7) Marquees, in accordance with the provisions set forth in Section 153.220.
- (8) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
- (9) Temporary signs, in accordance with the provisions set forth in Section 153.235.
- (10) Under canopy signs, in accordance with the provisions set forth in Section 153.237.
- (11) Valet parking signs, in accordance with the provisions set forth in Section 153.239.
- (12) Wall Signs, in accordance with the provisions set forth in Section 153.240. In addition, no wall sign shall be erected or maintained in any O Office District unless it also meets all of the following requirements:
  - (a) Area: The total sign surface area of all wall signs on any single parcel of property shall not exceed one time the lineal front footage of the property. The total sign surface area of any single wall sign shall not exceed one-hundred (100) feet.
  - (b) Number: No more than one wall sign per street front exposure shall be maintained on any one parcel of property in any O Office District.
  - (c) When more than one sign is permitted on a building, each of the signs shall be constructed of the same materials and be of the same format to provide consistency and unity, subject to the review and approval of the Director.
- (13) Window Signs, in accordance with the provisions set forth in Section 153.241.

**§153.503 B1 & B2 NEIGHBORHOOD SHOPPING DISTRICT  
REQUIREMENTS**

(A) Purpose

The neighborhood shopping districts are intended to provide convenience shopping for persons residing in adjacent residential areas. The Neighborhood Shopping District sign requirements are intended to provide for the need of the business establishments and enterprises for identification, while recognizing the proximity of commercial uses in the B1 and B2 Districts to sensitive residential uses in adjacent districts, and the need to protect such residential uses from potential adverse visual impacts.

(B) Permitted Signs

All signs located in the B1 and B2 Neighborhood Shopping Districts shall conform to the specific requirements set forth in this Ordinance. In any B1 and B2 Neighborhood Shopping Districts no sign shall be permitted except the following signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205, except, however, a business flag may only be flown in conjunction with the flag of the United States of America.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206.
- (3) Awnings and Canopies, in accordance with the provisions set forth in Section 153.211.
- (4) Development Signs, in accordance with the provisions set forth in Section 153.215.
- (5) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within any B1 or B2 Neighborhood Shopping District unless it also meets all of the following requirements:
  - (a) Parking: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four parking

spaces on the premises where such freestanding sign is displayed.

- (b) Area: No freestanding sign shall exceed thirty (30) square feet per side in sign surface area.
  - (c) Height: No freestanding sign shall exceed six (6) feet in height. In all cases height shall be measured from grade at the edge of the right- of-way to the top of the sign.
  - (d) Number: No more than one freestanding sign shall be maintained on any one parcel of property, except where a parcel abuts two or more streets, and then one sign per street frontage is permitted.
  - (e) The sign(s) shall contain the name(s) and/or the specific addresses of the tenant(s) of the building and/or the name of the development and/or the name of the management agent and leasing information.
  - (f) The sign shall set back at least ten (10) feet from all property lines.
- (6) Informational signs, in accordance with the provisions of Section 153.218.
  - (7) Marquees, in accordance with the provisions set forth in Section 153.220.
  - (8) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.223.
  - (9) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in any B1 or B2 District unless it also meets all of the following requirements:
    - (a) Mixed signs prohibited: No projecting sign may be displayed in conjunction with a wall, or awning or canopy sign.
    - (b) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed one-half time the lineal front footage of the property.

- (10) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
- (11) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.233.
- (12) Temporary signs, in accordance with the provisions set forth in Section 153.235.
- (13) Under Canopy signs, in accordance with the provisions set forth in Section 153.237.
- (14) Valance Signs, in accordance with the provisions set forth in Section 153.238.
- (15) Valet parking signs, in accordance with the provisions set forth in Section 153.239.
- (16) Wall Signs, in accordance with the provisions of Section 153.239. In addition, no wall sign shall be erected or maintained in any B1 or B2 District unless it also meets all of the following requirements:
  - (a) Area: The total sign area of all signs on any single business shall not exceed one time the lineal front footage of the property excepting that each legitimate business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single wall sign shall not exceed one-hundred (100) square feet.
  - (b) Number: No more than one wall sign per street front exposure shall be maintained on any one business in any B1 or B2 District.
  - (c) Mixed signs prohibited: No awning or canopy sign may be displayed in conjunction with a wall, or projecting sign.
- (17) Window signs, in accordance with the provisions set forth in Section 153.241.

**§ 153.505 B3 & B4 COMMUNITY SHOPPING DISTRICT REQUIREMENTS**

(A) Purpose Statement

The B3 & B4 Community and Corridor Shopping Districts are designed to provide for the needs of a much larger consumer population than is served by the B1 or B2 Districts; thus a wider range of uses and structure sizes is permitted for both daily and occasional shopping. These districts are generally located astride regional and major arterial roadways.

The intent of the B3 & B4 Community and Corridor Shopping District sign regulations is to provide for the need of businesses and enterprises located in the district for identification by passing vehicular traffic, while protecting the vehicular traffic for the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Because the traffic on the regional and major arterial roadways tends to move at a higher rate and volume than other traffic in the village, the size and scale of signage within the district is greater than that permitted in other districts.

(B) Permitted Signs

All signs located in the B3 & B4 Community and Corridor Shopping Districts shall conform to the specific requirements set forth in this Ordinance. In any B3 & B4 community and Corridor Shopping Districts no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206, except a business flag may only be flown in conjunction with the flag of the United States of America.
- (3) Automatic Changeable Copy Signs, in accordance with the provisions set forth in Section 153.210.
- (4) Awnings and canopies, in accordance with the provisions set forth in Section 153.211. In addition, no awning or canopy sign shall be erected or maintained in any B3, or B4 District unless it also meets all of the following requirements:



- (a) Area:
  - (1) The total sign surface area of all awning or canopy signs on any single parcel of property shall not exceed one times the lineal front footage of the property, excepting that each business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single awning or canopy sign shall not exceed one-hundred (100) square feet.
  - (2) If the awning or canopy sign is to be back a minimum of one hundred twenty (120) feet from the property line which the sign shall face, then the total sign surface area of all awning, canopy or wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single awning or canopy sign shall not exceed two-hundred (200) square feet.
  - (3) If the awning or canopy sign is to be set back a minimum of two-hundred forty (240) feet from the property line which the sign shall face, then the total sign surface area of all awning, canopy or wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. However, the total sign surface area of a single awning or canopy sign shall not exceed fifty (50) per cent of the permitted signage.
- (5) Development Signs, in accordance with provision set forth in Section 153.215.
- (6) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. No freestanding sign shall be erected or maintained within any B3 & B4 Community and Corridor Shopping Districts unless it also meets all of the following requirements:
  - (a) Display: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four parking spaces on the premises where such freestanding sign is displayed.

(b) Area:

- (1) No freestanding sign shall exceed fifty (50) square feet in sign surface area unless specifically regulated below.
- (2) Any freestanding sign fronting on a state right-of-way shall not exceed one hundred twenty five (125) square feet in sign surface.

(c) Setback:

- (1) The leading edge of freestanding signs shall not protrude beyond the edge of the adjacent right-of-way unless specifically regulated below.
- (2) Any freestanding sign fronting on a state right-of-way shall be set back not less than seventy-five (75) feet from the centerline of the adjacent right-of-way.

(d) Height:

- (1) The height of a freestanding sign shall not exceed twenty (20) feet unless specifically regulated below. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
- (2) The height of any freestanding sign fronting on a state right-of-way shall not exceed twenty-five (25) feet. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.

(e) Number: No more than one freestanding sign shall be maintained on any one parcel of property.

(f) Distance Between Signs: All freestanding signs shall be located at least one-hundred (100) feet apart; provided, however, that if such freestanding signs comply with all other provisions except the requisite distance between signs, and it is not reasonable to so comply with the distance between signs requirement, such freestanding signs shall be allowed to be maintained.

- (7) Informational Signs, in accordance with the provisions set forth in Section 153.218.
- (8) Marquees, in accordance with the provisions set forth in Section 153.220.
- (9) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.223.
- (10) Off-premise signs in the B3, or B4 Community and Corridor Shopping Districts in accordance with the provisions set forth in Section 153.225.
- (11) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in any B3 or B4 District unless it also meets all of the following requirements:
  - (a) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed one-half time the lineal front footage of the property.
- (12) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
- (13) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.233.
- (14) Shopping Center Identification Signs, in accordance with the provisions set forth in Section 153.234.
- (15) Temporary Signs, in accordance with the provisions set forth in Section 153.235.
- (16) Under Canopy Signs, in accordance with the provisions set forth in Section 153.237.
- (17) Valance Signs, in accordance with the provisions set forth in Section 153.238.
- (18) Valet parking signs, in accordance with the provisions set forth in Section 153.239.

- (19) Wall signs, in accordance with the provisions set forth in Section 153.240. In addition, no wall sign shall be erected or maintained in any B3, or B4 District unless it also meets all of the following requirements:
- (a) Properties with a Single Tenant, and Shared Pedestrian Access Shopping Centers:
- (1) Area:
- (a) The total sign surface area of all wall signs on any single parcel of property shall not exceed one times the lineal front footage of the property. The total sign surface area of any single awning, canopy or wall sign shall not exceed one- hundred (100) square feet.
- (b) If the wall sign is to be back a minimum of one-hundred twenty (120) feet from the nearest property line, then the total sign surface area of all wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single wall sign shall not exceed two-hundred (200) square feet.
- (c) If the wall sign is to be back a minimum of two-hundred forty (240) feet from the nearest property line, then the total sign surface area of all wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single wall sign shall not exceed three-hundred (300) square feet.
- (d) If the wall sign is to be back a minimum of three-hundred sixty (360) feet from the nearest property line, then the total sign surface area of all wall signs on the single parcel of property shall not exceed two times the lineal front footage of the property. The total sign surface area of a single wall sign

shall not exceed four-hundred (400) square feet.

(2) Number:

- (a) No more than one wall sign per street front exposure shall be maintained on any parcel of property.
- (b) If the building is set back a minimum of one-hundred twenty (120) feet or more from the property line which the sign shall face, then one additional secondary wall sign shall be permitted, not to exceed 50% of the area of the primary sign.

(b) Properties with Multiple Tenants (Other than Shared Pedestrian Access Shopping Centers):

(1) Area:

- (a) If a tenant's wall sign is less than one-hundred twenty (120) feet from the nearest property line, then the total surface area of that sign shall not exceed one times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed one-hundred (100) square feet.
- (b) If a tenant's wall sign is equal to or more than one-hundred twenty (120) feet but less than two-hundred forty (240) feet from the nearest property line, then the total surface area of that sign shall not exceed two times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed two-hundred (200) square feet.

- (c) If a tenant's wall sign is equal to or more than two-hundred forty (240) feet but less than three-hundred sixty (360) feet from the nearest property line, then the total surface area of that sign shall not exceed two times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed three-hundred (300) square feet.
- (d) If a tenant's wall sign is equal to or more than three hundred sixty (360) feet from the nearest property line, then the total surface area of that sign shall not exceed two times the lineal front footage of the tenant space, excepting that each tenant shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any such wall sign shall not exceed four-hundred square feet.

(2) Number:

- (a) Interior Tenants shall be permitted to have one (1) wall sign.
- (b) Exterior Tenants shall be permitted to have up to two (2) wall signs, with no more than one (1) sign per wall. Each sign shall face either a parking lot which serves the tenant or a street on which the tenant's parcel has frontage. (Ord. 4533, passed 9/3/98).

(20) Window Signs, in accordance with the provisions set forth in Section 153.241.

(A) Purpose Statement

The B5 Central Business District constitutes the "downtown" core area of the Village of Lombard. It is intended to accommodate all retail, service and specialty shops and necessary civic services characteristic of the traditional central area.

The intent of the B5 Central Business District sign regulations is to provide for the need of businesses and enterprises located in the district for identification, while protecting the vehicular traffic from the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Within the Central Business District structures and signage are in close proximity to the roadway, vehicular traffic tends to move at a slower rate and is subject to greater signalization than traffic in other business districts in the Village, and it is the goal of the village to present an aesthetically pleasing streetscape to the pedestrian. Therefore, the size and scale of signage within the district is more restrictive than that permitted in other districts.

(B) Permitted Signs

All signs located in the B5 Central Business District shall conform to the specific requirements set forth in this Ordinance. In any B5 Central Business District no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206: except, however, a business flag may only be flown in conjunction with the flag of the United States of America.
- (3) Awnings and canopies, in accordance with the provisions set forth in Section 153.211. No awning or canopy sign shall be erected or maintained in any B5 Central Business District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No awning or canopy sign may be displayed in conjunction with a wall, or projecting sign.
  - (b) Floor: No awning or canopy sign may be displayed above the first or street level floor of the building.

- (c) Area: The total sign surface area of all awning or canopy signs on any single parcel of property shall not exceed one (1) times the lineal front footage of the property, excepting that each business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single awning or canopy sign shall not exceed one-hundred (100) square feet.
- (4) Building Directory Sign, in accordance with the provisions set forth in Section 153.212.
- (5) Development Signs, in accordance with Section 153.215.
- (6) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within the B5 Central Business District unless it meets all the following requirements:
  - (a) Display: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car, and provides a minimum of four (4) parking spaces on the premises where such freestanding sign is displayed.
  - (b) Area: No freestanding sign shall exceed twenty (20) square feet in sign surface area.
  - (c) Height: No freestanding sign shall exceed six (6) feet in height. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
  - (d) Number: No more than one freestanding sign shall be maintained on any one parcel of property.
  - (e) Distance Between Signs: All freestanding signs shall be located at least one-hundred (100) feet apart; provided, however, that if such freestanding signs comply with all other provisions except the requisite distance between signs, and it is not reasonable to so comply with the distance between signs requirement, such freestanding signs shall be allowed to be maintained.



- (f) Curbing: Any freestanding sign within three (3) feet of a driveway, parking area, or maneuvering area shall be completely surrounded by a curbing that is not less than three (3) feet from the outermost perimeter of the sign, and this area will be landscaped as approved by the Director.
- (7) Informational Signs, in accordance with the provisions set forth in Section 153.218.
- (8) Marquees, in accordance with the provisions set forth in Section 153.220.
- (9) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.223.
- (10) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in the B5 District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No projecting sign may be displayed in conjunction with a wall, or awning or canopy sign.
  - (b) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed twenty (20) square feet.
- (11) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
- (12) Rear Service Door Sign, in accordance with the provisions set forth in Section 153.229.
- (13) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.233.
- (14) Temporary signs, in accordance with the provisions set forth in Section 153.235.
- (15) Under Canopy signs, in accordance with the provisions set forth in Section 153.237.

- (16) Valance Signs, in accordance with the provisions set forth in Section 153.238.
- (17) Valet parking signs, in accordance with the provisions set forth in Section 153.239.
- (18) Wall Signs, in accordance with the provisions of Section 153.240. In addition, no wall sign shall be erected or maintained in any B5 Central Business District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No wall sign may be displayed in conjunction with a projecting, awning or canopy sign.
  - (b) Area: The total sign area of all wall signs on any single parcel of property, shall not exceed one time the lineal front footage of the property excepting that each legitimate business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single wall sign shall not exceed fifty (50) square feet.
  - (c) Number: No more than one wall sign per street front exposure shall be maintained on any one business in any B5 District.
  - (d) Floor of Occupancy: No business establishment shall display a wall sign unless that establishment occupies space on the first (street level) floor of the building.
- (19) Window signs, in accordance with the provisions set forth in Section 153.240.

**§ 153.507 I INDUSTRIAL DISTRICT REQUIREMENTS**

(A) Purpose Statement

The I Limited Industrial District is intended to provide an environment for industrial activities that do not create appreciable nuisance or hazards, or that require a pleasant - hazard - and - nuisance - free environment.

The intent of the I Limited Industrial District sign restrictions is to provide for the need of industrial uses for locational identification while protecting the vehicular

traffic from the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Because the traffic on Limited Industrial District roadways tends to move at a slower rate and the limitations on retail uses reducing the need for commercial advertising, the size and scale of signage within the district is more restrictive than that permitted in other districts.

(B) Permitted Signs

All signs located in an I Limited Industrial District shall conform to the specific requirements set forth in this Ordinance. In an I Limited Industrial District, no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205; except, however, a business flag may only be flown in conjunction with the flag of the United States of America.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206.
- (3) Awnings and canopies, in accordance with the provisions set forth in Section 153.211.
- (4) Development Signs, in accordance with the provisions set forth in Section 153.215.
- (5) Freestanding signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within any I District unless it also meets all of the following requirements:
  - (a) Parking: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car and provides a minimum of four (4) spaces on the premises where such freestanding sign is displayed.
  - (b) Area: No freestanding sign shall exceed thirty (30) square feet per side in sign surface area.
  - (c) Height: No freestanding sign shall exceed six (6) feet in height. In all cases height shall be measured from grade at the edge of the right- of-way to the top of the sign.

- (d) Number: No more than one (1) freestanding sign shall be maintained on any one parcel of property, except where a parcel abuts two or more streets, and then one sign per street frontage is permitted.
  - (e) The sign shall contain only the name or names and hours of operation for each business within the building.
  - (f) Setback: The sign shall set back at least ten (10) feet from the property line.
- (6) Informational signs, in accordance with the provisions set forth in Section 153.218.
  - (7) Off Premises signs, in accordance with the provisions set forth in Section 153.225.
  - (8) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in any B1 or B2 District unless it also meets all of the following requirements:
    - (a) Mixed signs prohibited: No projecting sign may be displayed in conjunction with a wall, awning or canopy sign.
    - (b) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed one-half time the lineal front footage of the property.
  - (9) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
  - (10) Temporary signs, in accordance with the provisions set forth in Section 153.235.
  - (11) Wall signs, in accordance with the provisions set forth in Section 153.240. In addition, no wall sign shall be erected or maintained in any I District unless it also meets all of the following requirements:
    - (a) Area: The total sign surface area of all wall signs on any single parcel of property shall not exceed one and one-half time the lineal front footage of the property. The total sign

surface area of any single wall sign shall not exceed one-hundred twenty (120) square feet.

- (b) Number: No more than one wall sign per street frontage exposure shall be maintained on any one parcel of property in any I District.

**§ 153.508 B5A DOWNTOWN PERIMETER DISTRICT REQUIREMENTS**

(A) Purpose Statement

The B5A Downtown Perimeter District is intended to be a transition between the downtown and other commercial areas that accommodates all retail, service, and specialty shops necessary civic services characteristic of the traditional central area in a pedestrian environment while also recognizing compatible automotive land uses. The intent of the B5A District sign regulations is to provide for the need of businesses and enterprises located in the district for identification, while protecting the vehicular traffic from the adverse affects of visual distraction, and enhancing the aesthetics of the district by preventing visual clutter. Within the B5A District structures and signage are typically in close proximity to the roadway, vehicular traffic tends to move at a slower rate and is subject to greater signalization than traffic in other business districts in the Village, and it is the goal of the village to present an aesthetically pleasing streetscape to the pedestrian. Therefore, the size and scale of signage within the district is more restrictive than that permitted in other districts. However, certain buildings in the B5A District are not in close proximity to the roadway. In order to ensure visibility, these buildings are permitted a greater deal of flexibility with regard to freestanding signs.

(B) Permitted Signs

All signs located in the B5A District shall conform to the specific requirements set forth in this Ordinance. In any B5A District no sign shall be permitted except the following named signs:

- (1) Signs not subject to permit fee in accordance with provisions set forth in Section 153.205.
- (2) Signs not subject to permit in accordance with provisions set forth in Section 153.206: except, however, a business flag may only be flown in conjunction with the flag of the United States of America.

- (3) Awnings and canopies, in accordance with the provisions set forth in Section 153.211. No awning or canopy sign shall be erected or maintained in any B5A District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No awning or canopy sign may be displayed in conjunction with a wall, or projecting sign.
  - (b) Floor: No awning or canopy sign may be displayed above the first or street level floor of the building.
  - (c) Area: The total sign surface area of all awning or canopy signs on any single parcel of property shall not exceed one (1) times the lineal front footage of the property, excepting that each business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single awning or canopy sign shall not exceed one-hundred (100) square feet.
- (4) Building Directory Sign, in accordance with the provisions set forth in Section 153.212.
- (5) Development Signs, in accordance with provision set forth in Section 153.215.
- (6) Freestanding Signs, in accordance with the provisions set forth in Section 153.216. In addition, no freestanding sign shall be erected or maintained within the B5A District unless it meets all of the following requirements.
  - (a) Display: No business establishment shall display a freestanding sign unless the establishment is directly accessible by car, and provides a minimum of four (4) parking spaces on the premises where such freestanding sign is displayed.
  - (b) Area:
    - (1) No freestanding sign shall exceed twenty (20) square feet in sign surface area unless specifically regulated below.

- (2) If the principal structure on the zoning lot is set back a minimum of thirty (30) feet from the property line, a freestanding sign on that lot shall not exceed thirty (30) square feet in sign surface area.
  - (c) Heights:
    - (1) The height of a freestanding sign shall not exceed six (6) feet unless specifically regulated below. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
    - (2) If the principal structure on the zoning lot is set back a minimum of thirty (30) feet from the property line, the height of a freestanding sign on that lot shall not exceed fifteen (15) feet. In all cases height shall be measured from grade at the edge of the right-of-way to the top of the sign.
  - (d) Number: No more than one freestanding sign shall be maintained on any one parcel of property.
  - (e) Distance Between Signs: All freestanding signs shall be located at least one hundred (100) feet apart; provided, however, that if such freestanding signs comply with all other provisions except the requisite distance between signs, and it is not reasonable to so comply with the distance between signs requirement, such freestanding signs shall be allowed to be maintained.
  - (f) Curbing: Any freestanding sign within three (3) feet of a driveway, parking area, or maneuvering area shall be completely surrounded by a curbing that is not less than three (3) feet from the outermost perimeter.
- (7) Informational Signs, in accordance with the provisions set forth in Section 153.218.
  - (8) Institutional Signs, in accordance with the provisions set forth in Section 153.219.
  - (9) Marquees, in accordance with the provisions set forth in Section 153.220.

- (10) Motor Fuel Rate Sign, in accordance with the provisions set forth in Section 153.223.
- (11) Projecting Signs, in accordance with the provisions set forth in Section 153.227. No projecting sign shall be erected or maintained in the B5A District unless it also meets all of the following requirements.
  - (a) Mixed signs prohibited: No projecting sign may be displayed in conjunction with a wall, or awning or canopy sign.
  - (b) Area: The total sign surface area of all projecting signs on any single parcel of property shall not exceed twenty (20) square feet.
- (12) Real Estate Signs, in accordance with the provisions set forth in Section 153.228.
- (13) Rear Service Door Sign, in accordance with the provisions set forth in Section 153.228.
- (14) Sandwich Board Signs, in accordance with the provisions set forth in Section 153.223.
- (15) Temporary signs, in accordance with the provisions set forth in Section 153.235.
- (16) Under Canopy signs, in accordance with the provisions set forth in Section 153.237.
- (17) Valance Signs, in accordance with the provisions set forth in Section 153.238.
- (18) Valet parking signs, in accordance with the provisions set forth in Section 153.239
- (19) Wall Signs, in accordance with the provisions of Section 153.240. In addition, no wall sign shall be erected or maintained in any B5A District unless it also meets all of the following requirements:
  - (a) Mixed signs prohibited: No wall sign may be displayed in conjunction with a projecting, awning or canopy sign.



- (b) Area: The total sign area of all wall signs on a single parcel of property, shall not exceed one time the lineal front footage of the property excepting that each legitimate business shall be entitled to a minimum of twenty-five (25) square feet of sign surface area. The total sign surface area of any single wall sign shall not exceed fifty (50) square feet.
- (c) Number: No more than one wall sign per street front exposure shall be maintained on any one business in any B5A District.
- (d) Floor of Occupancy: No business establishment shall display a wall sign unless that establishment occupies space on the first (street level) floor of the building.
- (e) Window signs, in accordance with the provisions set forth in Section 153.241. (Ord. 5092, passed 4/4/02)

**§ 153.602 DEFINITIONS**

**SIGN, DEVELOPMENT** A temporary sign identifying an architect, contractor, subcontractor, engineer or any other individuals or firms involved in the construction and announce the character of the building enterprise or the purpose for which the building is intended.

**ESTABLISHMENT** A place of business or institution carrying on operations, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot.

SECTION 2: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2004.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2004.

Ayes: \_\_\_\_\_

Nayes: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST: -

\_\_\_\_\_  
Barbara A. Johnson, Deputy Village Clerk