

CHAPTER 7
SIGN REGULATIONS

Section

10-7-1	Short Title
10-7-2	Purposes and Scope
10-7-3	Definitions
10-7-4	Signs Exempt from Permits or Fees
10-7-5	Temporary Signs
10-7-6	Monument Signs
10-7-7	Prohibitions
10-7-7-1	Prohibited Signs
10-7-7-2	Unsafe, Unlawful Construction Prohibited
10-7-7-3	Private Sign(s) Prohibited on Public Property
10-7-7-4	Conditions Requiring Removal

§10-7-1: SHORT TITLE:

This Chapter of the Village of Tower Lakes Zoning Ordinance is entitled and may be referred to as the *SIGN REGULATIONS*. (Ord. 92-342B, 9-21-1992)

§10-7-2: PURPOSES AND SCOPE:

(A) The purposes of these Sign Regulations are:

1. To regulate signs that may, by reason of their size, location, construction or manner of display endanger the public safety, and
2. To regulate signs that may confuse, mislead or obstruct the vision necessary for traffic safety, and
3. To regulate signs that may endanger public health, safety, and morals, and/or property values, and
4. To identify the types of signs by location or nature of construction which may or may not require obtaining a permit from the Village prior to installation thereof.

(B) Except as specifically provided for in these Sign Regulations, no person shall erect, construct, alter, repair, change, maintain and/or relocate any permanent sign without first obtaining a sign permit for the work from the enforcing officer and paying the required fee. Relative to permanent signs for which a Village sign permit has been secured, no permit shall be required for the following:

1. Changing letters, words, and/or symbols on any sign that includes a changeable copy panel.
2. Normal repairs, including repainting of an existing sign, without any content or copy change.

(C) Signs shall be classified and permitted in accordance with these Sign Regulations and only those signs specifically permitted by the text of these Sign Regulations shall be permitted.

(D) Signs shall be regulated in such a manner as to maintain the character of each zoning district as set forth in this Zoning Ordinance. The classification of signs shall be in accordance with the various

zoning districts designated now or hereafter established in this Zoning Ordinance and shall be subject to further restrictions by this Chapter and all other applicable ordinances of the Village.

- (E) Notwithstanding anything contained in these Sign Regulations to the contrary, these Sign Regulations shall be construed to the greatest extent possible consistent with the United States Constitution, the Illinois Constitution, and other applicable State and Federal laws.

(Ord. 92-342B, 9-21-1992; Amd. Ord. 2018-06, passed 07-16-2018)

§10-7-3: DEFINITIONS:

As used in this Chapter, the following words and terms shall be defined as specified in this Section:

BANNER: A temporary sign consisting of a piece of fabric or other flexible material attached to two (2) or more pole(s) or staff(s) or line(s).

BEACON LIGHTS: Any light with one or more beams, capable of being directed in any direction or directions or capable of being revolved automatically.

BENCH SIGN: A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

BILLBOARD: Any sign, whether temporary or permanent, erected on private property or attached to any building on private property which relates to a business, profession, occupation, service, building, activity, or use not conducted or offered on the premises to which such sign is annexed or attached.

FLAG: A temporary sign which is printed on and/or made of fabric or other flexible material which is mounted and flown on a single pole. Notwithstanding anything otherwise contained in this Chapter, the U. S. Flag Code shall be applicable to the display of all flags of the United States of America.

FLASHING SIGN: Any illuminated sign and/or flashing light where each artificial light unit is not maintained in a stationary condition, or where all light units are not constant in intensity and/or color at all times when such sign is illuminated. Illuminated signs which indicate the time and/or temperature shall not, for that reason alone, be considered flashing signs.

FREESTANDING SIGN: Any mobile or portable sign or sign structure, not securely attached to the ground or to any other structure. This shall not include vehicle signs as defined herein.

ILLUMINATED SIGN: Any sign illuminated in any manner by an artificial light source.

MONUMENT SIGN: A type of permanent ground sign.

MOVING SIGN: Any sign that has an external or visible part or parts that move, rotate, or spin, in whole or in part, including but not limited to any sign held and/or moved by a person or other animate object, commonly known as “sign spinners”.

MUNICIPAL SIGN: Any sign located on public property and/or within any public right-of-way which has been approved by the public body owning or having maintenance jurisdiction over such

location, including, but not limited to: traffic-control signs, traffic signals and devices; legal notices, identification signs for public buildings, or departments, divisions, services, or structures of a public body; any informational, directional, or warning sign; any warning sign or regulatory sign required by federal or state law or local ordinance; railroad crossing signs; temporary emergency signs; and such other signs as may be approved by the governing body or executive authority of the public body owning or having maintenance jurisdiction over such location, which are determined by such public body to serve a public purpose.

NONCONFORMING SIGN: Any sign which was lawful prior to the adoption, revision or amendment to these Sign Regulations, but which now fails by reason of such adoption, revision or amendment, to conform to the present requirements of these Sign Regulations.

PERMANENT SIGN: Any sign other than a temporary sign.

PORTABLE SIGN: Any sign designed to be moved from place to place.

PUBLIC PROPERTY: Any property owned or maintained by a public body, including but not limited to public rights-of-way.

TEMPORARY SIGN: Any sign, flag, banner, pennant, streamer, valance or other form of display designed or intended by reason of its material and/or construction to be displayed for a period of short duration, i.e., generally not longer than sixty (60) days, except as may otherwise be provided in this Chapter.

VEHICLE SIGN: A sign attached to an operable or inoperable motor vehicle, van, or trailer which is parked or placed in position where it is intended to function as a permanent or temporary sign for the premises on which it is located.

(Ord. 92-342B, 9-21-1992; Amd. Ord. 2018-06, passed 07-16-2018)

§10-7-4: SIGNS EXEMPT FROM PERMITS OR FEES:

The following signs are exempt from permit(s) or fee(s) otherwise required by this Chapter, provided that, and only if, they comply with the other applicable provisions of this Chapter:

- (A) Municipal Signs: As defined in Section 10-7-3, “Definitions”, above.
- (B) Certain Signs Located on Private Property:
 - (1) Any permanent or temporary sign located on private property with the consent of the owner of the property, which does not exceed one (1) square foot in area shall be exempt from this Chapter, provided however, not in excess of four (4) such signs shall be erected or maintained on any one lot or zoning parcel.
 - (2) Changes to Signs Not Requiring Permit(s) or Fee(s): Although a permit shall generally be required for the installation of any permanent sign on private property, no permit shall be required for the following:

- (a) Changing letters, words, and/or symbols on any sign that includes a changeable copy panel.
- (b) Normal repairs, including repainting of an existing sign, without any content or copy change.

(C) Temporary Signs in compliance with Section 10-7-5 of this Chapter.

(Amd. 2014 Code; Amd. Ord. 2018-06, passed 07-16-2018)

§10-7-5: TEMPORARY SIGNS:

The following regulations shall apply to all temporary signs:

(A) Permits:

Temporary signs in compliance with this Section 10-7-5 and otherwise in compliance with the Sign Regulations of this Chapter shall be exempt from the sign permit and fee requirements of this Chapter.

(B) Maximum Number of Signs:

(1) Interior Lots: Only two (2) temporary signs shall be permitted on any interior lot.
(Ord. 92-342B, 9-21-1992; Amd. Ord. 2018-06, passed 07-16-2018)

(2) Corner Lots/Multiple Frontage Lots: Not more than two (2) temporary signs per street frontage shall be permitted on corner lots or on multiple frontage lots.
(Ord. 92-342B, 9-21-1992; amd. 2001 Code; Amd. Ord. 2018-06, passed 07-16-2018)

(C) Maximum Gross Surface Area:

A single temporary sign shall not exceed a maximum of nine (9) square feet on each of two (2) abutting display surfaces.

(D) Maximum Height:

A temporary sign shall not exceed six (6) feet in height as measured from grade, provided, however, a flag may also be displayed on a permanent pole which does not exceed the maximum height for the zoning district in which it is located.

(E) Duration:

No temporary sign shall be displayed on any private property after the purpose of the sign no longer exists, provided, however, this limitation shall be construed consistently with the Illinois Constitution and the United States Constitution and other applicable State or Federal laws.

(F) Illumination:

Temporary signs shall not be externally or internally illuminated.

(G) Location:

Temporary signs shall only be located on the property of the owner(s) of the sign or with the consent of the owner(s) or occupant(s) of the property upon which the sign is or will be located.

(Amd. Ord. 2018-06, passed 07-16-2018)

§10-7-6: MONUMENT SIGNS:

Monument signs shall be permanent ground signs and shall be subject to the following additional regulations:

(A) Display:

Words, lettering, and/or symbols on any such sign shall not be more than one foot (1') in height.

(B) Gross Surface Area:

No such sign shall exceed one hundred twenty five (125) square feet in gross surface area on any one side and not more than two (2) display surfaces shall be permitted on each such sign.

(C) Height:

It shall be unlawful to erect any such sign, the total height of which (not including any lighting fixtures) is greater than six and one-half feet (6¹/₂') above the center line datum elevation of the highest street upon which the sign faces. Lighting fixtures attached to any such sign shall not exceed three feet (3') in height.

(D) Application:

- (1) Applications for construction of such a sign shall be submitted to the enforcing officer.
- (2) Applications shall include a scaled rendering of the proposed sign, detailed specifications for any external or backlit illumination of the sign, location survey and a list of construction materials.
- (3) The Village may require alterations to the plans submitted if it is determined that such plans are not consistent with public safety. Such plans shall comply with all applicable provisions of these Sign Regulations but no other permit shall be required.
- (4) Upon review by the enforcing officer, the application will be forwarded to the Village's Board of Trustees for their consideration and approval or disapproval, provided, however, the Board of Trustees may refer the application to the Plan Commission for its recommendation, if the Village Board deems this advisable.

(E) Ownership and Maintenance:

- (1) As a condition of constructing and installing any such monument sign, the owner of the property upon which the sign is located (the “property owner”) shall be required to maintain said sign and any associated illumination thereof in good condition.
- (2) If the property owner fails to maintain said sign and any associated illumination thereof in good condition, after ten (10) days’ written notice thereof from the Village, the Village’s enforcing officer may and shall be authorized to:
 - (a) Cite the property owner for a violation of this Chapter; and/or
 - (b) Cause such maintenance work to be performed by the Village and/or its agents, and the property owner shall be obligated to reimburse the Village in a timely manner for all costs of such maintenance incurred by the Village.
- (3) If the property owner fails to maintain such sign and any associated illumination thereof, and if the Village does not either desire to, or finds that it is not practical or cost-effective to, maintain said sign and associated illumination, then the Village may cause such sign to be removed, and the property owner shall again be obligated to reimburse the Village in a timely manner for all costs of removal incurred by the Village.

(F) Lighting:

No internal illumination of any such monument sign shall be permitted.

(Amd. Ord. 2018-06, passed 07-16-2018)

§10-7-7: PROHIBITIONS:

§10-7-7-1: Prohibited Signs:

- (A) With the exception of those signs complying with Section 10-7-4 or Section 10-7-6 of this Chapter, no signs of any kind shall be permitted in any residential, farming, or public lands zoning district as defined in this Zoning Ordinance.
- (B) Without any limitation on the prohibition contained in subsection (A) of this Section, the following are expressly prohibited on any property located within the Village: tethered airborne signs, beacon lights, portable signs, freestanding signs, poster boards, bench signs, billboards, flashing signs, internally illuminated signs, roof signs, vehicle signs, moving signs, streamers, banners, pennants, and/or valances, and any signs painted directly on a wall or walls.

(Ord. 92-342B, 9-21-1992; Amd. Ord. 2018-06, passed 07-16-2018)

§10-7-7-2: Unsafe, Unlawful Construction Prohibited:

(A) Unsafe Signs:

If the enforcing officer finds that any sign located within the Village is unsafe or is not secure such that an immediate peril to the safety of persons or property exists, the enforcing officer may with or without notice to the property owner and/or the owner of such sign remove it or may cause it to be removed at the expense of the property owner and/or the owner of such sign.

(B) Signs In Violation of These Regulations or Zoning Ordinance:

If the enforcing officer finds that any sign located within the Village has been constructed or erected or is being maintained in violation of any of the provisions of these Sign Regulations, this Zoning Ordinance, and/or of this Village Code but where no immediate peril to the safety of persons or property exists and the sign is not within a public right-of-way, the enforcing officer shall give written notice of such violation to the property owner or the owner of the sign, who shall be required to immediately take such action as may be necessary so as to bring said sign into compliance with the provisions of these Sign Regulations, this Zoning Ordinance, and/or this Village Code. Where an immediate peril exists, or where the sign is located within a public right-of-way, any Village officer shall have authority to immediately abate a violation of these Sign Regulations, this Zoning Ordinance, and/or this Village Code.

(C) Obstructions:

No sign shall be erected, relocated or maintained in such a manner that free ingress or egress into or from any door, window, or fire escape is prevented. No sign of any kind shall be attached to any standpipe or fire escape, or be attached in a manner which will interfere with any opening required for ventilation.

(D) Traffic Hazards Prohibited:

- (1) No sign otherwise permitted by this Chapter shall be erected, maintained, or used in such a manner as to obstruct free and clear vision, or as to distract the attention of the driver of any vehicle by reason of the position, shape, color, movement, or any illumination of such sign.
- (2) No sign shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or be confused with, any authorized traffic sign, signal, or device, or in such manner as to cause glare on any public property or public right-of-way or on any residential property in the vicinity, or in such manner as to interfere with the respective sight lines of drivers using any public property or public right-of-way.
- (3) No sign shall make use of the words “Stop”, “Go”, “Look”, “Danger” or any other similar word, phrase, symbol or character; and no sign shall employ any red, yellow, orange, green or other colored lamp or light in such a manner as to interfere with, mislead, or confuse the driver of any vehicle.

(E) Exterior Display of Certain Objects Prohibited:

No person shall place on, suspend from, or otherwise display from the exterior of any building or structure, any goods, wares, or merchandise being offered for sale or rent.

(Ord. 92-342B, 9-21-1992; Amd. Ord. 2018-06, passed 07-16-2018)

§10-7-7-3: Private Sign(s) Prohibited on Public Property:

No private sign shall be located on or be hereafter maintained on Village property or in any public right-of-way within the Village without the express approval of the Board of Trustees as expressed by motion or resolution.

(Ord. 2018-06, passed 07-16-2018)

§10-7-7-4: Conditions Requiring Removal:

(A) Discontinuance of Activity:

Except as otherwise provided in this Chapter, if the owner of a nonconforming sign shall discontinue the activity conducted at the property or premises where the sign is located, the sign shall be removed at the expense of the owner within ten (10) calendar days after the discontinuance of such activity. Such sign shall not be erected elsewhere unless a permit is issued for the new installation pursuant to and in compliance with the provisions of these Sign Regulations.

(B) Nonconforming Signs:

Unless otherwise specified in these Sign Regulations, all signs which become nonconforming by the provisions of these Sign Regulations or this Zoning Ordinance, including any such nonconforming signs for which variations have been previously granted, shall be removed, altered, or repaired so as to hereafter be in compliance with the provisions of these Sign Regulations for this Zoning Ordinance within five (5) years from the date the last building permit or sign permit was issued for such sign or prior to January 1, 2022, whichever is earlier.

(C) Violations:

Except as otherwise expressly provided herein, it shall be unlawful for any person to erect, construct, repair, alter, relocate, change and/or maintain or commence to erect, repair, alter, relocate, change and/or maintain, any sign without first securing a sign permit as required by these Sign Regulations. It shall also be unlawful for any person to violate, disobey, omit, neglect or refuse to comply with or to resist or obstruct the enforcement of any of the provisions of these Sign Regulations.

(Ord. 92-342B, 9-21-1992; Amd. Ord. 2018-06, passed 07-16-2018)

(Amd. 2014 Code; Amd. Ord. 2018-06, passed 07-16-2018)