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CHAPTER 2

GENERAL ZONING PROVISIONS¹

SECTION:

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9-2-1: COMPLIANCE WITH DISTRICT REGULATIONS:

- A. No building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used for any purpose other than is permitted in the district in which the building or land is located.
- B. No building or structure other than a building for conditional use shall be erected, converted, enlarged, reconstructed or structurally altered except in conformity with the area regulations of the zone in which the building is located.

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9-2-2: LOTS:

- A. Previously Recorded Lots: Any separate lot, the title of which was of record at the time of the adoption of this Code, that does not meet the requirements of this Code for yards, courts or other area of open space, may be utilized for single residence purposes; provided, the requirements for such yard or court or lot area, width, depth or open space is within seventy five percent (75%) of that required by this Chapter. The purpose of this provision is to permit utilization of recorded lots which lack adequate width or depth as long as reasonable living standards can be provided.
- B. Number of Buildings on a Lot: Every building hereafter erected or structurally altered to provide dwelling units shall be located on a lot as herein defined and in no case shall there be more than one such building on one lot unless otherwise provided in this Code. Party walls are hereby expressly prohibited.
- C. Open Spaces:
 - 1. Space requirements Applicable to One Building Only: No space for which, for the purpose of a building or dwelling group, has been counted or calculated as part of a side yard, rear yard, front yard, court or other open space required by this Chapter may, by reason of change in ownership or otherwise, be counted or calculated to satisfy or comply with a yard, court or other space requirement of or for any other building.

2. Projections on Open Spaces:

- a. An open terrace, but not including a roofed-over porch or terrace, may occupy a front yard, provided the unoccupied portion of the front yard has a depth of not less than fifteen feet (15').
- b. A one story bay window may project into a front yard not more than three feet (3').
- c. Overhanging eaves, including gutters, may project over the minimum required side yard not more than eighteen inches (18").
- d. Street Access: No building shall be constructed or erected upon a lot or parcel of land, which does not abut upon a public street or have permanent easement for access to a public street, which easement shall have a minimum width of twenty five feet (25') unless as easement of lesser width was of record prior to the adoption of this Chapter.

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9-2-3: STRUCTURE REQUIREMENTS:

A. Setbacks:

1. Minimum: In addition to the setback requirements in any district herein set forth, every part of a building or structure hereinafter erected or relocated shall be located or set back:
 - a. From the established center line of any section line road or street at least fifty feet (50').
 - b. From the established center line of every half-section line road or street, at least forty feet (40').
 - c. From the established center line of every other road or street fronting a lot or building plat, at least thirty three feet (33').
 - d. The minimum setback on Joliet Road (U.S. Route 66) and LaGrange Road (U.S. Route 45) shall be at least fifty feet (50').
 - e. From the established center line of said road or street. The minimum setback on the Stevenson Expressway(I-55) shall be at least twenty feet (20') from its closest right-of-way line.
 - f. Fences in R and R2 Districts in alley ways, shall have a minimum set back of six feet (6') from edge of alley.

g. Fences located at ingress/egress to all alley ways shall have a set back of ten feet (10') from edge of alley. For corner properties a five foot (5') set back from edge of sidewalk.

h. All fences in R and R2 Districts shall be four feet (4') high to twenty feet (20') from sidewalk. After twenty feet (20') fences shall have a maximum height of six feet (6'). For corner properties a five foot (5') line of site shall be required with the exception of junk yards, fences shall not have any barbs or sharp points at the top thereof.

i. All garages in R and R2 Districts in alley ways, shall have a minimum set back of twelve feet (12') from the edge of the alley.(Ord. 05-25,10/10/05)

2. Alteration for Public Building: The Zoning Board of Appeals shall have power to recommend to the Village Board the alteration of the required setback line in case of public or semi-public buildings after a public hearing and after a

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showing that such action will not cause damage and will be in accord with the general purpose of this code. (Ord. 05-12, 6/13/05, Ord. 69-1, 2-10-69)

- B. Height: No structure may be erected to exceed in height the height limits of the district in which it is located. Antennas, however, may exceed the height limits by ten feet (10') over the highest point of the roof. (Ord 69-1, 2-10-69; amd Ord. 83-6)

- C. View at intersections: It shall be unlawful to construct or maintain, or permit to remain, any fence or other structure on a corner lot within fifty feet (50') of the street line, which obstructs the view, at a height of more than five feet (5') above the level of the adjacent street pavement. Any person violating any provision of this subsection shall be fined not less than five dollars (\$5.00) nor more than five hundred dollars (\$500.00) for each offence, and a separate offense shall be deemed committed on each day during or on which such obstruction to view is permitted to remain after notice from the Police Department or any official of the Village to remove the same. (1985 Code)

- D. Use Restrictions:

1. No basement in any dwelling shall be used for nor shall it contain any quarters for sleeping or cooking, unless used by the family living above.
2. No half-story shall contain cooking facilities, and any space therein may be used only by the family living on the floor immediately below.

9-2-4: ACCESSORY BUILDINGS: Accessory buildings, except otherwise permitted or prohibited in this Code, shall be subject to the following regulations:

- A. Where an accessory building is structurally attached to a main building, it shall be subject, and must conform, to all regulations of this Code applicable to the main building. (Ord. 69-1, 2-10-69)
- B. No detached accessory building shall be located closer than ten feet (10') to any main building.
- C. An accessory building shall not be erected prior to the establishment or construction of the principal use or building.

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9-2-5: CONDITIONAL USES PERMITTED: The following uses of land or structures, or both, may be permitted within any LM, HM, or MFT Use District, subject to specific provisions of this Code:²

Airport, landing field or landing strip.

Bus terminal, railroad passenger station or any other transportation terminal facilities.

Churches and accessory buildings used for religious teaching.

Extraction of gravel, sand or other raw materials.

Golf courses, public or private.

Hospitals or sanitariums.

Municipal or privately-owned recreation buildings or a community center.

Nursery schools, day nurseries and child care centers, provided there is a minimum of one hundred (100) square feet of outdoor play area for each child to be cared for, and that the play area is fenced or screened from any adjoining lot in any residence zone with planting.

Police stations, fire stations or place for storage of Municipal equipment. (Ord 69-1, 2-10-69)

Parking area, public, except for trucks over eight thousand (8000) pounds. (Ord 69-1, 2-10-69; amd. 1985 Code)

Public administration buildings, auditorium, gymnasium or any other publicly-owned structure.

Public or private park or playground.

Public utility facilities, filtration plant or pumping station, heat or power plant, transformer station and other similar facilities.

Radio and television antenna towers, commercial.

Railroad right of way, switch tracks, and rail connection facilities, but excluding a general railroad terminal.

Schools, public or private.

²See Section 9-12-4 of this Municipal Code.

Telephone exchange.

9-2-5A: CEMENT AND/OR ASPHALT PLANT: Within the boundaries of the Village, cement and/or asphalt plants are declared designated as a “Special Use” of real estate and therefore subject to rules and regulations as set forth in Title 9, Chapter 12, *et seq.*, of the Village Code of Hodgkins. (Ord. 02-04, 5/13/02)

9-2-6: OCCUPANCY REQUIREMENTS: In any zone district, the use and occupancy of buildings shall be subject to the following restrictions. The occupancy content shall be determined by dividing the net floor area within the perimeter of the space or building, not including elevators, stairways or other shaft enclosures, by the floor area per person established in the following table:

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<u>Occupancy</u>	<u>Minimum Floor Area per Person</u>
Residential Units (except trailers) May be occupied only by a family as defined in this Code.	125 sq. ft.
Trailer Units May be occupied only by a family as defined in this Code.	75 sq. ft.
Institutional Units Except nursing homes, sheltered care homes and homes for the aged: The occupancy content for such institutional units shall be determined in accordance with the following:	150 sq. ft.
1. The minimum area of a single bedroom or sleeping room shall be not less than eighty (80) square feet, not including space taken up by closets, for each patient's bed.	
2. Each multiple bedroom shall have at least sixty (60) square feet of floor area, not including any space taken up by closets, for each patient's bed.	
Business Units	100 sq. ft.
Mercantile Units:	
First Floor	30 sq. ft.
Basement sales floor	30 sq. ft.
Other floors	60 sq. ft.
Industrial Units:	

Power plants	400 sq. ft.
Other industrial units	100 sq. ft.
Storage Units	300 sq. ft.

9-2-7: SIGNS: This Section shall be known and cited hereafter as the "Sign Ordinance of the Village of Hodgkins."

9-2-7-1: GENERAL PURPOSE: The regulation of signs by this Section is intended to promote and protect the public health, safety and welfare by:

- * Reducing the depreciation of property values caused by signs which are incompatible with surrounding land uses;
- * Creating a viable economic and business climate within the commercial and industrial areas of the Village;

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- * Enhancing and protecting the physical appearance of all areas of the Village; and,
- * Reducing the distraction, obstructions and hazards to pedestrians and auto traffic caused by the indiscriminate placement and use of signs.

9-2-7-2: SCOPE: This Section covers the location, construction, use and maintenance requirements for signs, as defined herein, and related structures.

9-2-7-3: CONSTRUCTION PERMIT REQUIRED; ANNUAL INSPECTIONS:

- A. Construction Permit Required: Except as otherwise provided herein, no sign shall be located, constructed, erected, structurally altered, relocated or enlarged without the owner thereof first having obtained a sign permit. All required sign permits shall be issued by the Building Commissioner. Sign permits shall be valid for a period of ninety (90) days from the date of issuance. In the event that the work authorized under the permit has not been completed within said ninety (90) day period, the permit shall become null and void and the applicant thereon shall be required to apply for an additional permit.
- B. Application for construction Permit: Application shall be made upon forms provided by the Village and shall include the following information:
 1. Name, address, telephone number and signature of the applicant, and, if the applicant is someone other than the owner of the property upon which the signs is constructed or be constructed, the name, address, telephone

number and signature of the owner of said property. The application shall further identify the owner of the sign and the name of the person erecting, constructing, altering or relocating the sign.

2. The location by street number and any common name applied to any building, structure or premises to or upon which the sign is to be attached or erected;
3. The position of the sign in relation to nearby buildings, structure or premises to or upon which the sign is to be attached or secured, together with a landscape plan, if required;
4. Such number of copies of the plans and specifications, description of the method of construction, location and

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support, sealed by a registered architect, structural engineer, professional engineer or prepared by a sign manufacturer, including such measurement of dimensions as the building commissioner may reasonably request.

5. Sketch showing sign faces, exposed surfaces and proposed message thereof, accurately represented in the scale as to size, proportion and color.
 6. The zoning classification of the property on which the sign will be erected;
 7. Such other information as the Building Commissioner may reasonably require.
 8. The Building Commissioner shall examine all plans and specifications, the premises upon which a sign is to be erected, constructed, altered or relocated, the sign or other advertising structure and other relevant data or material. Should the Building Commissioner conclude that the proposed sign is in compliance with all requirements of the Village Code, he shall issue a permit. If the Building Commissioner determines that the proposed sign is not in compliance with all requirements of the Village Code, he shall deny the application and give written notice thereof to the applicant, together with a brief statement of the reasons for denial.
 9. Each application shall be accompanied by the payment of a sign construction permit fee representing 1% of construction costs and in accordance with the schedule set forth in Title 3, Section 3-1A-1 of the Village Code.
- C. Suspension or Revocation of Permit: The Building Commissioner may,

in writing, suspend or revoke any permit issued under provisions of this Section if he shall determine that the holder thereof failed to comply with any provisions of this Section. All construction shall cease and the work done will be removed or changed to comply with all provisions of the Village Code and the plans and specifications there for approved by the Building Commissioner.

- D. Annual Inspection: The Village shall annually inspect each sign regulated by this Code. The inspection shall be conducted to determine whether each sign is safe, in need of removal or repair. The owner of each sign regulated pursuant to this Code shall be required to pay an annual inspection fee. Inspection fees shall be paid in accordance with the Section on fees in this Code.

No inspection need be made of any sign for which a construction has been issued during the previous twelve (12) calendar months. The Village shall be permitted to make inspections at any time

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when it reasonable believes that any sign may pose a threat or danger to public safety.

9-2-7-4: PROHIBITED SIGNS: The following signs shall be prohibited:

- Animated Signs;
- Chaser signs;
- Festoon lighting;
- Flashing signs;
- Portable signs;
- Obsolete signs;
- Off-premises signs, except billboards where permitted;
- Search lights;
- Signs painted on the walls or windows of any building;
- Roof signs;
- Signs in conflict with traffic signals; and,
- Temporary signs painted upon wood or other materials and hung on a wall or fence.

9-2-7-5: EXEMPT SIGNS: The following signs are exempt from the provisions of this Section, excepting for such instances when any sign listed herein if found to be unsafe or unlawful, as provided for herein.

Memorial Signs. Memorial plaques or tablets, grave markers, statuary or other remembrances of person or events that are non-commercial in nature.

Public Signs. Traffic and other signs erected and maintained by the Village or other governmental agency, legal notices and all other similar signs required by law to be posted.

Holiday Decorations. Temporary decorations displayed in connection with traditionally accepted patriotic or religious holidays.

Flags. Flags, emblems and insignia of political, religious or educational organizations displayed for non-commercial purposes.

Directional Signs. Small non-illuminated signs not exceeding two (2') square feet in gross surface area, displayed strictly for the direction, safety, or convenience of the public, including signs which identify restrooms, freight entrances, telephones and the like.

Works of Art. Work of fine art when not displayed in conjunction with a commercial enterprise which enterprise may benefit direct commercial gain from such display

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Vending Machines. Permanent, non-flashing signs on vending machines, gas pumps or ice containers indicating only the contents of such devices, and limited in sign to three (3) square feet.

Occupant Signs. Signs limited in content to the name of occupant and the address of the premises are further limited to: (a) Wall and ground signs; (b) No more than two (2) per street frontage; (c) No more than three (3) square feet in gross surface area per sign; (d) No more than fifteen feet (15') in height; (e) Signs which may be illuminated but shall not be flashing or moving signs.

9-2-7-6: LIMITATION ON SIGNS. The following provisions are applicable to all signs subject to the provisions of this Section:

- A. **Signs Painted on Walls.** No sign shall be painted on masonry or frame walls, roof or fences and all existing signs painted on walls, fences or roofs shall be removed within seven (7) years from the effective date of this Section;
- B. **Roof Signs.** Signs shall not be erected on the roof of any building or structure;
- C. **Signs Over Public Ways.** No signs, streamer, banner, flag pennant or other advertising structure shall encroach upon, over or across any public street, alley, sidewalk, parkway or park except as the Temporary Sign, as provided in this Ordinance;

- D. **Obstructions.** No sign shall block any required access way or window;
- E. **Signs on Trees.** No sign shall be attached to a tree;
- F. **Signs on Vacant Property.** No sign, other than an authorized temporary sign, may be erected on vacant property;
- G. **Awnings, marquees and Canopies.** Signs on awnings, marquees and canopies shall be considered to be wall signs under the terms of this Section and subject to regulations therefore, where applicable.

9-2-7-7: CONSTRUCTION, MAINTENANCE AND ALTERATION. All signs shall be constructed, maintained and altered as hereinafter provided:

- A. **Building Code.** All signs shall be constructed of approved materials and maintained, repaired and altered in compliance with the requirements of the Building Code of the Village of Hodgkins;

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- B. **Electrical Code.** All signs employing or containing any electrical wiring and/or connections shall comply with the Electrical Code of the Village of Hodgkins;
- C. **Metal Signs.** The face and background of all metal signs shall be constructed of metal not thinner than No. 28 B & S gauge. A metal faced sign may utilize a wood frame and may contain letters, figures, characters, borders or moldings made of wood. Any wooden border shall not exceed three (3") inches in width.
- D. **Painting and Maintenance.** Owners shall paint and maintain all parts and supports of each sign owned by them, as necessary to prevent rusting, rotting or deterioration or the endangering of public health or safety.
- E. **Wind Pressure and Dead Load Requirements:** Every sign shall be designed and constructed to withstand a wind pressure of thirty (30) pounds per square foot and to receive dead loads as required by the Building Code or other applicable ordinances or regulations.
- F. **Glass Requirements.** Glass forming any part of a sign shall be heavy safety glass having a minimum thickness of one-fourth ($\frac{1}{4}$ ") inch. Any single piece or pane of glass exceeding three (3) square feet in area shall be wired glass or plexiglass.
- G. **Alterations.** No sign or other advertising structure shall be altered, rebuilt,

enlarged, extended or relocated except in conformance with the provisions of this Section. The repainting, changing or parts, and preventive maintenance of signs shall not be deemed to be alterations.

9-2-7-8: LOCATION: Signs shall be located on the same premises as the principal use served and in yards or attached to buildings as follows:

- A. **All Residential Districts:** Permitted signs may be located anywhere on the property but not closer than three (3') feet to any lot line;
- B. **All Non-Residential Districts:** No sign shall project into the public right-of-way nor shall a sign attached to a building extend more than twelve (12") inches from the face of the building;

No building sign shall extend above the top line of the face of the building and, in no case, exceed a height of twenty (20') feet above average surrounding grade.

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9-2-7-9: SIGN SURFACE AREA, HEIGHT AND NUMBER LIMITATIONS:

- A. All residential districts:
 - 1. Nonflashing, Nonilluminated Accessory Signs:
 - (a) Nameplates and identification signs, subject to the following:
 - (1) For one and two-family dwellings, there shall be not more than one nameplate, not exceeding one square foot in area, for each dwelling unit, indicating the name and address of the occupant or permitted occupation;
 - (2) For multiple-family dwellings, for apartment hotels and for buildings other than dwellings, a single identification sign not exceeding twelve (12) square feet in area and indicating only the name and address of the building and the name of the management thereof may be displayed;
 - (3) No sign shall project higher than one story or fifteen feet (15') above curb level, whichever is lower.
 - (b) For Sale and To Rent Signs, subject to the following:
 - (1) There shall be not more than one such sign per lot except that on a corner lot two
 - (2) signs, one facing each street, shall be permitted. No sign shall exceed eight (8)

square feet in area nor be closer than eight feet (8') to any other zoning lot; (2) No sign shall project higher than one story or fifteen feet (15') above curb level, whichever is lower.

(c) Signs accessory to parking areas, subject to the following:

(1) Signs designating entrances or exits to or from a parking area and limited to one sign for each such exit or entrance and to a maximum size of three (3) square feet each shall be permitted. One sign per parking area designating the conditions of use or identity of such parking area and limited to a maximum size of eight (8) square

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feet shall be permitted, provided that on a corner lot two (2) such signs, one facing each street, shall be permitted.

(2) No sign shall project higher than seven feet (7') above curb level.

(d) Nonflashing Accessory Signs:

(1) Church bulletins subject to the following:

(i) There shall be not more than one sign per lot except that on a corner lot two (2) signs, one facing each street, shall be permitted. No sign shall exceed eighteen (18) square feet in area nor be closer than eight feet (8') to any other zoning lot.

(ii) No sign shall project beyond the property line into the public way;

(iii) No sign shall project higher than one story or fifteen (15') feet above curb level, whichever is lower.

B. All Nonresidential Districts: Every business as defined herein shall be permitted to erect signs indicating only the business name and address and the major enterprise or the principal product offered for sale on the premises. The following standards shall apply:

(1) Wall signs shall be permitted. A wall sign containing a sign surface area not to exceed two hundred fifty (250) square feet shall be permitted for any one (1) premises housing a single nonresidential entity. Should any one (1) premises house more than a single nonresidential entity, a wall sign shall be permitted for each entity based upon the following: Each such entity will be permitted two and one half (2½) square feet of sign surface area for each front foot the entity occupies in the building or structure at the

premises up to a maximum of two hundred fifty (250) square feet.

All tenant signs are to be channel letters.

Opaque metal sides and backs with external surfaces will be primed and painted. Faces will be flat (not formed) virgin acrylic. Faces are to be internally lighted using neon with number of tubes to insure even illumination showing neither dark nor hot spots. All letters are to be internally lighted

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with neon and have no exposed neon. Transformers are to be concealed in each letter or concealed behind the sign band wall above the ceiling in the tenant space.

Face retainers to be metal or plastic such as "Trim Cap" and encompass the entire perimeter of each letter. No tab mounted letter faces will be permitted.

- (2) Building or window identification signs shall be permitted. A building or window identification sign containing a sign surface area of not to exceed ten (10) square feet shall be permitted.
- (3) Ground signs shall be permitted. A ground sign containing a sign surface of not to exceed two hundred (200) square feet shall be permitted.
- (4) A shopping center containing two (2) or more businesses may elect to construct or erect two (2) freestanding or ground signs, identifying said shopping center, subject to the following criteria:
 - (a) No other freestanding or ground sign shall be constructed or erected within the area comprising the shopping center except for shopping center "outparcels" which shall each be allowed two (2) ground signs and two (2) wall signs as provided for herein. Said "outparcel" ground signs shall be mounted on a masonry base with no exposed pole structure, and shall not exceed eight (8') feet in height nor one hundred (100) square feet in surface area.
 - (b) The freestanding or ground sign shall not contain any advertisement other than the identity of the shopping center and the businesses located therein.
 - (c) The total sign surface area of such shopping center freestanding or ground sign shall not exceed two hundred (200) square feet in sign surface area.
- (5) In addition to the signage permitted herein, establishments whose principal business

is the sale of gasoline and the repair of motor vehicles shall be permitted the following accessory signs:

(a) Signs, as required by law, indicating the price of gasoline available on the premises, limited so as not to exceed the maximum of sixty (60) square feet for any one (1) premises;

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(b) Racks for the orderly display of cans of engine oil located on or at the ends of pump islands. A maximum of six (6) such racks shall be permitted for any premises;

(c) Racks or the orderly display of tires, not more than eight (8') feet in length, six (6') feet in height and five (5') feet in depth. A maximum of two (2) such racks shall be permitted for any premises.

(6) Building signs shall be no higher than the height of the building and no lower than five (5') feet above average surrounding grade, provided, however, that no such sign shall be lower than ten (10') feet above average surrounding grade when located above any entrance, sidewalk, walkway or other area available for pedestrian traffic. No freestanding or ground sign shall be constructed or erected to a height greater than twenty (20') feet above the average surrounding grade.

(7) The sign surface area provisions set forth hereinabove are applicable only where only one (1) sign is constructed or erected upon any one (1) premises. If more than one (1) sign is constructed or erected upon any one (1) premises, the total permissible sign surface area for each type of sign erected or constructed on any premises shall be reduced by 25% for each such sign erected in excess of one (1). The construction or erection of a shopping center freestanding or ground sign as permitted in Section (4) above shall not be considered in applying the sign surface area reduction requirements set forth hereinabove.

9-2-7-10: ILLUMINATION STANDARDS:

- A. Signs in direct line of vision of motorists approaching any traffic signal shall not have red, green or amber illumination;
- B. Neither the direct nor reflected light from primary light sources shall create traffic hazard for or confuse operators of motor vehicles on public thoroughfares.
- C. No sign shall have blinking, flashing or fluttering lights, or other illuminating devices, which has a changing light intensity, brightness or color. Beacon lights are not permitted.
- D. No exposed reflective-type bulb or incandescent lamp which exceed fifteen (15)

watts shall be used on the exterior surface of a sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property.

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- E. All sources of light, whether by direct exposure, surface reflections or transmissions, having an intrinsic brightness greater than thirty (30') foot lamberts shall be shielded so that the source of light cannot be seen at any point within a residence district.
- F. Any luminous source of light, whether direct exposure surface reflection or transmission, whose total area is larger than one (1) square foot, and which can be seen from any point within a residence district, shall exceed a brightness value of one hundred fifty (150') foot lamberts.
- G. No source of light shall be permitted to cause illumination in excess of one-half ($\frac{1}{2}$) foot candle in a residence district.
- H. The light from any illuminated sign shall be so shades, shielded or directed that the light intensity or brightness will not be objectionable to surrounding areas.

9-2-7-11: NON-CONFORMING AND ILLEGAL SIGNS. Any sign which existed lawfully on May 30, 1992 and which becomes non-conforming by reason of the adoption of this Section or any sign which was non-conforming because of any subsequent amendment to this Section or which shall become or remain non-conforming by reason of the annexation to Hodgkins of the lot or parcel on which said sign is located, shall be considered a legal, non-conforming sign. Legal, non-conforming signs and all signs rendered illegal or prohibited by the terms of this Section may be continued only in accordance with the regulations hereinafter set forth. Notwithstanding the non-conforming or illegal status of any sign, any such sign shall be subject to the permit and inspection fees as set forth in this Section.

- A. **Inventory of Signs; Notice:** The Village will develop and maintain an inventory of signs existing within the corporate limits of the Village of Hodgkins. The Village shall, as soon as practicable, notify in writing, by certified mail, return receipt requested, the owner of any of each non-conforming or illegal signs of the nature of such illegality or nonconformity;
- B. **Maintenance and Repair of Legal, Non-Conforming and Illegal Signs:** All legal, non-conforming and illegal signs shall be maintained and repaired in accordance with the provisions contained in the Village Code of Hodgkins, All legal, non-conforming and illegal signs shall, in the event of any damage thereto, be repaired in conformance with all rules, regulations, standards and specifications herein contained, which control the construction, illumination, landscaping and maintenance of signs;

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- C. **Enlarging:** No legal, non-conforming or illegal sign may be enlarged, expanded or added onto, provided, however, legal, non-conforming and illegal signs may be altered or modified so as to permit a change in the message conveyed thereof, provided such message shall not be in violation of any rule or regulation set forth in the Village Code of Hodgkins.
- D. **Amortization Provisions:** Seven (7) years from and after May 30, 1992, all legal, non-conforming and illegal signs shall be removed and eliminated. Said seven (7) year period shall for all purposes be deemed an appropriate amortization period for each and every legal, non-conforming and illegal sign presently located within the corporate limits of the Village of Hodgkins or hereinafter located thereon by reason of the annexation into Hodgkins of a lot or parcel on which such sign is located.

9-2-7-12: TEMPORARY SIGNS: The following signs shall be permitted anywhere in the Village and shall not require a permit, provided, however that such signs shall comply with regulations contained in Sections 9-2-7-2, 9-2-7-7, 9-2-7-8 and 9-2-7-9.

- A. Not more than two (2) construction signs with a total sign surface area not to exceed one hundred (100) square feet. These signs may identify the architects, engineers, contractors or 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 but not include the advertisement of any product. The signs shall be confined to the site of the construction and located in a manner acceptable to the Building Commissioner. Construction signs shall be removed within fourteen (14) days after the issuance of an occupancy permit.
- B. Real estate signs not exceeding a total sign surface area of eight (8) square feet, advertising the sale or rental of all, or a part of the premises on which the signs are displayed. These signs must be removed within seven (7) days after a sale has closed or a lease is signed.
- C. Political campaign signs not exceeding thirty two (32) square feet total sign surface area for any one (1) premises. Political campaign signs shall not cover an already existing sign, shall not be a roof sign and shall be erected or placed no sooner than forty-five (45) days prior to an election or referendum, and be removed not later than ten (10) days following such election or referendum.
- D. Signs advertising the availability of a business or commercial site or building for sale or lease, or announcing the forthcoming construction of such building, but limited to

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one (1) such sign containing not more than thirty-two (32) square feet in sign surface area or, on a corner lot, two (2) such signs, each not containing more than thirty-two (32) square feet sign surface area. These signs must be removed within seven (7) days after a sale is closed or a lease is signed.

- E. Pennants, streamers or other promotion signs specifically approved by the Building commissioner after showing that the pennants, streamers or other promotional signs are an integral part of the grand opening of a new business, and then only for the location(s) designated by the Village administrator during the fourteen (14) days before and three (3) days after the grand opening. The Building Commissioner may, in his discretion, require any applicant to provide a diagram identifying any proposed promotional signage, and may further impose such reasonable conditions upon such applicant as are needed for the promotion of public health and safety.
- F. Window promotional signs shall be permitted in the Business Districts provided that the sign surface area of all window promotional signs shall not exceed 50% of the total window area of the building or structure in which they are located.
- G. Not more than two (2) signs of not more than four (4) square feet of sign surface area each, upon any premises which advertises special sales or events, including garage sales, yard sales, open houses, block parties, etc., so long as they are not located on the public right-of-way, and not erected sooner than forty-eight (48) hours prior to nor removed later than twenty-four (24) hours following the sale or event.
- H. One (1) ground sign not exceeding eight (8) square feet in total sign surface area on any premises upon which a model dwelling is constructed pursuant to a special use permit granted in accordance with the provisions of this Section, subject to the following conditions:
 - (1) No such sign shall be mounted at a height which causes the top of the sign to exceed four (4) feet above average surrounding grade.
 - (2) Said signs will not be illuminated;
 - (3) Said signs shall be depicted upon a site plan, indicating the size, shape, mounting height, type of material and landscaping. Such landscaping shall be in accordance with the Hodgkins Village Code.

- (4) Said signs shall only be permitted for the period of time provided for in any special use permit granted in accordance with the provisions of the Hodgkins Village Code.

9-2-7-13: REMOVAL OF CERTAIN SIGNS:

A. Unsafe Signs.

(1) If the Building Commissioner or Code Enforcement Officer shall find that any sign or other advertising structure is unsafe or insecure, or is in danger to the public safety, or has been constructed or erected or is being maintained in violation of the provisions of this Code, he shall give written notice to the permittee thereof or the owner of the premises where located. If the permittee or owner fails to repair, remove, or alter the structure so as to comply with the standards herein set forth, within twenty (20) days after giving of such notice, such sign or other advertising structure may be removed by the Building Commissioner at the expense of the person to whom such notice as given.

(2) The Building Commissioner or Code Enforcement Officer may cause any sign or other advertising structure which is an immediate peril to persons or property, to be removed without notice and at the expense of the permitted or owner.

B. Obsolete Signs. Any sign or other advertising structure now or hereafter existing, which advertises a business no longer being conducted, or a product no longer being sold, shall be taken down and removed by the owner, agent, or person having the beneficial use of the building, structure, or premises upon which it may be found, within twenty (20) days after written notification from the Building Commissioner. Upon failure to comply with such notice within the time specified, in such order, the Building Commissioner is hereby authorized to cause removal of such sign and any expense incidental thereto shall be paid by the person to whom such notice was given.

C. Nonconforming Signs. Nonconforming signs shall be removed by their owner within ten (10) days of the period set forth in Section 9-2-7-11 or, the Building Commissioner shall cause their removal at the expense of the owner.

D. Appeals and Modifications. Appeals from the decisions of the Building Commissioner under this Section, and all requests for modifications from the regulations set forth herein

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shall be made to the Zoning Board of Appeals. (Ord. #92-14)(7/14/92)

9-2-8: MISCELLANEOUS PROVISIONS:

- A. Water and Sewage Disposal: All buildings erected or altered shall be served by the water and sanitary sewer systems of the Village.
- B. Water Pollution Control: No land shall be used or business permitted in any zone district which will dispose into the waters of the Village any organic or inorganic matter or wastes that shall cause pollution of such waters. (Ord. 69-1, 2-10-69)