



**PLAN COMMISSION AGENDA
VILLAGE HALL BOARD ROOM
25 E. STATE STREET
TUESDAY, NOVEMBER 7, 2017
7:00 PM**

ROLL CALL

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated June 6, 2017.

PUBLIC HEARING

1. **Petition #17-05 (111 Hettinger Lane):** The petitioner requests a variation to allow a detached accessory building to exceed the total square footage of the footprint of the principal building.
 2. **Petition #17-06:** The Village of North Aurora requests a text amendment to Title 15 of the North Aurora Municipal Code (Sign Ordinance) to amend the signage provisions for signs located in business districts.
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NEW BUSINESS

1. **Petition #17-05 (111 Hettinger Lane):** The petitioner requests a variation to allow a detached accessory building to exceed the total square footage of the footprint of the principal building.
2. **Petition #17-06:** The Village of North Aurora requests a text amendment to Title 15 of the North Aurora Municipal Code (Sign Ordinance) to amend the signage provisions for signs located in business districts.

OLD BUSINESS

1. None.

PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

ADJOURNMENT

**VILLAGE OF NORTH AURORA
PLAN COMMISSION MEETING MINUTES
JUNE 6, 2017**

CALL TO ORDER

Chairman Mike Brackett called the meeting to order.

ROLL CALL

In attendance: Chairman Mike Brackett, Commissioners Anna Tuohy, Aaron Anderson, Doug Botkin, Mark Bozik, Connie Holbrook, Tom Lenkart (arrived at 7:07 p.m.). **Not in attendance:** Mark Rivecco, Jennifer Duncan.

Staff in attendance: Community & Economic Development Director Mike Toth, Village Clerk Lori Murray, Dave Hanson, Administrative Intern.

APPROVAL OF MINUTES

1. Approval of Plan Commission Minutes dated March 7, 2017

Motion for approval made by Commissioner Tuohy and seconded by Commissioner Bozik. All in favor. **Motion approved.**

NEW BUSINESS

1. Site Plan Approval

The site plan approval to be discussed is for a 2100 s.f. drive-thru coffee shop in the Orchard Commerce PUD. It would be attached to a 2500 s.f. commercial retail space. Staff has reviewed the plans and confirms that they comply with the Village's Zoning Ordinance and the Comprehensive Plan. Staff recommended one condition, which is to have the rooftop units screened.

Andy Stein of Clark Street Real Estate, addressed the Commission. They are the contract purchasers of Lot 17 of the Orchard Commerce Center. It is a 1.6 acre lot at the southwest corner of Orchard and Garden Road. They are looking to build a 4600 s.f. building that would be comprised of two tenants, a coffee user and a retail or restaurant user. Forty-four parking spaces are planned for the development. Stein said they are trying to stay consistent with the PUD requirements as well as match the adjacent commercial users on Orchard. Stein said that they would have no issue with the requirement to screen the rooftop units. There would be a low monument sign for both tenants at the corner of Orchard Gateway. Water will be detained to the south in a regional detention pond which was a part of the original development of Orchard Commerce Center.

Commissioner Botkin asked if the garbage truck would be able to make the turn to access the dumpsters. Andy Stein replied, yes.

(Lenkart arrived 7:07 p.m.)

Commissioner Tuohy asked if there was enough space at the northeast corner for two cars to make the turn at the same time. Toth said that this was reviewed and the aisle widths meet code and that there is an additional radii, given the soft curb. Tuohy asked if there has been any other interest in the other space. Stein said they are currently marketing that area.

Commissioner Bozik asked if the trash enclosure is a shared or dedicated enclosure. Stein said it will be a shared dumpster. Bozik said his concern is to ensure that there is plenty of space to accommodate the enclosed dumpster for both tenants.

Bozik asked if the existing foundation is being pulled and if they are starting from scratch. Andy Stein stated that they will look to reuse some of the existing utilities and reusing some of the slab that was there.

Commissioner Anderson asked about the timeline. Stein said they would like to start in September/October with an opening in the first quarter of 2018. Aaron asked if Clarke Street will be the construction manager. Stein said that Clarke Street is a full service real estate development company. They hire a general contractor and separately have a design and construction group.

Commissioner Lenkart said that at the northwest corner, there is an in-and-out access, a drive-thru and a north/south in-and-out. He is concerned about congestion. Toth said that having a two-way drive aisle will help alleviate the congestion.

Motion made by Commissioner Anderson and seconded by Commissioner Lenkart to approve the site plan subject to staff recommendations. All in favor. **Motion approved.**

OLD BUSINESS

1. None

ADJOURNMENT

Motion to adjourn made by Commissioner Lenkart and seconded by Commissioner Tuohy. All in favor. **Motion approved.**

Respectfully Submitted,

Lori J. Murray
Village Clerk

Staff Report to the Village of North Aurora Plan Commission

FROM: Mike Toth, Community and Economic Development Director

GENERAL INFORMATION

Meeting Date: November 7, 2016

Petition Number: 17-05

Petitioner: Richard & Patricia Coleman

Request(s): Variance to allow a detached accessory building to exceed the total square footage of the footprint of the principal building.

Subject Property(s): 111 Hettinger Lane

Parcel Number(s): 15-03-152-015

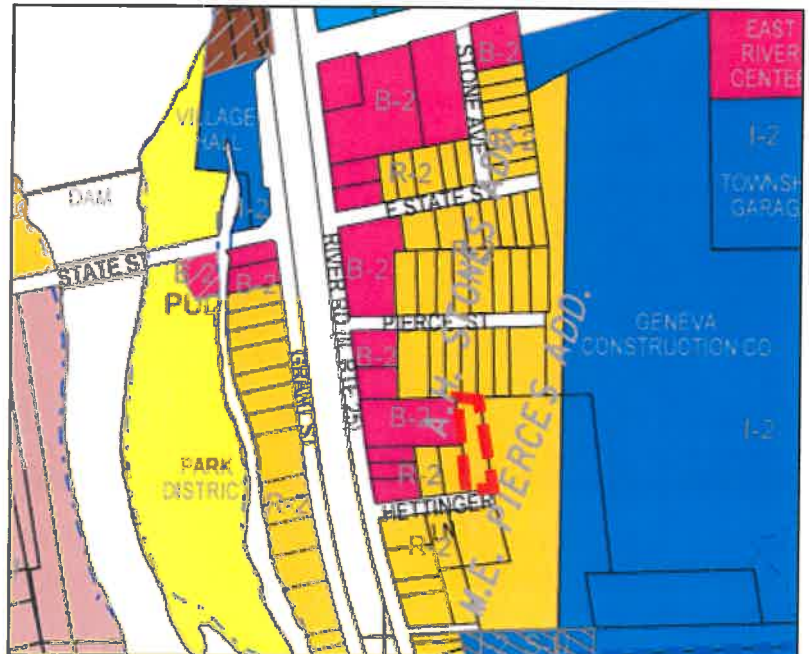
Size: Approximately 0.51 acres

Current Zoning: R-2 Single Family Residence District

Contiguous Zoning: North – R-2 Single Family Residence District, South – R-2 Single Family Residence District, East - R-2 Single Family Residence District, West - R-2 Single Family Residence District & B-2 General Business District

Contiguous Land Use: North – single-family residential, South – single-family residential, East – industrial, West – single-family residential & industrial.

Comprehensive Plan Designation: Office/Industrial



BACKGROUND

Chapter 12 of the Zoning Ordinance prohibits detached accessory buildings from exceeding the total square footage of the footprint of the principal building, as amended into the Zoning Ordinance in 2014. The petitioner has constructed an addition to their detached garage, as a result, the floor area of the detached garage exceeds to the floor area of the principal structure. According to the petitioner, the detached garage is 472 square feet larger in area than the principal structure, the home was built over 40 years ago and the footprint of the home is 1,356 square feet.

Staff notes that the subject property is located in a residential zoning district, but is situated between two industrial uses – Geneva Construction Company and Neslund & Associates. Neslund & Associates is an excavating contractor whose equipment storage yard abuts the northwest segment of the subject property. The entire eastern boundary of the subject property is bound by a wooded area in ownership of Geneva Construction.

The Comprehensive Plan recommends a future land use designation of Office/Industrial. The Commercial & Industrial Areas Plan included in the Comprehensive Plan states the following with regard to the *area* to which the subject property is located: *The site includes a mix of Public Works, industrial, and residential uses. The residences are heavily impacted by the industrial uses, and should be transitioned to office or light industrial uses, including materials storage, contractor inventory, and other such uses whose impacts can be mitigated from nearby residential areas.*

Should the Plan Commission recommend approval of Petition #17-05, staff recommends the following conditions:

- 1) *The detached garage shall not be further expanded without first obtaining an additional variance or increasing the footprint of the principal structure to accommodate the additional square footage.*
- 2) *The petitioner shall obtain a building permit for the garage expansion and meet all applicable building codes.*



VILLAGE OF
**NORTH
AURORA**
Crossroads on the Fox

25 East State Street, North Aurora, IL 60542
P: 630.897.1457 F: 630.897.0269
www.northaurora.org

APPLICATION FOR VARIATION

VILLAGE OF NORTH AURORA
25 E. State Street
North Aurora, IL 60542

PETITION NO. ~~NA-17-891~~ **17-05**

FILE NAME _____

DATE STAMP _____

I. APPLICANT AND OWNER DATA

Name of Applicant* Richard Coleman & Patricia Coleman

Address of Applicant 111 Hettinger, North Aurora IL 60542

Telephone No. (630) 892 4533

Name of Owner (s) * Richard & Patricia Coleman

Address of Owner (s) 111 Hettinger, North Aurora IL 60542

Telephone No. (630) 892-4533

Email Address PattiRickton@aol.com

If applicant is other than owner, attach letter of authorization from Owner

Title of Record to the real estate was acquired by Owner on N/A

II. ADDRESS, USE AND ZONING OF PROPERTY

Address of Property 111 Hettinger, North Aurora 60542
(indicate location of common address)

Legal Description: Lot 9 of Owner's Subdivision, according to the plat
recorded February 26, 1954 in Plat Book 31, Page 44 as document
744970, in the Village of North Aurora, Kane County, Illinois.

Parcel Size 75 x 290.92

Present Use Residential
(business, manufacturing, residential, etc.)

Present Zoning District Residential
(Zoning Ordinance Classification)

III. PROPOSED VARIATION(S)



VILLAGE OF
**NORTH
AURORA**
Crossroads on the Fox

25 East State Street, North Aurora, IL 60542
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Variation requested (state specific measurements) Garage addition 28'x30' sq. feet
Garage structure to exceed principle dwelling by 472 sq ft
Code Section that pertains to Variation Section 12.4(A)4

Reason for request Richard Coleman currently has congestive heart failure & COPD and therefore needs a golf cart in order to move about his property. A variance is needed to extend the square footage of the garage accessory building in order to store the golf cart. The garage accessory building is currently housing automobiles and is not large enough to store the golf cart as well.

Explanation of purpose to which property will be put _____

The addition to the accessory garage building will house the golf cart Richard Coleman uses to move about his property.

IV. Findings of Fact for Variations. A variation from the provisions of the Zoning Ordinance shall not be granted unless the Plan Commission in its recommendation, and Village Board in its decision, makes specific findings of fact directly based on each and every standard and condition imposed by this section. Please provide a written response to each of the following standards for variations:

1. Hardship. No variation shall be granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Ordinance would create a practical difficulty or particular hardship.

2. Unique Physical Conditions. The subject property is exceptional, as compared to other properties subject to the same provisions, by means of a unique physical condition, including:

- a. Irregular or substandard size, shape, or configuration; or
- b. Exceptional topographical features; or
- c. Presence of an existing use, structure, or sign, whether conforming or nonconforming; or
- d. Other extraordinary physical conditions peculiar to, and inherent in, the subject property.

These unique physical conditions shall amount to more than a mere inconvenience to the property owner and shall relate to or arise out of the characteristics of the property rather than the personal situation or preference of the current property owner.



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3. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the property owner, or his/her predecessors in title, and it existed at the time of enactment of the provisions from which a variation is sought, was created by natural forces or was the result of governmental action, other than the adoption of this Ordinance.
4. **Denied Substantial Rights.** The carrying out of the strict letter of the provision(s) from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other properties subject to the same provisions.
5. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupants to enjoy some special privilege or additional right not available to owners or occupants of other lots or properties subject to the same provisions, nor merely the inability of the owner to gain a greater financial return from the use of the subject property.
6. **Conformance with Ordinance and Plan Purposes.** The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of this Ordinance, including the provision from which a variation is sought, or the general purpose and intent of the Comprehensive Plan.
7. **No Other Remedy.** There is no means, other than granting the requested variation, by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a legal and reasonable use of the subject property.
8. **Minimum Relief Required.** The requested variation is the minimum measure of relief necessary to alleviate the alleged hardship or difficulty presented by the strict application of the Ordinance.
9. **Public Welfare.** The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvement in the neighborhood in which the property is located.
10. **Public Safety, Light and Air.** The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety within the neighborhood in any way.



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11. Noise and Odor. The proposed variation will not produce excessive noise or odor as to be detrimental to the health and welfare of the public, or which interferes unreasonably with the comfort of the public.

IV. CHECKLIST FOR ATTACHMENTS

The following items are attached hereto and made a part hereof:

☒ 25 copies of an 8 ½ x 11" or 8 ½ x 14" plot plan of the property showing dimensions of all lot lines, existing and proposed structures and distances from lot lines, easements, and adjoining streets or uses. (large sized copies may be requested by Staff)

☒ A list containing the names, address and tax parcel number of all properties within 250 feet of the location for which the variation is requested.

☒ Legal description.

☒ Proof of ownership by deed or title or insurance policy.

☒ Filing fee in the amount of \$200.00 - If payment is made by check, it should be made payable to the Village of North Aurora.

☐ Letter of authorization from owner, if applicable.

☐ Disclosure of beneficiaries of Land Trust, if applicable.

The Applicant authorizes the Village of North Aurora representatives to enter on to the property to make inspection during the hearing process.

The Applicant is responsible for publishing a legal notice in the newspaper, sending notices by mail to all properties within 250 feet, and posting a sign on the property advertising the public hearing. These shall be in accordance with village Ordinances at the times decided by the Village of North Aurora.

I (we) certify that all of the above statements and the statements contained in any documents submitted herewith are true to the best of my (our) knowledge and belief.

Brenton A. Brown, Atty.
Applicant or Authorized Agent

9/21/17
Date

M. Cole
Paul A. Brown
Owner

9/21/17
Date

Mailing List for Notice of Public Hearing

JDM LAND HOLDINGS LLC 17 F ASHE RD SUGAR GROVE, IL 60554-7001	Sent on 10/12/17	
OLD SECOND NATIONAL BANK AURORA JACKSON JAMES T 110 PIERCE ST NORTH AURORA, IL 60542	Sent on 10/12/17	
JOHN & ANNA MARIE FRIES 114 N. PIERCE ST NORTH AURORA, IL 60542	Sent on 10/12/17	
WILLIAM R. & LINDA D. WADE 1703 STATE RTE 25 OSWEGO, IL 60543	Sent on 10/12/17	
RICHARD L. & GOLDIE L. GREER 124 PIERCE ST. NORTH AURORA, IL 60543	Sent on 10/12/17	
STATE BANK OF ILLINOIS NESLUND & ASSOCIATES INC 115 S. RIVER ST. NORTH AURORA, IL 60542	Sent on 10/12/17	
MATTS PROPERTIES LLC 0S710 GREEN RD. ELBURN, IL 60119-9603	Sent on 10/12/17	
MARY D. & DANIEL K. & PETERSON JODENE PROVOST MARY PROVOST 119 S. RIVER RS. NORTH AURORA, IL 60542	Sent on 10/12/17	
JAMES M. LONG 11 KNOLLWOOD CT. MONTGOMERY, IL 60538	Sent on 10/12/17	
RONALD J. & NORMA A. MARCELIN 109 HETTINGER LC. NORTH AURORA, IL 60542	Sent on 10/12/17	
WM A. & MARGEY J. CARLSON WM A. CARLSON 116 PIERCE ST. NORTH AURORA, IL 60542-1604	Sent on 10/12/17	
WALLACE B. & ROBERT L. HAMLIN 108 HETTINGER LN. NORTH AURORA, IL 60542	Sent on 10/12/17	
LESTER T. & LINDA C. LEE 129 S. RIVER RD. NORTH AURORA, IL 60542	Sent on 10/12/17	

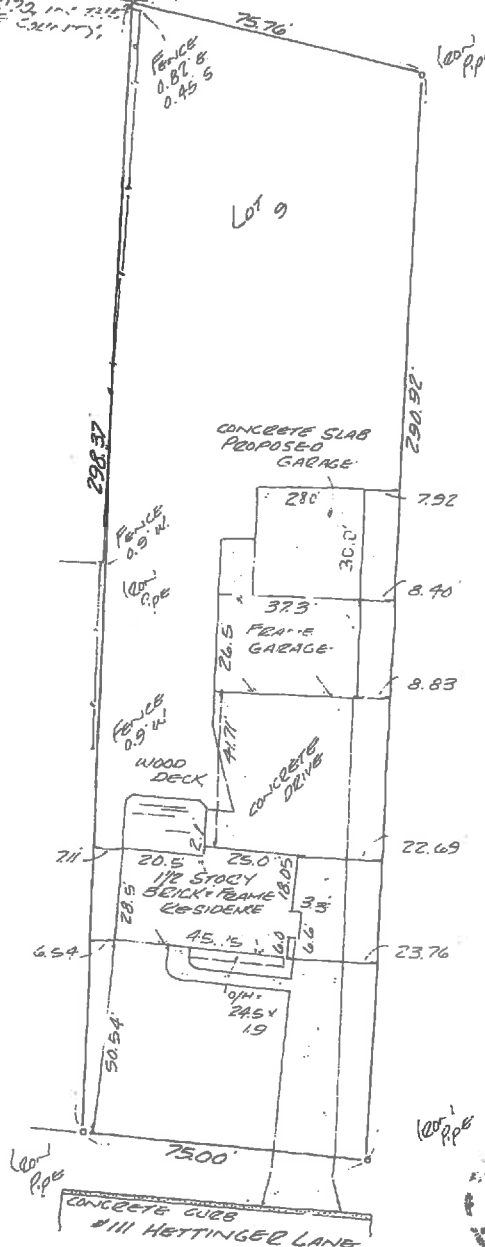
GARY A. BROWN 110 HETTINGER LANE NORTH AURORA, IL 60542	Sent on 10/12/17	
RICHARD A. & PAULSON CHARLES R. VESTER 101 SOUTH RIVER RD NORTH AURORA, IL 60542	Sent on 10/12/17	
OLD SECOND NATIONAL BANK OF AURORA DOUGLAS, LEONARD A. 311 HILLSIDE PLACE NORTH AURORA, IL 60542	Sent on 10/12/17	

IV. Findings of fact for Variations

1. Carrying out the strict letter of the provisions of Provision 12.4(A)4 would create a practical difficulty and a particular hardship on Mr. Rick Coleman. Mr. Coleman has congestive heart failure and emphysema/COPD. Mr. Coleman must use a golf cart to move about his property and carry his oxygen tank. Mr. Coleman needs to extend the square footage of the garage to house the golf cart.
2. The subject property is unique because a majority of the property where the garage addition is built is only visible to two neighbors. The subject property is also physically unique because the principle dwelling was built by the owner himself 40 years ago and is of substandard size: 1356 square feet. Because the principle dwelling is of substandard size, any addition to accessory buildings poses a unique challenge in keeping within the parameters of Provision 12.4(A)4.
3. The addition was self-created by the homeowner. However, the addition was built out of medical necessity. Mr. Coleman must use a golf cart to move about the property, and the golf cart must be housed somewhere on the subject property.
4. The carrying out of the strict letter of Provision 12.4(A)4 would deprive Mr. Coleman of the substantial right to move about his property freely. Mr. Coleman's rights to life, liberty, and property would be substantially effected if the variance is not granted.
5. Mr. Coleman is not seeking a special privilege. Mr. Coleman is merely seeking to be able to store a medically necessary motorized vehicle on his property. Mr. Coleman will not gain financially and the addition will not enable Mr. Coleman to enjoy a special privilege. If anything, the ability to house the golf cart on his property would give Mr. Coleman the exact same privilege that other village property owners enjoy: the ability to move about his property.
6. The variation would be in harmony with the ordinance. The primary purpose of zoning is to segregate uses that are thought to be incompatible: to prevent new development from interfering with existing uses and/or to preserve the character of a community. The garage addition is not incompatible with the character of the community. It is simply a storage place for a necessary vehicle and does not clash with the other residential building in the area.

7. There is no means to store the golf cart other than to build an extension on the garage. The golf cart cannot be stored in the substandard sized home. The original garage is already housing automobiles. A variance to grant the addition is the only remedy for Mr. Coleman's hardship.
8. The requested variation is the minimum measure of relief necessary to alleviate the hardship. The addition on the garage will only exceed the zoning ordinance by 472 square feet; the size of a large living room. This amount of space is needed to store the golf cart and allow Mr. Coleman to access the golf cart freely with his oxygen tank in tow.
9. The granting of the variation will not be detrimental to the public welfare or injurious to other property in the neighborhood. The addition is not visible from the street. Only two neighbors can see the addition, and both neighbors do not object to the addition.
10. The proposed variation will not impair any light or air of any neighbors. The addition is to the rear of residential property. The addition will not increase congestion and will not endanger public safety in the neighborhood in anyway.
11. The granting of the variance to build the addition will not produce excessive noise or odor in any way. The addition is simply to store a golf cart, no noise or odor will emanate from the building.

LET 9 COMMUNIST SUBORDINATE RESOLUTIONS TO THE
PLAT RECORDS FEBRUARY 21, 1954 IN PLAT BOOK
51, PAGE 7-2 P. DOCUMENT 7-2-072 IN THE
VOLUME OF NORTH AMERICA, RANGE COUNTY,
ILLINOIS.



I, RANDALL R. SCHAFF, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DAY OF AUGUST, 2015. 8TH

COLEMAN

THIS PLAT IS TO BE USED FOR REAL ESTATE PURPOSES ONLY.
NON-TRANSFERABLE. THIS PLAT IS VALID ONLY TO THOSE PARTIES NAMED ABOVE.
THERE MAY BE EASEMENTS, BUILDING LINES OR
OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. NO EXTRAPOLATIONS
SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION
FROM THE CITY AND LAND SURVEYOR. THERE MAY EXIST DOCUMENTS
OF RECORD WHICH WOULD AFFECT THIS PARCEL. THIS PLAT DOES NOT
IMPLY OWNERSHIP, COMPARE OR LEGAL DESCRIPTION WITH DEED AND
REPORT ANY DISCREPANCY AT ONCE, NO DISTANCE SHOULD BE
ASSUMED BY SCALING.

PERMANENT INDEX NUMBER 15-03-47-25

SURVEY NUMBER 15-775

RANDALL R. SCHAFF P.L.C.
7405 KESLINGER RD
DEKALB, IL 60115
SRVYR@AOL.COM
815-895-0090

75.76

COPY

Plot PLAN

111 Hettlinger A.V.
Parcel # 15-03-152-015
MC Pierce Subdivision
Lot # 9

28'
Proposed
Garage
Addition

Shed Garage

Concrete
Driveway

DECK

HOUSE

WALK

Lot Line

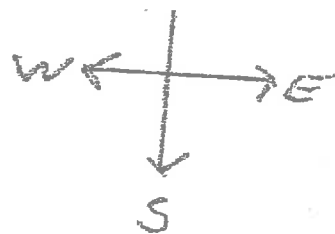
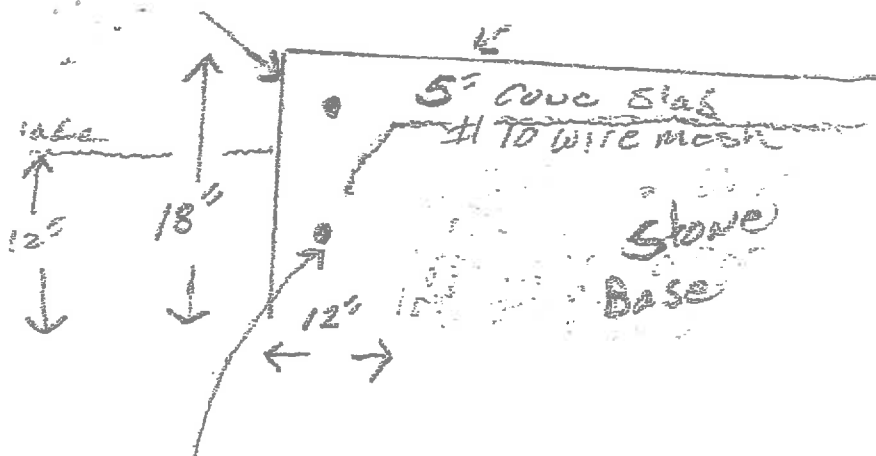
75'

Lot Line

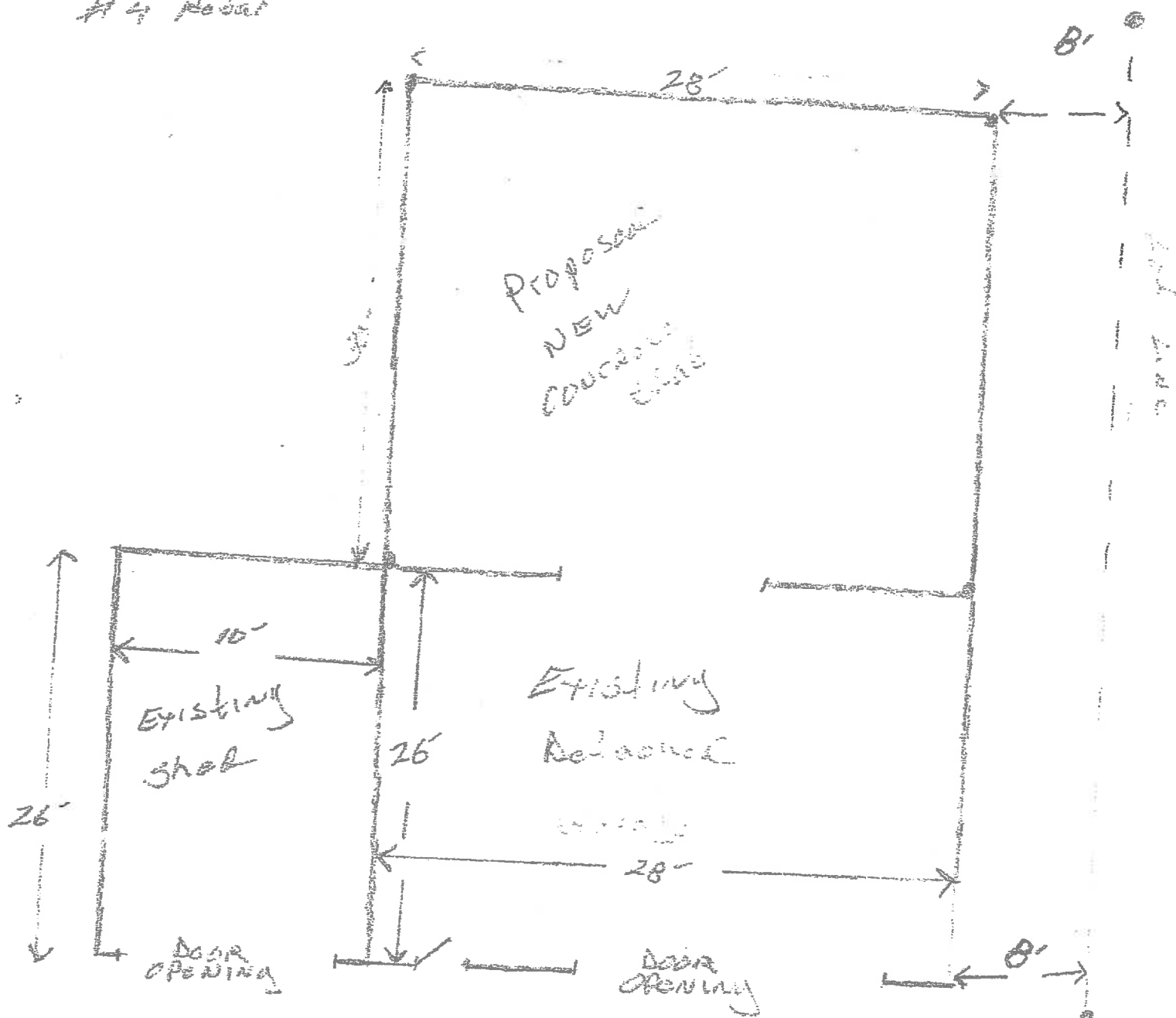
Lot Line

35'-

DRIVEWAY



Drop edge saw Grout
by 2 continuous
#4 Rebar









Staff Report to the Village of North Aurora Plan Commission

To: Plan Commission Members

cc: Steve Bosco, Village Administrator

Prepared By: Mike Toth, Community and Economic Development Director

Case Number: 17-06

Hearing Date: November 7, 2017

Request(s): The Village of North Aurora requests a text amendment to Title 15 of the North Aurora Municipal Code (Sign Ordinance) to amend the signage provisions for signs located in business districts.

ITEM

In an effort to expand economic development activities, including marketing and promoting of North Aurora, a goal of the 2015-2016 Strategic Plan is to review the Zoning and Sign Ordinances when appropriate.

Section 15.48.100 of the Sign Ordinance regulates signs in business zoning districts. Staff worked closely with Teska and Associates to revisit the signage regulations for business districts in order to ensure the provisions are in line with the Strategic Plan goals and objectives. Not only is the intent to update the language, but also consolidate and/or remove any out-of-date or non-applicable provisions to make the information user-friendly.

Staff solicited feedback from the Plan Commission at their September 6, 2016 meeting. The Plan Commission was supportive of the proposed text amendments, citing the desire for businesses to effectively advertise, while transitioning the provisions into a more user-friendly format.

15.48.100 - Signs in business zoning districts.

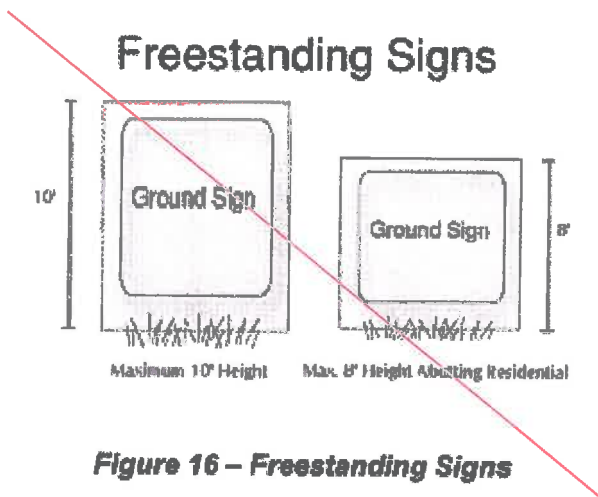
A. All signs permitted in Sections [15.48.070](#) and [15.48.080](#) of this chapter;

B. Freestanding signs as follows:

1. Location. Freestanding signs shall be located on that portion of a lot having public or private street frontage.

2. 4. Number. There shall be a limit of one freestanding sign per lot, ~~shopping center, shopping center outlet or unified business center, which sign shall be erected for the purpose of identifying the establishment, except that corner lots may have one~~ freestanding sign for each street frontage, ~~with a limit of two signs per lot, shopping center, shopping center outlet or unified business center.~~ A double-faced sign shall count as a single sign.

3. 2. Height. No ground freestanding sign shall exceed ~~ten (10)~~ twenty (20) feet in height. ~~No ground sign that is located across the street from a residential zoned lot shall exceed eight feet in height.~~



4. 3. Surface Area. The total surface area of a ~~ground~~ freestanding sign shall not exceed a ratio of one square foot of sign area for every one lineal foot of lot frontage.

5. ~~4.~~ Setback. No freestanding sign shall be located closer than five (5) feet to any property line.

6. ~~5.~~ Landscaping. A landscaped area shall be provided around the base of the sign which shall be equal to two and a half square feet for each square foot of sign area. The landscaped area shall contain living landscape material consisting of shrubs, perennial ground cover plants or a combination of both, placed throughout the landscaped area. Plantings should be selected and placed such that views to the sign are not blocked.

~~6. Scale and Proportion. A freestanding sign shall be compatible with the building or buildings it identifies, and the sign may not be of such a size that it visually overpowers the building on the site.~~

7. Overhang. No freestanding sign may overhang any part of public or private street, a structure, parking or loading space, driveway or maneuvering aisle.

8. Illumination. ~~Ground~~ Freestanding signs may be internally or externally illuminated in accordance with Section 15.48.470 160 of this chapter.

~~9. Tenant Identification Panels. Provision for identifying tenants within a shopping center or unified business center as part of the permitted square footage of the sign identifying the shopping center or unified business center as a whole shall be permitted, provided that there shall be a limit of six panels or divisions of a sign for such purposes.~~

9. ~~10.~~ Menu Board Signs. In addition to the one permitted freestanding sign, two freestanding ~~single-faced~~ menu board signs shall be permitted per lot or outlot for restaurants with drive-through facilities, ~~provided that such signs do not exceed twenty-four (24) square feet in surface area or eight feet in height.~~ Such sign may only be internally illuminated. Menu board signs shall be permitted only in business zoning districts.

C. Wall signs shall be permitted, subject to the following provisions:

1. Location.

- a. Wall signs may be erected upon the wall of any building façade with a public entrance or having frontage upon a public or private street, excluding service drives, loading dock entrances, and the like., with the exception In no case shall a of wall sign be permitted that faces façades facing any adjoining lot used for residential purposes or being located in a residential zoning district.
- b. In no case shall any portion of a wall sign be extended above the roof line.
- c. No wall sign shall project from the building wall more than twelve (12) inches.
- d. No wall sign may project over any part of a public right of way, parking or loading space, driveway or maneuvering aisle.
- e. The edges of wall signs shall not overhang the top of bays or equivalent architectural features of building facades.

2. Number.

- a. Standalone Buildings. A maximum of three wall signs per building facade shall be permitted on standalone buildings, erected for the purpose of identifying the establishment, subject to the following provisions:
- b. Multi-Tenant Buildings. Tenants in multi-tenant buildings shall permitted one wall sign per façade facing a public or private street.
- c. a. No wall signs shall be permitted for individual tenants in a multi-story or multi-tenant office building, unless specifically authorized as part of an approved planned development at the time of approval of said planned development.
- b. ~~Corporate logos shall be permitted, but shall count as one of the permitted wall sign if not incorporated into a larger wall sign.~~
- c. ~~Regardless of the number, the wall sign(s) shall not exceed the surface area limitations, identified in subsection (C)(4) of this section, in the aggregate for each facade.~~

3. Height. The maximum height of a wall sign shall be thirty (30) feet from grade, or two stories, ~~, whichever is less, but in no case shall any portion of such sign be extended above the roof line.~~

4. The Surface Areas of

a. Standalone Buildings. The total surface area for all wall signs shall not exceed one and one-half feet per linear foot of commercial building frontage, when measured from the façade(s) having direct street front exposure, or three hundred (300) square feet, whichever is less.

b. Multi-Tenant Buildings. The total surface area of each individual sign shall not exceed one and one half times the lineal front footage of the tenant space, when measured from each respective façade having direct public or private street front exposure.

~~5. Projection. No wall sign shall project from the building wall more than twelve (12) inches.~~

~~6. Shape. The outlined shape and silhouette of a wall sign shall be simple and compatible with the building facade it is mounted on. Shapes that disrupt the architectural order and composition of a building facade are not acceptable.~~

~~7. Scale and Proportion. Wall signs shall be harmonious in scale and proportion with the building facade they are mounted to and with the architectural elements of the building, such as windows, cornices, sign friezes and bays. A wall sign shall not visually overpower these elements nor detract from the composition of the building facade.~~

~~8. Overhang. The edges of wall signs shall not overhang the top of bays or equivalent architectural features of building facades.~~

5. 9. Illumination. Wall signs may be internally or wash lighting illuminated in accordance with Section 15.48.470 160 of this chapter. ~~Wash lighting shall be accomplished by individual fixtures recessed in horizontal housing above the sign or by goose neck lights shielded by metal shades. Wash lighting fixtures must be positioned at least three feet apart and provide even lighting.~~

~~10. Mansard Roofs. Signs to be erected upon mansard roofs shall be treated as wall signs, and shall be single-faced. In no case shall the roof or a portion of the roof itself be illuminated.~~

6. ~~11.~~ Canopy and awning signs as follows:

~~a. There shall be a limit of one canopy or awning sign per lot or per establishment provided that no wall signs face the same street frontage.~~

a. Number ~~b. Canopy or awning signs shall be affixed flat on the surface of the canopy or awning, shall not extend horizontally beyond the surface of the structure and~~ There shall be no limit on the number of canopy or awning signs, except that canopy signage shall be counted toward the total permitted signage square footage permitted, including of wall signage.

b. e. ~~c.~~ Ground Clearance. A clearance of eight feet shall exist between the lowest point of the canopy or awning sign to the grade or walkway located below.

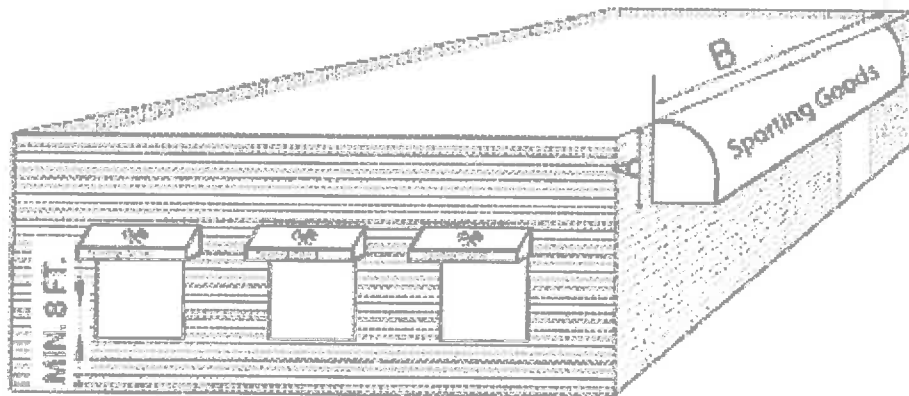


Fig. 17 - Canopy and awning signs

c. d. ~~e.~~ Scale and Proportion. Canopy signs and awning signs shall be harmonious in scale with the building they are affixed to, and with the architectural elements of the building facade.

7. ~~12.~~ Under-Canopy Signs. One under-canopy sign is permitted to be mounted above a general public entrance and affixed to a canopy providing a minimum eight foot clearance is maintained and the sign does not exceed three square feet in surface area.

(Ord. 08-09-22-01 § 1; Ord. 08-06-23-02 §§ 3—6; Ord. 05-08-22-01 § 11)

(Ord. No. 11-08-01-03, § 4, 8-1-2011)

~~15.48.140 - Limit on the number of signs.~~

~~A. The zoning district in which the property is located governs the number of signs that may be erected or maintained on any premises. Districts are described in Sections [15.48.090](#) through [15.48.140](#) of this chapter.~~

~~B. A double-faced sign shall count as a single sign.~~

~~C. A rear sign is permissible when a premises or building has both a front and rear public entrance. The rear sign shall not exceed in size the front sign and shall not be illuminated. Signs described in [Section 15.48.070](#) — Exempt Signs, shall not be counted in calculating the total number of signs.~~

~~(Ord. 05-08-22-01 § 15)~~

15.48.170 - Permitted extra signs

D. Unified Business Centers. In addition to the signs permitted by other sections of this chapter, the following additional signs are permitted uniquely to unified business centers:

1. A unified business center may have one identification sign for the center in addition to the signs permitted for each separate business. The permitted surface area of such identification sign shall be based upon a ratio of five square feet per one acre of the site, up to a maximum of one hundred and fifty (150) square feet. ~~Tenant identification panels are permitted as part of the permitted square footage of the center identification sign. Every unified business center is permitted an identification sign of eight square feet. Otherwise, unified business center identification signs shall conform to the regulations of the sign type to which they most closely resemble.~~
2. Unified business centers may have common directory signs to guide pedestrians to individual businesses on the site. Such signs shall be limited to one square foot per business listed on the sign. Centers must have a minimum of ten (10) businesses

to qualify to have one directory sign and may have one additional sign for each ten (10) businesses.

3. Approval of a unified business center sign plan shall be at the discretion of the village board, after review and recommendation of the plan commission.

a. Criteria. The criteria used by the village in its review of the proposed unified business center sign plan shall include:

- i. Scale and Proportion. Every sign shall have good scale and proportion in its design and in its visual relationship to the other signs, buildings and surroundings.
- ii. Integral Elements. The signs in the plan shall be designed as integral architectural elements of the building and site to which they principally relate and shall not appear as incongruous "add-ons" or intrusions.
- iii. Harmony. The colors, materials and lighting of every sign shall be harmonious with the building and site to which it principally relates.
- iv. Effective Composition. The number of graphic elements and letters shall be held to the minimum needed to convey each sign's message and shall be composed in proportion to the area of the sign's face.
- v. Compatibility. Each sign shall be compatible with signs within the proposed unified business center.
- vi. Unified Image. The effect of the signs proposed in the plan shall be the establishment of a unified image for the center.

~~15.48.180 - United business center sign plan.~~

~~No permit shall be issued for a sign to be located in a unified business center until a comprehensive sign plan has been approved for the center and the sign complies with the provisions thereof.~~

~~A. Unified Business Center Sign Plan Approval. Approval of a unified business center sign plan shall be at the discretion of the village board, after review and recommendation of the plan commission, and in accordance with the criteria noted herein.~~

~~B. Application Content. In addition to the requirements listed for permit applications in [Section 15.48.220](#)(A)(2), the application for a unified business center sign plan shall include a format for all signs to be used in the center, including their maximum size, color, location, illumination details, lettering type and mounting details.~~

~~C. Criteria. The criteria used by the village in its review of the proposed unified business center sign plan shall include:~~

- ~~1. Scale and Proportion. Every sign shall have good scale and proportion in its design and in its visual relationship to the other signs, buildings and surroundings.~~
- ~~2. Integral Elements. The signs in the plan shall be designed as integral architectural elements of the building and site to which they principally relate and shall not appear as incongruous "add-ons" or intrusions.~~
- ~~3. Harmony. The colors, materials and lighting of every sign shall be harmonious with the building and site to which it principally relates.~~
- ~~4. Effective Composition. The number of graphic elements and letters shall be held to the minimum needed to convey each sign's message and shall be composed in proportion to the area of the sign's face.~~
- ~~5. Compatibility. Each sign shall be compatible with signs within the proposed unified business center.~~
- ~~6. Unified Image. The effect of the signs proposed in the plan shall be the establishment of a unified image for the center.~~

~~(Ord. 05-08-22-01 § 19)~~