

159.55 SIGNS

- A. **PURPOSE.** This section is established to create the standards for a comprehensive and balanced system of signs for the Village to achieve the following purposes:
1. **Communication.** To facilitate any easy and pleasant communication between people and their environment by authorizing the use of signs which are:
 - a. Compatible with their surroundings;
 - b. Appropriate to the type of activity to which they pertain;
 - c. Expressive of the identity of individual proprietors as well as of the community as a whole;
 - d. Legible in the circumstances in which they are seen; and
 - e. Respectful of the reasonable rights of other sign owners.
 2. **Public Welfare.** To preserve, protect, and promote the public health, safety, and welfare.
 3. **Balance Economy.** To balance the economy, and the Village business and industrial activity by promoting the reasonable, orderly, and effective display of signs.
 4. **Aesthetic Appreciation.** To protect the physical and mental well being of the general public by encouraging a sense of aesthetic appreciation for the Village's visual environment.
 5. **Architectural Elements.** To ensure that signs are designed as integral architectural elements of the building and site to which they principally relate.
 6. **Private Property.** To preserve the value of private property by assuring the compatibility of signs with surrounding land uses.
- B. **SCOPE.** No sign shall be constructed, erected, originally painted, converted, altered, rebuilt, enlarged, remodeled, relocated, or expanded until a permit for such sign has been obtained from the Director of Community Development in accordance with the standards and procedures set out in this section. The required fee shall be paid upon application for such permit. However, no permit shall be required for maintenance as outlined in a following paragraph of this section.
- C. **EXEMPTIONS.** The following shall be exempt from all but the maintenance and public safety requirements of this code.
1. **Emblems.** Emblems of governmental or political, civic, philanthropic, educational or religious organizations displayed on private property.
 2. **Government Signs.** Signs of a duly constituted governmental body, including traffic or other similar regulatory devices, directional signs, legal notices, warnings at railroad crossings, and other instructional or regulatory signs having to do with health, hazards, parking, swimming, dumping, etc.

3. Memorial Signs. Memorial signs or tablets listing names of buildings and date of erection, when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.
4. Addresses. Address numerals and other signs required to be maintained by law or governmental order, rule, or regulation provided that the content and size of the sign do not exceed the requirements of such law, order, rule, or regulation.
5. Directional Signs. Non-electrical signs, not exceeding four square feet (0.37 square meters) in area, which provide instruction or direction and are located entirely on the property to which they pertain to identify rest rooms, public telephones, walkways, parking lot entrances and exits, and features of a similar nature. Such signs may not bear the name of a business enterprise or any other advertising information.
6. Holiday Decorations. Displays of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holidays.
7. Business Nameplates. Non-electrical nameplates denoting the business name of an occupation legally conducted on the premises, provided that the sign area does not exceed two square feet (0.19 square meters) in area.
8. Warning Signs. No-trespassing or no-dumping signs, not exceeding 1.5 square feet (0.14 square meters) per sign, and not exceeding one per lot, except that special permission may be obtained from the Director of Community Development for additional signs under proven special circumstances.
9. Religious and Historic Symbols. Religious symbols, identification emblems of religious order, or commemorative plaques of recognized historical agencies, provided that no such symbol, plaque, or identification emblem shall exceed four square feet (0.37 square meters) and provided further that all such symbols, plaques and identification emblems shall be placed flat against a building, stone, or other permanent surface.
10. Residential For Sale or For Rent Signs. Residential For Sale or For Rent signs are exempted to the extent that they conform to the following regulations:
 - a. Illumination. Such signs shall not be illuminated.
 - b. Size. No such sign shall exceed eight square feet (0.74 square meters) in area.
 - c. Location. All signs shall be located on the lot that they are advertising. No such sign shall be placed more than fifteen feet (3.05 meters) from the building line.
 - d. Height. No such sign or supporting structure shall project higher than five feet (1.53 meters) above ground level at that point where it is located.
 - e. Number. There shall not be more than one sign per lot.

D. MESSAGES. The following restrictions shall govern messages permitted on signs:

1. Character. No sign shall be permitted to contain statements, words, or pictures of an obscene, pornographic, immoral character, or which contain advertising matter which is untruthful.
2. Traffic Conflict. No sign shall be permitted which purports to be or is an imitation of, or resembles an official traffic sign or signal.
3. Limited Words and Phrases. No sign shall make use of the words "Stop", "Go Slow", "Caution", "Warning", "Look", "Drive In", "Danger", or any word, phrase, symbol, or character in such manner as to interfere with, mislead, or confuse traffic.
4. Zoning Designation. No sign shall recite that real property is zoned for land uses, or will be zoned for land uses in the future under the zoning rules and regulations of the Village, when in fact such real estate is not so zoned.
5. Land Use Designation. No sign on real estate shall declare that the property is reserved for or is being held for future land use which is inconsistent with the then existing zoning classification of the Village for the land, or any words of like import of a similar nature.
6. Name or Type of Business. Business or industrial signs shall pertain only to the name of business or type of business conducted on the premises, and up to four descriptive words pertaining to the business. If descriptive words are used, the identical additional wording must be used on both the freestanding and building signs, but it is not required on both.

E. LOCATION. The following restrictions shall govern sign location:

1. Block Exits. No sign shall be erected or maintained so as to prevent free ingress or egress from any door, window, or fire escape.
2. Block Ventilation. No sign shall interfere with any opening required for ventilation.
3. Electrical Conductors. Signs shall be located in such a way that they maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with National Electrical Code Specifications, depending on voltages concerned. However, in no case shall a sign be installed closer than two feet (0.61 meter) horizontally or vertically from any conductor or public utility guy wire.
4. Block View. No sign may be so located as to obstruct the view from a public thoroughfare or an existing sign, display window, or major entrance of an adjacent business.
5. Fire Safety. No sign of any kind may be attached to a standpipe or fire escape or to any other fire-safety related device.
6. Traffic Conflict. No sign shall be maintained at any location where by reason of its position, size, shape, or color, it may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, signal or device, or where it may interfere with, mislead or confuse traffic.

7. Vision Triangles. No sign shall be located in any of the following vision triangles formed by intersecting streets. At any intersection where at least one of the intersecting streets is a major or collector street as defined in the Comprehensive Plan of the Village, the sides of the triangle formed by the centerlines of the intersecting streets shall be 120 feet (36.60 meters) in length as measured outward from the point of intersection of said centerlines along such centerlines. At all other intersections, each of such sides shall be eighty feet (24.40 meters) in length.
8. Vegetation. No signs shall be nailed, tacked, or otherwise affixed to trees or other vegetation.
9. Added Signs. No advertising other than a permitted sign shall be placed on any sign support.
10. Painted Walls. No signs shall be painted directly upon the exterior walls of a structure.
11. Vehicular Signs. No vehicle or trailer which has attached thereto or located thereon any sign or advertising device shall be parked so as to be visible from a public right-of-way for the purpose of providing advertisement of products or directing people to a business or activity.
12. Off-Site Signs. No off-site signs are permitted, except as otherwise provided for in Section 159.55 J.8. (Ord. No.: 4095, February 22, 2011)
13. Public Right-of-Way. No sign may be allowed to encroach upon the public right-of-way or public property. The Director of Community Development may grant exceptions from this requirement for signs not exceeding four square feet (0.37 square meters) in area that direct motorists to places of public interest, including government facilities, schools and churches.
14. Residential Lot Lines. No sign facing the side or rear lot line of an abutting residentially zoned lot shall be located within fifty feet (15.25 meters) of that residential lot line.

F. HEIGHT. The following regulations shall govern sign height and clearance:

1. Free Standing Signs. No free-standing sign shall extend above the predominant roof of any building to which it relates. In no case shall any free-standing sign exceed thirty feet (9.15 meters) in height above grade.
2. Wall Signs. No sign which is fixed to a wall of a building shall extend above the vertical surface of that wall.
3. Roof Signs. One story flat-roofed buildings may have a roof sign which does not extend more than three feet (0.92 meter) above the roof line.
4. Vertical Clearance. Any projecting or hanging sign or marquee must have a vertical clearance from the bottom of the sign to the grade below of nine feet (2.75 meters).
5. Vertical Clearance Adjacent to Driveways and Parking Lots. Any projecting or hanging sign or marquee located within three feet (0.92 meter) of a driveway or parking area shall

have a vertical clearance from the bottom of the sign to the top of curb of twelve feet (3.66 meters).

- G. DESIGN AND MOUNTING. All signs shall be designed, constructed, and maintained to meet the requirements of the Matteson Building Code for wind pressure, dead load, foundations, and other structural and safety requirements. All signs shall be securely anchored in a manner acceptable to the Director of Community Development so they will not swing or come loose, or otherwise endanger persons.
- H. ILLUMINATED SIGNS. All illuminated signs shall be subject to the following requirements:
1. Electrical Permit. All electrical work on illuminated signs and signs with electrical wiring must be covered by a valid electrical permit.
 2. Relettering. Relettering which requires a change of electrical piping or sign wiring sign shall be subject to the approval of the Electrical Inspector.
 3. Voltage. The voltage of any electrical apparatus used in connection with the sign shall be conspicuously placed on that apparatus.
 4. Moving Lights. Illuminated signs shall not have any flashing, scintillating, traveling or blinking lights or rotating beacons, nor shall any beam of light be projected through a mechanism which periodically changes the color of the light reaching the sign. A sign on which the current time or temperature, or both, is indicated by intermittent lighting changes shall not be deemed to be a flashing sign if the lights do not exceed forty watts per lamp, the changes are limited to the numerals indicating the time or temperature with no less than seven seconds between changes, and the sign is in conformance with the other regulations for such signs in this section.
 5. Adjacent Property. Signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residential district or upon any public street or park.
 6. Internal Illumination. Internally illuminated signs shall permit light to shine through only the lettering and graphic elements of the sign, and shall be controlled to prevent glare.
 7. Weatherproof Disconnect. All electrical signs shall have a disconnect within sight of the sign. Outside sign disconnects must be weatherproof.
- I. PERMITTED NUMBER, AREA AND CONFIGURATION.
1. Sign Area Calculation. The following methods shall be used to calculate the sign area of various types of signs:
 - a. Free-Standing and Projecting Signs. For ground signs, pole signs, projecting signs, pylon signs, and roof signs, the sign area shall be calculated by measuring the entire area enclosed within the smallest regular geometric form, or combination of regular geometric forms, which may be inscribed to encompass the perimeter of the sign structure, excluding structural support members extending beyond the frame or background border of the sign. In the case of signs with more than one face, the area shall be computed only for the maximum signal display surface which is visible from any one ground position.

- b. Flush Signs. For wall signs, awning and canopy signs, and exterior window signs, the sign area shall be calculated by measuring the entire area enclosed within the smallest regular geometric form, or combination of regular geometric forms, which may be inscribed to encompass all letters and graphic symbols of the sign, including horizontal spacings between such letters and symbols plus any additional portion of the background which is framed by a border, internally illuminated, consisting of a color or tone different than the wall to which the sign is attached, or projects more than three inches (7.6 centimeters) beyond the plane of the wall to which it is attached.

2. Signs in Residential Districts.

- a. Identification signs for structures other than a dwelling unit are subject to the following regulations:
 - (i) Area. One identification sign per principal use is permitted, provided it does not exceed ten square feet (0.93 square meters).
 - (ii) Location. No such sign shall be closer than eight feet (2.44 meters) to any side or rear lot line or closer than one-half the depth of the required front yard.
- b. Subdivision Monuments and Identification Signs. The sign shall conform to all applicable regulations as specified in Section J.7.a. through c. (Ord. No.: 4095, February 22, 2011)
- c. Changeable Copy Signs – Religious Institutions, Schools, and Governmental Agencies. The sign shall conform to all applicable regulations as specified in Section I. 3. f. (i) and (ii). (Ord. No.: 4095, February 22, 2011)

3. Signs in C-1, C-2, C-3, C-4 and MXD Zoning Districts. The Village recognizes that the reasonable display of signs is necessary as a public service and to conduct competitive commerce and industry. It also recognizes there is a significant relationship between the manner in which signs are displayed and public safety and the value and economic stability of adjoining property. To achieve these goals, the following standards are established for the display of signs in direct relationship to the functional use of property and to the intensity of development as permitted within the zoning district. Business and identification signs are subject to the following regulations.

- a. Signs Attached to a Building.
 - (i) Only one sign per dedicated street frontage may be permitted for each business establishment within the building provided that the total square footage of all building signs is limited by Section 159.55 (I) (3) (a) (ii) of the Zoning Ordinance, with the exception of office buildings. For office buildings, only one sign per dedicated street frontage shall be permitted and only one name is permitted on the building.
 - (ii) The area of all signs on a building or storefront shall not exceed two times the number of lineal feet of the front of the principal building or storefront except that no wall-mounted sign may exceed 200 square feet. Each side of a principal building fronting on a dedicated street

shall be considered a front for these purposes, but no signs based upon the calculation of one frontage may be located on another frontage. Where a property owner determines that in his opinion an alternate façade is more advantageous for displaying his allotted signage, he may request this location by application to the Plan Commission.

- (iii) The length of such sign shall not exceed 70% of the length of the building wall on which the sign is located. The end of such sign shall be no closer to the ends of that wall or section of wall containing the sign than 15% of the length of that wall.
- (iv) Except for movie theatre marquees, and except for signs in the C-1 District, no sign shall project more than one foot (0.31 meters) from the front of the structure. In the C-1 District, signs may be permitted to extend over the public sidewalk, but shall not extend further than six feet (1.83 meters) or beyond the streetside edge of the public sidewalk, whichever is lesser.

b. Free-Standing Signs.

- (i) Face Area. Except in the C-1 District, or as indicated elsewhere in this section, the area of each free-standing sign shall not exceed 120 square feet (11.16 square meters). In the C-1 District, the area of each sign shall not exceed thirty-six square feet (3.35 square meters).
- (ii) Number. One free-standing sign shall be permitted by right per each business site. Additional free-standing signage may be permitted by application to the Plan Commission as detailed elsewhere in this section. Shopping Centers will be allowed one sign per each additional 500 feet of dedicated street frontage.
- (iii) Height. Free-standing business signs shall not exceed the height of the predominant roof of the business to which it refers or thirty feet, whichever is lower where property fronts on Lincoln Highway, Cicero Avenue or Central Avenue. In all other cases, the following shall apply:
 - a. In designated front yards, free-standing signs shall not exceed the predominant height of the roof of the business to which it refers or twenty feet, whichever is lower.
 - b. In all other yards, free-standing signs shall not exceed seven feet in height.
- (iv) Location. All free-standing business signs shall be located entirely within the property line of the business site to which they refer. The sign base shall be located a minimum of ten feet within any property line.

- c. Directional Signs. The number of permitted directional signs per business site shall be determined by the Plan Commission during its Site Plan Review. The appropriate number, size and location of these signs shall be determined by the size of the site, its location in respect to major roadways, the complexity of traffic patterns in the area and the orientation of the building to off-street parking. Directional signs located at street entrances shall not exceed twelve square feet in area and messages are limited to the business name and the words, "Welcome,

Exit, Entrance” or similar informative language. Free-standing directional signs shall not exceed seven feet in height.

d. Design.

- (i) All free-standing signs shall have bases a minimum of three feet in width except in the case of free-standing directional signs which shall have bases in proportion to the size of the sign as approved by the Plan Commission.
- (ii) Continuity of design is encouraged on multi-use development sites where similar landscaping and building materials have been used to create a unified, park-like setting.
- (iii) All signs must conform with Design Criteria as set forth in Section 159.30 (K) (3) (h) (v).

e. Message Limitation. Free-standing signs may be used to identify a regional or community shopping center containing a site area of five acres (2.02 hectares) or more. Such signs shall contain the name of the shopping center and/or the center's logo. The names of individual tenants shall not be permitted on such signs unless the tenant has a lease agreement of at least five (5) years and the sign face area for the tenant is a minimum of fifteen (15) square feet. No individual tenant sign area may exceed the area of the sign face of the shopping center name. In no case, however, shall more than four (4) tenant names be listed on a single free-standing sign face.

f. Changeable Copy Signs.

(i) Manual Changeable Copy Signs.

- a. One (1) manual changeable copy message sign is allowable as a component of any single- or multi-tenant freestanding sign.
- b. The surface area of the manual changeable copy message sign shall be counted in the overall surface area of the freestanding sign.
- c. A manual changeable copy message sign face shall be an integrated component of the overall sign face of the freestanding sign.
- d. A manual changeable copy message sign face may not exceed fifty (50) percent of the total area of freestanding sign face.
- e. Lettering of a manual changeable copy sign shall be no greater than eight (8) inches in height.
- f. Manual changeable copy sign shall have a white background with single color lettering only.
- g. Sign message shall advertise only products, services or promotions of businesses located on the lot in which the manual changeable copy sign is located.
- h. A manual changeable copy sign shall be installed beneath the primary single-tenant or multi-tenant sign face.
- i. The sign structure shall conform to all other applicable regulations as specified in this Section.

(ii) Electronic Message Signs.

- a. One (1) electronic message sign is allowable as a component of any single or multi-tenant freestanding sign.
 - b. The sign surface area of the electronic message sign shall be counted in the overall surface area of the freestanding sign.
 - c. An electronic message sign face shall be an integrated component of the overall sign face of the freestanding sign.
 - d. An electronic message face may not exceed fifty (50) percent of the total area of a single-tenant freestanding sign face and thirty (30) percent of the total area of a multi-tenant freestanding sign face.
 - e. The sign message shall not consist of flashing, oscillating, chasing or animated lights, and shall not change more frequently than once every seven (7) seconds.
 - f. Signs shall have a black background with single color text that shall display static text messages of letters or words only with no animation, effects simulating animation or video. Any text message change sequence shall be accomplished immediately with no transition by changing from one screen to another by means of a sign fade, dissolve, travel or by scrolling.
 - g. Sign message shall advertise only products, services or promotions of businesses located on the lot in which the message sign is located, except for public service announcements initiated by the Village only (such as amber alerts, dangerous weather conditions, and Village sponsored community events).
 - h. An electronic message sign shall be installed beneath the primary single-tenant or multi-tenant sign face.
 - i. The sign structure shall conform to all other applicable regulations specified in this Section.”
- g. Additional Signage. The Plan Commission may grant additional signs/or sign area for business sites in these districts based upon one or more of the following criteria or other health, safety or welfare considerations:
- i. It is deemed necessary to protect or promote the health, safety or welfare of employees and/or pedestrian or vehicular traffic in or near the site.
 - ii. The business location, lot configuration or unique topographical condition indicates the need for additional signage.
 - iii. The additional signage will not adversely impact on adjacent property or essentially alter the character of the locality.
 - iv. The scale of the other development is such that additional signage is necessary in order to maintain a realistic relationship between building size and site identification.
 - v. It is deemed necessary that mixed-use, unified development sites require identification signage in addition to their street addresses to assist emergency services, deliveries and customers.

Requests for additional signage not explicitly stated in this section shall be made in writing and submitted to the Director of Community Development to

be forwarded to the Plan Commission with his/her recommendation. The Plan Commission shall act on this request at any of its regularly scheduled meetings provided they are in receipt of all information and relevant facts to render a decision.

7. Signs in C-5 Limited Commercial Districts. Signs in the C-5 Zoning District have been found to be unique because these reduced lot size premises must blend with neighboring zoning districts and in particular shall be harmonious with adjacent residential property.
 - a. Signs Attached to the Building.
 - i. Number. Only one (1) sign is permitted for each principal business establishment.
 - ii. Size. The area in square feet shall not exceed two times the number of lineal feet of the building wall on which the sign is located.
 - iii. Location. The length of such signs shall not exceed 70% of the length of the building wall on which the sign is located. The end of such sign shall be no closer to the ends of that wall or section of wall containing the sign than 15% of the length of that wall.
 - iv. Design. Only individually mounted letters are permitted. Lighted letters shall be internally illuminated only.
 - b. Free-Standing Signs.
 - i. Number. Only one (1) sign is permitted per site.
 - ii. Size. Maximum square footage of twenty-four (24). Maximum height of six (6) feet. Sign should be in proportion to size of building on lot.
 - iii. Location. Requires approval of the Director of Community Development. The Director will take into consideration traffic safety, pedestrian safety, the impact on adjacent properties and general compliance with this code.
 - iv. Design. Only monument type signs are permitted with bases constructed of enduring, maintenance-free material. No pole-mounted signs are permitted.
8. Signs in Industrial Districts. Business and identification signs in Industrial Districts are subject to the following regulations:
 - a. Area Without Building. For industrial premises which do not contain building areas larger than 400 square feet (37.20 square meters), and which lawfully store their merchandise outside, the permitted sign area shall be calculated on the basis of 0.005 square feet (4.7 square centimeters) of sign area for each one square foot (0.093 square meters) of the subject parcel, up to maximum of eighty square feet (7.44 square meters) of sign area.
 - b. Area Related to Building. The area in square feet (square meters) of all signs on a parcel shall not exceed three times the number of lineal feet (or 0.915 times the number of lineal meters) of the front of the principal building. Each side of a principal building facing a major public thoroughfare shall be considered a front for these purposes, but no signs based upon the calculation of one frontage may be located on another frontage.
 - c. Length. No sign attached to a building shall exceed 70% of the length of the building wall on which the sign is located. The ends of such sign shall be no

) closer to the ends of that wall or section of wall containing the sign than 15% of the length of that wall.

J. SIGNS WITH UNIQUE CONDITIONS.

1. Signs for Motor Fuel Dispensing Establishments. Establishments that dispense motor fuel for sale to the public have been found to be unique because their primary functions are performed out-of-doors in a manner prescribed by State statutes. Therefore, the following regulations apply uniquely to such establishments:
 1. Signs Attached to the Building. The total face area of these signs, which includes all signs containing a commercial message, temporary or permanent, visible to the public from outside the building, shall not exceed 250 square feet (23.25 square meters).
 2. Free-Standing Signs. The total face area of all free-standing signs shall not exceed 300 square feet (27.90 square meters). One free-standing sign may be permitted a height of thirty (30) feet (9.15 meters) above grade. Two additional free-standing signs with a maximum height of eight (8) feet (2.44 meters) above the adjacent street curb level may be permitted.
 3. Additional Signs. In addition to the signs permitted by other sections of this code, the following signs are permitted to motor fuel stations.
 - (i) Two signs per pump island which designate the function of the island as "self service" or "full service." Such signs shall not have more than two faces and shall not exceed three square feet (0.28 square meter) per face.
 - (ii) One sign per type of fuel sold which designates the price of that fuel. Such signs shall not have more than two faces and shall not exceed six square feet (0.56 square meters) per face. The sign area for more than one type of fuel may be combined into one sign.
 - (iii) One non-illuminated sign identifying the service performed in each service bay may be placed over the opening to each bay. Such signs shall have one face and shall not exceed three square feet (0.28 square meters) each.
 - (iv) One non-illuminated nameplate identifying the owner or operator is permitted adjacent to the doorway of the station. Such nameplate shall have one face and shall not exceed two square feet (0.19 square meters) in area.
 - (v) Temporary signs advertising batteries, tires, oil or other products directly related to motor vehicles, if the signs are located directly adjacent to a display of the product (s) described. Such signs may have two faces, however, their total area shall not exceed ten square feet (0.93 square meters).
 - (vi) Any signs required by the State of Illinois or the Federal Government.
 - (vii) Identification signage located above each gas pump is permitted provided there is only one sign above each pump island and that the size of each sign does not exceed 7.5 square feet in size.

- d. Where the dispensing of motor fuel is only one of the business activities conducted on the premises, the unique sign conditions permitted in the paragraphs above apply only to the motor fuel dispensing operation and not to the other uses.
2. Real Estate Signs. Signs for the sale or rental of real estate have been found to be unique because the premises upon which such signs are located is the product advertised and the scale of that product is quite large. Because of this uniqueness, a sign may be permitted for the purpose of selling or renting any lot or group of lots and/or any existing or proposed building or group of buildings or segment thereof (excluding individual residential dwelling units) based upon the following regulations:
1. Eighty Square Feet or Less. Signs with a surface area of eighty square feet (7.44 square meters) or less.
 - (i) Procedure. Such signs shall be reviewed, and a sign permit may be issued by the Director of Community Development. The sign permit shall be valid for one year, after which time it may be renewed by annual application and payments of the required fee to the Community Development Department.
 - (ii) Area. The allowable surface area shall be based upon one square foot (0.093 square meters) of sign area for each one foot (0.31 meters) of lineal building frontage, if developed, or vacant land frontage if undeveloped, not to exceed eighty square feet (7.44 square meters).
 - (iii) Length. The length of such sign shall not exceed 70% of the length of any building wall on which the sign is located.
 - (iv) Number of Signs. The number of signs permitted shall be based upon the total acreage (hectares) of the site.
 - (v) Location. Not more than one sign shall be permitted on each street frontage of the property being advertised.
 - (vi) Existing Special Use Permit. No sign (s) provided for in this section of the code shall be permitted if the property has a special use permit in effect for an existing sign having a surface area in excess of eighty square feet (7.44 square meters).
 2. Greater Than Eighty Square Feet. Signs with a surface area greater than eighty square feet (7.44 square meters).
 - (i) Special Use Permit. Signs with a surface area greater than eighty square feet (7.44 square meters) may be permitted when required by unique conditions, but only after obtaining a special use permit approved by the Village Board upon recommendation of the Plan Commission. Such special use permit shall be formally reviewed annually by the Director of Community Development for compliance.
 - (ii) Required Findings. Granting of a special use permit for such signs shall be conditioned upon due consideration and findings on the following factors:
 - Necessity of sign due to unique conditions of the site or market.
 - Nature of surrounding land use.
 - Size of property.

- Size of proposed sign.
 - Traffic safety.
 - Size and nature of existing/proposed development (if applicable).
- (iii) Cancellation. If, at the required annual review or any other time, the Director of Community Development finds that the conditions related to the evaluation factors above have changed significantly, he may recommend to the Board of Trustees that the special use permit for such signs be terminated. The Board may revoke such permit without public hearings.
- (iv) Sign Permit. Should a special use permit be granted or renewed, a sign permit may be issued by the Community Development Department upon proper application and payment of the required fee. Such fee shall be payable annually at the time of the formal review of the Director of Community Development.
3. Temporary Signs. There are unique events which may warrant the temporary permission of signs not otherwise permitted. Such temporary signs shall be governed by the following regulations:
- a. Area. A temporary sign shall not exceed one square foot (0.093 square meters) of sign area for each one lineal foot (0.305 meters) of the length of the wall of the principal building which contains the primary entrance to the establishment, up to a maximum area of 100 square feet (9.30 square meters).
- b. Number. Only one temporary sign is permitted, unless the principal building fronts on more than one public street, than one sign may be mounted on each street frontage. However, the total area of all such signs shall not exceed 100 square feet (9.30 square meters).
- c. Location.
- (i) Zoning Districts. Temporary signs are permitted only in Commercial and Industrial Zoning Districts.
- (ii) Mounted Flush. All signs shall be mounted flush with the building wall upon which they are located, except in the case of free-standing signs designating a grand opening, which may be permitted by the Director of Community Development.
- d. Type and Construction.
- (i) Safe Mounting. All signs shall be securely anchored so that they will not swing, sway in the wind, or endanger users of sidewalks or roadways.
- (ii) Cloth Signs. All signs constructed of cloth or other weak and combustible materials shall be securely attached to their supports. They shall be removed as soon as they are torn or damaged at the discretion of the Director of Community Development.
- (iii) Free-standing Signs. No free-standing signs are permitted, except in the case of a "Grand Opening." These signs may be permitted only upon the specific approval of the Director of Community Development.

(iv) Partially Unsecured Signs. No pennants, streamers, balloons, or any other partially unsecured signs are permitted except as provided herein. Pennants and/or flags may be permitted on the specific approval of the Board of Trustees subject to the following conditions:

- Pennants and/or flags shall only be permitted in conjunction with retail businesses having a permanent outdoor display area of merchandise offered for retail sale as regulated by this Code.
- The erection of pennants shall be limited to the immediate area containing the outdoor display, and shall not exceed a height of twenty feet (6.10 meters).
- Upon approval of the Board of Trustees, a permit may be issued by the Community Development Department for pennants to be erected on a zoning lot once per calendar year for a period not to exceed six months.
- All pennants and/or flags erected for display purposes shall be maintained in an orderly fashion. Torn and badly faded pennants and/or flags shall be immediately taken down or replaced at the discretion of the Director of Community Development.

(v) Electrical Installations. No temporary sign construction of combustible materials may have any electrical wiring as a part of the sign, nor shall any temporary sign be internally illuminated.

(vi) Length. The length of a temporary sign shall not exceed 70% of the length of any building to which it is attached.

e. Duration and Frequency.

(i) Grand Opening. Temporary signs designating a "Grand Opening" may be erected within six months of obtaining an original business license. Said sign may be erected for a period not to exceed fifteen calendar days.

(ii) Other Temporary Signs. Temporary signs may be permitted at any business location not more than two time periods during any calendar year. Each time period shall not exceed ten calendar days in length.

f. Procedure. The Village of Matteson reserves the right to review any proposed temporary sign for compliance and to reject any sign that is deemed unsafe or not in keeping with the intent of this code.

(i) Grand Opening Signs. All free-standing "Grand Opening" sign applications must be approved by the Director of Community Development. He shall take into consideration the size of the proposed sign, its proposed duration, any colors or illumination, traffic safety, public safety, the impact upon adjacent properties, and general compliance with this code.

(ii) Civic, Charitable or Religious Signs. Temporary signs of civic, charitable or religious nature are exempt from the provisions contained in this section, but shall require the specific approval of the Director of Community Development.

(iii) Other Temporary Signs. All other temporary signs shall be reviewed by the Director of Community Development for compliance.

4. Flags. Flags of governmental, civic, philanthropic, education or religious organizations displayed on private property are permitted subject to the following regulations:

- a. Number. There shall be a maximum of one flag pole for each zoning lot except as may be allowed by an approved site plan if the Plan Commission in their review of the site plan indicates that this flag display, which may include a corporate flag, is an integral part of the site landscaping and compatible with the architectural design elements.
- b. Height. The height of a flag pole above grade shall be in proportion to the scale of the building to which it relates, and in no case shall be higher than the following height limitations:

Building Height	Pole Height
1-2 Stories	20 Feet (6.10 Meters)
3-4 Stories	35 Feet (10.68 Meters)
5-7 Stories	50 Feet (15.25 Meters)

The American Flag shall be flown higher than all others in any group display.

- 3. Length. The length of a permitted flag on a flag pole shall not exceed one-third the length of the pole upon which it is hung.
- 4. Maintenance. All flags are to be maintained in an orderly fashion. Torn and badly faded flags shall be taken down and replaced at the discretion of the Director of Community Development.

5. Political Signs. Temporary signs announcing or supporting political candidates or issues which appear on a ballot of any national, state, or local election are permitted subject to the following regulations:

- a. Size. Size shall not exceed eight (8) square feet in area nor five (5) feet in height.
- b. Illumination. Such signs shall not be illuminated.
- c. Location. Such signs shall not be located upon any public right-of-way, nor affixed to any tree, nor affixed externally to any existing building or structure on the lot. Outdoor signs shall be placed a minimum of five (5) feet from any property line.

6. Reserved.

7. Reserved

8. Shared-Use Signs. There are unique circumstances which may warrant the installation of a shared-use sign which otherwise is not permitted. Shared Use Signs are subject to the following regulations (Ord.No.: 4095, February 22, 2011):

- a. Freestanding. Shared-Use signs are permitted as a monument sign only.
 - b. Zoning Districts. Shared-Use signs are permitted only in the C3, C4, and MXD Zoning Districts.
 - c. Location/Adjacent Lots. Shared-Use signs shall be permitted on adjacent outlots of a shopping center only and shall be a single sign that is shared or combined with the user or business occupying the adjacent lot. A site plan shall be submitted illustrating the location of the shared-use sign on the combined sign lot, including setback dimensions from property lines and driveways. Shared-Use signs shall be installed in accordance with required setbacks as stipulated in this Section.
 - d. Area. The total sign area of a shared-use sign shall not exceed that which would be allowed for the use located on the combined sign lot.
 - e. Height. The total height of a shared-use sign shall not exceed that which would be allowed for the use located on the combined sign lot.
 - f. Permission and Acknowledgement. Written permission and acknowledgement from the owner (or person having legal authority to act on behalf of the owner) of the combined sign lot granting permission for the location, size and height of the shared-use sign and acknowledging the rules governing a shared-use sign.
 - g. Sign Easement. A Sign Easement Agreement between the owner of the transfer lot and the owner of the combined sign lot shall be submitted as part of the sign permit application for review and approval by the Village Attorney. Upon review and approval by the Village Attorney, the Sign Easement Agreement shall be executed and recorded by the owner of the transfer lot with a copy provided to the Village prior to the issuance of the sign permit.
 - h. Sign Maintenance. The owner of the combined sign lot, except as otherwise agreed to in writing between the owner of the transfer lot and the owner of the combined sign lot, shall be responsible for all maintenance, repair and/or replacement of the shared-use sign and any installed landscaping around the perimeter of the sign. Any maintenance agreement between owners of the transfer lot and combined sign lot shall be executed and recorded against both lots and a copy of the recorded agreement filed within thirty (30) days of its recording with the Director of Community Development.
 - i. Removal of Existing Freestanding Sign. If a shared-use sign is approved, the applicant for the shared-use sign shall remove any existing signage from the transfer lot within ten (10) business days of a sign permit being approved and issued for the shared-use sign. The area where the sign existed on the transfer lot shall be returned to an acceptable condition (i.e. removal of all structural elements, foundations, etc. with the area being replanted with grass, groundcover, or other acceptable form of landscape material).
9. Construction Signs. Construction signs shall be permitted in all zoning districts for the purpose of denoting the construction of individual buildings or projects. All "Construction" sign applications must be approved by the Director of Community Development. He/She shall take into consideration the size of the proposed sign, its proposed duration, traffic safety, public safety, the impact upon adjacent properties, and general compliance with this code.
- a. Number. No more than one construction sign shall be allowed per street frontage per project.

- b. Height. No construction sign shall exceed fifteen (15) feet (4.85 meters) in height. Signs of a greater height may be permitted upon the specific approval of the Plan Commission.
 - c. Area. The maximum allowable size of any construction sign located in a residential zoning district shall not exceed 100 square feet (9.30 square meters). The maximum size of any construction sign located in a commercial or industrial zoning district shall not exceed 200 square feet (18.60 square meters), except that signs with a greater area may be permitted upon the specific approval of the Plan Commission.
 - d. Location. Such signs shall not be placed or otherwise erected upon any public right-of-way, nor attached to any building, structure or vegetation thereon. Such signs shall be situated on the same property as the construction project to which they refer.
 - e. Message. The content of construction signs shall be limited to the project name/logo; the architect; the engineer; the general contractor; the builder or developer; the lending institution; the business of the establishment under construction; its opening date; the type of residential units being offered; and information pertaining to the price of such residential units, financing and amenities.
 - f. Duration. No construction sign shall be erected any earlier than sixty days prior to the actual commencement of construction. Such signs shall be removed within ten (10) days after completion of construction and prior to occupancy.
10. Subdivision Monuments or Identification Signs. Monuments or signs that identify a particular residential subdivision or unified residential neighborhood may be permitted subject to the following regulations:
- a. Location. Such signs shall be located at points where subdivision streets intersect with arterial streets (as designated by the Comprehensive Plan).
 - b. Maintenance. Subdivision monuments or identification signs are to be maintained in an orderly manner. Such signs are to be kept clean and in good repair. Signs not properly maintained may be removed by order of the Board of Trustees.
 - c. Procedure. The Village of Matteson reserves the right to review any proposed subdivision monuments or identification signs for compliance and to reject any sign that is deemed unsafe or not in keeping with the intent of this code. Subdivision monuments or identification signs shall require specific approval by the Board of Trustees upon recommendation of the Plan Commission. The Board shall take into consideration the size of the proposed monument or sign, any colors or illumination, traffic safety, public safety, the impact upon adjacent properties, and general compliance with this code.

K. MAINTENANCE. All signs (including those for which no permit is required) and their supports shall be kept in a safe, presentable, and good structural condition in accordance with the following requirements and with the applicable codes or ordinances of the Village of Matteson as determined by the Director of Community Development.

1. Clean. The owner of any sign shall keep the sign and support structure clean and properly treated so as to prevent rust, peeling, flaking, or fading.
2. Good Repair. Broken panels, missing letters, flaking or peeling paint and other damage to a sign or support structure shall be repaired within thirty (30) days of its occurrence.
3. Area Around Signs. The area surrounding all signs shall be maintained free of any debris or nuisance, and any related grassed area or landscaping shall be kept trimmed and in a healthy condition.

L. REMOVAL OF SIGNS.

1. Public Safety. Any sign which is an immediate peril to persons or property shall be removed summarily and without notice at the sole discretion of the Director of Community Development.
2. Obsolete Message. Any sign which is located on property which becomes vacant and unoccupied for a period of three (3) months or more, or any sign which pertains to a time, event, or purpose which no longer applies, shall be taken down and removed by the owner, agent, or persons having the beneficial use of the structure or property upon which such sign may be found. Permanent signs applicable to a business temporarily suspended because of a change of ownership or management may be granted an additional 3-month time extension by the Director of Community Development after written application.