



# PUBLIC MEETING NOTICE AND AGENDA

## PLANNING AND ZONING COMMISSION MEETING

November 18, 2019

**7:30 p.m.**

1. Call to order
2. Roll call
3. Approval of the October 14, 2019 Planning and Zoning Commission meeting minutes
4. New business--None
5. Old business--None
6. Items for discussion
  - a. Sign Ordinance Changes
7. Staff report
  - a. October 2019 Board of Trustees meeting
8. Audience participation
9. Trustee liaison report
10. Next meeting is scheduled for December 16, 2019
11. Adjournment

### **Meeting Location:**

Lake in the Hills Village Hall  
600 Harvest Gate  
Lake in the Hills, IL 60156

*The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847-960-7414 (TDD 847-658-4511) promptly to allow the Village to make reasonable accommodations for those persons.*

**Posted by:** Laura Pekovic

**Date:** November 15, 2019

**Time:** 5:00 p.m.

# PLANNING AND ZONING COMMISSION

October 14, 2019 MEETING MINUTES

Village of Lake In the Hills



Chairman Joe DeMay called to order at 7:30 p.m. the meeting of the Lake in the Hills Planning and Zoning Commission.

## ROLL CALL

Commissioners Joe DeMay, Anna Siakel, Greg Walker, and John Murphy were present. Absent were Michael Esposito, Suzanne Artinghelli, and Brent Borkgren. Also in attendance were Community Services Director Fred Mullard, Village President Russ Ruzanski, Village Administrator Jennifer Clough, Assistant Finance Director Matt Rossi, Deputy Chief of Support Services Mary Frake, Village Trustee Steven Harlfinger, Village Trustee Bill Dustin, Village Attorney Brad Stewart, and Administrative Specialist Laura Pekovic.

## APPROVAL OF MEETING MINUTES

Commissioner Siakel made a motion to approve the Commission meeting minutes of September 16, 2019, and Commissioner Walker seconded. Motion carried 4-0.

## NEW BUSINESS

### 1. Variation to the Zoning Ordinance, Section 15.31-D the Zoning Ordinance, Front Yards at 25 Roosevelt Street.

Chairman DeMay convened the public hearing at 7:32 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner correctly completed notices of public hearing.

### Staff Report

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated October 14, 2019.

### Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission

The applicant, Patricia Perales, stated she would like this variation to maximize her yard space for her family. There were no questions or any discussion among the Commission.

Motion to grant a variation to Section 15.3-1-D of the Zoning Ordinance, Front Yards at 25 Roosevelt, was made by Commissioner Walker and seconded by Commissioner Siakel. On a roll call vote Commissioners Siakel, Walker, Murphy, and Chairman DeMay voted Aye. Motion carried 4-0.

# PLANNING AND ZONING COMMISSION

October 14, 2019 MEETING MINUTES

Village of Lake In the Hills

## **2. Conditional Use for an Automotive Service at 9256 Trinity Drive – Auto Focus**

Chairman DeMay convened the public hearing at 7:37 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner correctly completed notices of public hearing.

### **Staff Report**

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated October 14, 2019.

### **Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission**

The applicant, Ernest Hardcastle, stated that the staff report completely summarized his request. There were no questions or any discussion among the Commission.

Motion to grant a Conditional Use for an Automotive Service at 9256 Trinity Drive, was made by Commissioner Walker and seconded by Commissioner Murphy. On a roll call vote Commissioners Siakel, Murphy, Walker, and Chairman DeMay voted Aye. Motion carried 4-0.

## **3. Conditional Use for a Drive-Through at 290 North Randall Road**

Chairman DeMay convened the public hearing at 7:41 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner correctly completed notices of public hearing.

### **Staff Report**

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated October 14, 2019.

### **Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission**

The applicant, Thomas Apperson, stated that the staff report completely summarized his request. Director Mullard clarified that the Conditional Use will be good for one year. Therefore, if a tenant were not found within a year, then the Conditional Use would expire. Commissioner Siakel expressed concern that the proposed drive-through would add traffic and congestion to an already busy area.

Motion to grant a Conditional Use for a drive-through at 290 North Randall Road, was made by Commissioner Walker and seconded by Commissioner Murphy. On a roll call vote Commissioners, Murphy, Walker, and Chairman DeMay voted Aye. Commissioner Siakel voted Nay. Motion carried 3-1.

## **4. Conditional Use for Outdoor Storage of Vehicles as a Principle Use at 1511 Imhoff Drive**

Chairman DeMay convened the public hearing at 7:50 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner correctly completed notices of public hearing.

**Staff Report**

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated October 14, 2019.

**Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission**

Applicant, Kyle Lindley, stated that his company's plan is to construct an area to store large recreational vehicles. He further explained that a similar-type local business recently closed, and people were coming to his business, Big Stuff Storage, asking to store their recreational vehicles. However, his lot was full. Therefore, he knows there is a need for this type of storage in the Village. He answered questions from the Commission that the property would have overhead lights and be fully fenced with with an electronic gate that has 24-hour keypad access.

Motion to grant a Conditional Use Outdoor Storage of Vehicles as a principle use at 1511 Imhoff Drive was made by Commissioner Walker and seconded by Commissioner Murphy. On a roll call vote Commissioners Siakel, Murphy, Walker, and Chairman DeMay voted Aye. Motion carried 4-0.

**5. Variation to the Zoning Ordinance, Section 9.4, Manufacturing Districts Bulk Chart, at 1511 Imhoff Drive**

Chairman DeMay convened the public hearing at 7:55 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner correctly completed notices of public hearing.

**Staff Report**

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated October 14, 2019.

**Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission**

Emailed public comments from Marlene Taheny, President of Imhoff Industrial Park and Owner of Lots 8 & 3, were read aloud. She expressed concern about the fence location on the easements and hydrants in proximity to the fence line. Applicant Kyle Lindley clarified there are three fire hydrants in question. After discussion among the Commission, it was determined by them that there would be the following conditions in place.

1. Fire hydrants must be housed outside the fence line with a minimum of a three-foot clearance.
2. Access to all easements located within the fenced area shall be made reasonably available to all authorized easements users.
3. Property owner is responsible to perform restoration to fence and pavement disturbed to authorized easement users in performance of work within any approved easements.

Motion to grant a variation to the Zoning Ordinance, Section 9.4, Manufacturing Districts Bulk Chart, at 1511 Imhoff Drive with the noted conditions was made by Commissioner Walker and seconded by Commissioner Siakel. On a roll call vote Commissioners Siakel, Murphy, Walker and Chairman DeMay voted Aye. Motion carried 4-0.

6. **Zoning Text Amendments to Sections 3, 11, and 30 through 33 Related to Cannabis Business Establishments**

Chairman DeMay convened the public hearing at 8:08 p.m. All commissioners that answered roll call were present. Staff confirmed that the petitioner published the public hearing notice correctly.

**Staff Report**

Community Services Director Mullard reviewed the Request for Public Hearing and Commission Action dated October 14, 2019.

**Presentation by Petitioner and Questions and Comments by Planning and Zoning Commission**

Director Mullard reviewed the new State of Illinois definitions and types of different cannabis operational businesses. He also reviewed the proposed additions to the Permitted and Conditional Use chart, description of the zoning areas, and where that particular business could be located within the Village. He also clarified the types of allowed business and requirements pertaining to parking spaces, setbacks, and distances to parks and schools, which are aligned with the Village's existing zoning ordinances. He also reviewed the State-imposed regulations that will be adhered within Village. Director Mullard showed on a Village map the areas where certain cannabis establishments could possibly locate so those businesses would be able to adhere to the State restrictions on setbacks, proximity to schools, parks, and residential homes.

**Public Comment**

Village resident Tina Sanchez spoke. She said she was unhappy that the Village Board approved cannabis sales. She stated there were studies that medical cannabis makes pain actually last longer. She said that the Village Board is setting up the community to fail, and that the Board is looking to just make a buck. She also stated that the Board should have considered the people they represent and she will make it known.

Village Attorney Brad Stewart spoke. He explained that the reality is that cannabis use and possession will be allowed in Illinois within defined parameters. He also stated that this was the third time this topic was discussed at a Village meeting.

Village resident Daniel Wyatt spoke. He said he applauds the Village Board's progressive decision. He stated that before the legalization of medicinal cannabis, was on 23 different medications for his medical conditions, and he does not need to take those medicines now. He wants to spend his money in Lake in the Hills instead of driving hours to another dispensary, and it is about time for things to move forward.

Comments from the Village's online platform, Speak Out, were read outloud.

Motion to grant zoning text amendments to Sections 3, 11, and 30 through 33 related to the cannabis business establishments was made by Commissioner Walker and seconded by Commissioner Siakel.

# PLANNING AND ZONING COMMISSION

October 14, 2019 MEETING MINUTES

Village of Lake In the Hills

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On a roll, call vote Commissioners Siakel, Murphy, Walker, and Chairman DeMay voted Aye. Motion carried 4-0.

**OLD BUSINESS** – None

**ITEM FOR DISCUSSION** – Sign Ordinance Changes – Chairman DeMay requested this be tabled until the November 18, 2019 Planning & Zoning meeting.

Commissioner Siakel made a motion to table the sign discussion to November 18, 2019 and was seconded by Commissioner Walker. On a roll call vote Commissioners Siakel, Murphy, Walker and Chairman DeMay voted Aye. Motion carried 4-0 .

**STAFF REPORT** – PetSuites of America was approved by the Village Board of Trustees as it was presented to them. PetSuites of America’s intention is to break ground in 2019.

**AUDIENCE PARTICIPATION** – None

**TRUSTEE LIAISON REPORT** – None

Commissioner Siakle made a motion to adjourn the meeting and was seconded by Commissioner Walker. All in favor voted Aye. Chairman DeMay adjourned the meeting at 8:40 p.m.

The next Lake in the Hills Planning and Zoning Commission meeting is scheduled for Monday, November 18, 2019 at 7:30 p.m.

*Laura Pekovic*  
Administrative Specialist

Attachments

**Public Comment Pertaining to Variations to the Zoning Ordinance, Section 9.4, Manufacturing Districts Bulk Chart, at 1511 Imhoff Drive**

Am wearing two Hats one as president of Imhoff industrial Park and one as owner of adjacent property—Lot 8 and 3.

We welcome Prairie Enterprises!!!

There are concerns arising from fence location on easements???

Fire Hydrants must be outside the fence

The fence along two lots (8/3) is a permanent structure on an easement therefore; would request building a fence on the LOT LINES

Between lot 7 and lot 8

Between lot 7 and lot 3 The fence between lot 7 and retention pond there is no objection

Analysis of their request is to have more parking spaces; therefore need usage of easements to make Lot 7 for viable for their business plan

The decision of the building commissioned will be honored

Once again prairie enterprises is very welcomed

Marlene Taheny

[dgt1945@hotmail.com](mailto:dgt1945@hotmail.com)

President of Imhoff Industrial Park

Owner of Lot 8 and 3



# PLANNING AND ZONING COMMISSION

October 14, 2019 MEETING MINUTES

Village of Lake In the Hills

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## Public Comment Pertaining to Zoning Text Amendments to Sections 3, 11, and 30 through 33 Related to Cannabis Business Establishments

In the press release and in social media posts, the website was identified as an option for residents to submit commentary regarding tonight's cannabis businesses public hearing. We have received the following through Speak Out. Two in favor, one opposed:

+/-	Name	Address	Phone	Email	Message
-	Dawn Drifke				I do NOT support legal marijuana or cannabis stores in Lake in the Hills. I cannot attend the meeting but my family is strongly opposed to having stores located around here. Legal or not it's a drug.
+	Sean Broomans				I am in favor of having a dispensary in LITH. Other wise out tax dollars will go to other towns. Does it really matter if it's within 300' of a school?... probably not but if that makes us feel better then go for it. May as well be on top of the change instead of being behind the 8 ball and losing out on business. This is America right? Don't we support capatlisim?
+	Meagan Begley				I do not have an issue letting Cannabis locations anywhere in the town.

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# INFORMATIONAL MEMORANDUM

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## PLANNING AND ZONING COMMISSION

**MEETING DATE:** November 18, 2019

**DEPARTMENT:** Community Services

**SUBJECT:** Sign Ordinance Changes

## EXECUTIVE SUMMARY

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Commissioners, staff, and the planning consultant will continue the ongoing discussion of potential changes to Section 16, Signs, of the Zoning Ordinance.

## FINANCIAL IMPACT

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None

## ATTACHMENTS

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1. Current Section 16, Signs, of the Zoning Ordinance

## SUGGESTED DIRECTION

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Open a discussion and provide direction to staff and the consultant concerning proposed changes for the Sign Section of the Zoning Ordinance.

## SECTION 16

### SIGNS

#### 16.1 PURPOSE:

All signs located within the Village limits shall be located, erected, altered and maintained in accordance with the provisions set forth in this Section 16. These sign regulations are made in accordance with, and in furtherance of, the Comprehensive Plan and program for public safety, area development, preservation of property values and the general welfare in the Village. The intent of the regulations in this Section 16 is to safeguard the general welfare of the property owner and to maintain the aesthetic quality of the Village while balancing these goals with the reasonable controlled growth and development of the area. Accordingly, it is the intention of this Section to establish regulations governing the display of signs that will:

- A. Control the number of signs in the Village so as to not distract motorists or create a hazard to vehicular and pedestrian traffic.
- B. Prevent the proliferation of off-premises commercial signs which obscure the legitimate effort of local business establishments to reasonably identify the location and nature of their business.
- C. Preserve the beauty of the landscape and residential and commercial architecture of the Village that are among the prime assets of the Village.
- D. Be compatible with their surroundings.
- E. Comply with the type of activity to which they pertain.
- F. Be legible in the circumstance in which they are seen.
- G. Encourage quality sign design to promote a better visual environment.
- H. Enhance the physical appearance of the Village through a program that ensures the removal of inadequately

maintained, illegal, and nonconforming signs within the shortest reasonable time period.

#### **16.2 ZONING DISTRICT SIGNS:**

Zoning district sign regulations are established in the Sign Chart found at the end of this Section.

#### **16.3 GENERAL PROVISIONS:**

16.3-1 Signs Prohibited Unless Specifically Listed: The sign standards by zoning classifications, which are established in the Sign Chart, are intended to include every district in the Village as defined in this Zoning Code. Only signs described and regulated in this Section 16 shall be permitted in any particular zoning district, and no sign shall be permitted in the Village except as authorized in this Section.

16.3-2 Variations from this Zoning Code shall be permitted only by the approval of the Board of Trustees, according to standards of procedure established in Section 23 of this Zoning Code.

16.3-3 *Sign Area:* The entire area within a single continuous perimeter enclosing the extreme limits of all lettering, wording, designs, symbols together with the background on which they are displayed and in no case passing through or between any adjacent elements of the same. Such perimeter shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display.

#### **16.4 PROHIBITED SIGNS:**

The following signs are hereby expressly prohibited everywhere within the Village, except as otherwise hereinafter specifically provided:

- A. "A" frame signs, sandwich signs, curb signs.

- B. Commercial signs not advertising a business conducted, a product sold, or service provided on the same premises where the sign is located.
- C. Flashing signs.
- D. All miscellaneous advertising devices not specifically authorized by this Section.
- E. Pennants.
- F. Portable signs.
- G. Projecting signs.
- H. Roof signs.
- I. Signs on fences, landscaping, utility poles, retaining walls, refuse enclosures and storage sheds with the exception of public signs.
- J. Signs on or within parked motor vehicles and designed to be conspicuously visible for advertising or informational purposes from outside the vehicle.
- K. Signs that move or have moving parts however powered.
- L. Signs that use reflective paints or tape.
- M. Signs with lights between opaque letters and an opaque background.
- N. Signs hung across any street, alley or public right-of-way, except as authorized by this Zoning Code.
- O. Signs located on otherwise vacant land other than real estate signs, construction signs, or outdoor advertising signs except as authorized by this Section 16.
- P. Signs in conflict with traffic signals, vehicular or pedestrian travel, traffic sight lines or that impede access to fire hydrants and fire lanes and exits.
- Q. Signs that impede or impair the public health, safety or welfare.

- R. Signs painted on the walls or windows of any building, except as authorized by this Zoning Code.
- S. Signs on microwave, radio, transmission or receiving towers or on satellite dishes.
- T. Temporary signs, except as authorized by this Section 16.
- U. Inflatable signs larger than three cubic feet.
- V. Signs in the public right-of-way not approved elsewhere in this Zoning Code.
- W. Banners and Feather Banners.
- X. Any sign which uses exposed exterior neon tubing and/or exposed light bulbs.
- Y. All other signs not expressly authorized by this Zoning Code.

**16.5 EXEMPT SIGNS:**

The following types of signs are exempt from the provisions of this Section except for construction, maintenance and safety regulations, and except as provided for herein. Such signs are exempted from all permit requirements herein, except that illuminated signs shall be subject to application for and receipt of an electrical permit. Exempted signs and devices may be used to display non-commercial messages under the same standards as the display of a commercial message unless otherwise allowed or restricted by State laws including, but not limited to the Illinois Election Code and/or 10ILCS 5/1-1 et seq. as enforced by the State Board of Elections or other appropriate officials.

- A. Yard Signs
- B. *Public Signs:* Signs required by governmental bodies or public utility specifically authorized for a public purpose by any law, statute or ordinance; such public signs may be of any type, number, area, height, location

or illumination as required by law, statute or ordinance.

- C. *Secluded Signs:* Signs located on private property that cannot be deciphered from a public right-of-way or public property.
- D. *Symbols or Insignia:* Any sign of any official court or public office, notices thereof, or any flag, emblem or insignia of a government entity.
- E. *Window Signs:*

- 1. *Window Signs - Residential Zoning Districts:* Window signs in residential zoning districts shall not exceed 30 percent of the window surface area of the first floor windows.
- 2. *Window Signs - Non-Residential Zoning Districts:* Window signs in non-residential zoning districts shall be exempt, provided that:

*Location:* Window signs maybe permanently affixed or applied to the window glass of buildings where such windows or glass doors face the principal street frontage(s). Such signs may be affixed on the interior or the exterior surface of the glass.

*Surface Area:* The surface area of the window signs shall not exceed 30 percent of the total window surface area, of any building elevation exclusive of borders and trim.

*Displays:* The display of merchandise shall not be construed as a window sign, nor any signs identifying or promoting merchandise or services, so long as the signs are located more than 12 inches back from the interior surface of the glass.

*Illumination:* The use of neon tubing, LED, or any other type of light source that is capable of producing an effect similar to that of neon tubing is permitted only as an inside window or

door signage treatment. The outlining of windows or doors with any type of neon tubing, LED tubing or other type of light source that is capable of producing an effect similar to neon tubing is not permitted.

- F. A single unlit sign advertising or marketing the sale of vacant, unimproved residentially-zoned real estate greater than one acre in size, as well as all non-residentially-zoned real estate, situated on the relevant real estate, and which satisfies the following requirements:
1. Such sign does not interfere with any sight lines of an intersection;
  2. Such sign does not exceed a height of 10 feet from ground level;
  3. Such sign does not exceed 10 feet in width; and
  4. Such sign shall not exceed 32 square feet.

#### **16.7 ILLUMINATION AND MAINTENANCE:**

16.7-1 *Illumination Generally:* Illumination, if authorized by this Zoning Code, shall be white (non-colored) light and shall not blink, fluctuate or move.

16.7-2 *Internal Illumination:* The type and manner of illumination shall be specifically restricted by the following:

- A. No part of the sign panel other than the lettering shall be transparent or translucent.
- B. In no case shall the lighting intensity exceed the limit of 70 foot candles measured with a standard light meter perpendicular to the face of the sign at a distance equal to the narrowest dimension of the sign, whether it be the height or the width.
- C. No sign in any Residential or B-1 District maybe internally illuminated, except for

non-residential uses in a Residential District.

16.7-3 *External Illumination:* Externally illuminated signs shall be permitted subject to the standards set forth in Section 16.7-2 of this Zoning Code. The type and manner of illumination shall be specifically restricted by the following:

- A. The lighting shall be uniformly distributed over the area of the sign or portion thereof and not extend beyond the edges of the sign.
- B. The lighting shall not shine into dwellings or create a traffic hazard.
- C. The light reflectance, when measured perpendicular one foot from the surface of the sign shall not exceed 50 foot candles at its brightest area when measured with a standard light meter.
- D. Floodlights, gooseneck reflectors or other external sources of illumination shall be contained within a protective casing.

## **16.8 PERMITS:**

16.8-1 *Permit Required:* It shall be unlawful for any person to erect, construct, alter, change any lettering or graphics on or relocate any sign, except as otherwise expressly authorized, within the Village without first obtaining a permit from the Community Development Department and paying the fee required. Those signs listed under Section 16.5, Exempt Signs, of this Zoning Code are exempted from the permit requirement.

16.8-2 *Permit Application:* Application for a sign permit shall be made upon a form provided by the Community Development Department and shall include the following information:



1. Name, address and telephone number of the applicant.
2. Location of the building, structure or parcel of property to which or upon which the sign is to be attached or erected.
3. Position of the sign in relation to nearby buildings or structures.
4. Three copies of plans and specifications showing the method of construction, location, support, illumination and the lighting intensity measured in terms of foot candles.
5. Sketch showing sign faces, exposed surfaces and layout of the proposed message thereof, accurately represented in scale as to size, proportion, font and color.
6. Name of the person, firm, corporation or association erecting the sign.
7. Written consent of the owners of the building, structure or land on or to which the sign is to be erected.
8. Such other information as the Community Development Department shall require to show full compliance with this Section and all other applicable ordinances of the Village.

16.8-3 *Permit Fees:* Before a sign permit is issued the applicant shall pay a permit and inspection fee as required by Chapter 24 of the Lake in the Hills Municipal Code.

16.8-4 *Issuance of Permit:* It shall be the duty of the Community Development Department, upon the filing of an application for a sign permit, to examine such plans, specifications and other data and the premises where the sign will be erected,

constructed or altered, and issue a sign permit if all requirements of this Section and all other applicable ordinances of the Village are satisfied.

16.8-5 *Revocation of Permit:* The Director of Community Development or designee is hereby authorized and empowered to revoke any sign permit for any violation of this Section or any ordinances of the Village.

16.8-6 *Sign Erected Without Permit:* Any sign existing at the time of the enactment of this Zoning Code for which no sign permit was issued, shall be removed within 30 days of enactment of this Zoning Code unless such sign fully complies with the provisions of this Section and all applicable ordinances of the Village or is altered to fully comply with the provisions of this Section and all applicable ordinances of the Village within 30 days, and a sign permit is applied for and issued. See also Section 16.9 of this Zoning Code.

## **16.9 REMOVAL OF SIGNS:**

16.9-1 *Prohibited Signs:* Any sign existing in violation of Section 16.4, Prohibited Signs, shall be removed, altered or repaired in such a manner to bring such sign into conformance with the provisions of this Section 16 within 60 days after the date of the adoption of this Section 16.

16.9-2 *Unsafe or Unlawful Signs:* Every unlawful sign shall be removed as provided by this Zoning Code. Every unsafe, insecure, or menacing sign shall be removed immediately. If the Director of Community Development or designee shall find that any sign is unsafe, insecure or a menace to the public, or has been constructed, erected or maintained in violation of the provisions of this Section, then they shall give written notice of the violation to the owner or lessee thereof stating that the Village shall initiate such legal proceedings as

may be required to compel the removal of said sign and the recovery of any costs incurred, including any legal costs, in connection therewith if the owner or lessee fails to remove or alter the sign so as to comply with the standards set forth herein within 10 days after receipt of such notice. If the owners or lessee's address cannot be located, then the notice may be sent to the person last paying the real estate taxes on the premises. Receipt of such notice shall be conclusively presumed from proof of mailing such notice as provided above. Service in any other manner where there is actual receipt of notice shall also be satisfactory service for the purposes of this Section 16. Such owner or lessee shall be entitled to a hearing before the Village Administrator upon filing a written request with the Village Clerk for such a hearing within 72 hours after receipt of such notice. Such request shall state the reasons why such sign should not be removed. Such hearing will be held 72 hours after receipt of such request, if possible, but in any event shall be held prior to the initiation of any proceedings as provided above.

16.9-3 *Immediate Removal, Removal Without Notice:* The Director of Community Development or designee may cause any sign or other advertising structure which is an immediate peril to persons or property to be immediately removed or repaired if, after notice, either oral or written, the owner or lessee fails to take corrective action or if the owner or lessee cannot be located in sufficient time to remedy the immediate peril. In addition to the penalty provisions in this Section, the Director of Community Development or designee or the Village may also file a complaint for injunction or any other appropriate remedy, including the recovery of any costs incurred therewith, including legal fees.

**16.10      ADDITIONAL REQUIREMENTS:**

- 16.10-1 *Building Code:* All signs shall be constructed of materials approved by the Village and shall comply with the requirements of the Lake in the Hills Building Code and any amendments thereto as adopted by the Village.
- 16.10-2 *Electrical Code:* All signs in which any electrical wiring and/or connections are to be used shall comply with the Electrical Code and any amendments thereto as adopted by the Village.
- 16.10-3 *Wind Pressure and Dead Load Requirements:* All permanent signs shall be designed and constructed to withstand a wind pressure of not less than 30 pounds per square foot and shall be constructed to receive dead loads as required in the Building Code and any amendments thereto or other applicable ordinances of the Village. Any existing sign not so constructed shall be considered as an immediate peril to persons and property, and be removed per Section 16.9 of this Zoning Code.
- 16.10-4 *Illinois Highway Advertising Control Act:* No sign permitted under this section shall be allowed or maintained if the sign shall in any way violate the Illinois Highway Advertising Control Act 225 ILCS 440 as amended. No sign permitted under said Act shall exceed the standards as set forth in this Zoning Code.
- 16.10-5 *Awnings, Canopies, Marquees:* Construction of awnings, canopies and marquees shall be in accordance with Chapter 24 of the Lake in the Hills Municipal Code.

16.11

**SIGN CHART**

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	Maximum time period for Display (Per calendar year)
R-1, R-2, R-3, RE-1, RE-2	Permanent Wall or ground	Four square feet per sign	6 feet maximum from grade, 10 feet minimum from any lot line, wall signs are not to exceed the height of the main wall of the building	One per street frontage	None
	Permanent Subdivision Entryway	100 square feet per sign	8 feet maximum from grade, 10 feet minimum from any lot line	Two at each entrance	None
	Temporary Wall or ground	Six square feet per sign	5 feet maximum from grade; not above the first floor	One per zoning lot	30 days
R-1, R-2, R-3, RE-1, RE-2 (Non-residential)	Permanent Wall	2 square feet for each lineal foot of building frontage  Maximum total, 100 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation	None
	Temporary Wall	2 square feet for each lineal foot of building frontage  Maximum total, 32 square feet	Not to exceed the height of the main wall of the building	One per building	30 days

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	Maximum time period for Display (Per calendar year)
R-1, R-2, R-3, RE-1, RE-2 (Non-residential)	Permanent Ground	50 square feet	8 feet maximum from grade, 10 feet minimum from any lot line	One per street frontage	None
	Temporary Ground	32 square feet	8 feet maximum from grade	One per zoning lot	30 days
RE-5	Permanent Wall, ground, or entryway	32 square feet per sign	6 feet maximum from grade, 10 feet minimum from any lot line, wall signs are not to exceed the height of the main wall of the building.	One per street frontage	None
	Temporary Wall, ground, or entryway	6 square feet per sign area	5 feet maximum from grade; not above the first floor	One per zoning lot	30 days
R-4 Multi-family	Permanent Wall, ground or entryway	Gross aggregate total of all signs: 100 square feet	6 feet maximum from grade, 10 feet minimum from any lot line, wall signs are not to exceed the height of the main wall of the building	One per street frontage	None
	Temporary Wall, ground or entryway	32 square feet	6 feet maximum, not to exceed the height of the main wall	One per zoning lot	30 days
	Permanent Subdivision Entryway	100 square feet per sign	8 feet maximum from grade, 10 feet minimum from any lot line	Two at each entrance	None

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	Maximum time period for Display (Per calendar year)
R-4 Multi-family (Non-residential)	Permanent Wall	2 sq ft for each lineal foot of building frontage  Maximum total 100 sq ft	Wall signs are not to exceed the height of the main wall of building	One per building	None
	Permanent Ground	50 sq ft	8 feet maximum from grade, 10 feet minimum from any lot line	One per building	None
	Temporary Ground	32 square feet	6 feet maximum from grade height	One per building	30 days
B-1	Permanent Wall	1 square feet for each lineal foot of building frontage  Maximum total, 50 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation <sup>1</sup>	None
	Temporary Wall	1 square feet for each lineal foot of building frontage  Maximum total, 32 square feet	Not to exceed the height of the main wall of the building	One per building	60 days
B-1	Permanent Ground	50 square feet per sign	6 feet maximum from grade, 10 feet minimum	One per street frontage	None

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	Maximum time period for Display (Per calendar year)
			from any lot line		
	Temporary Ground	32 square feet	6 feet maximum height	One per zoning lot	60 days
B-2, B-3, B-4 and B-5	Permanent Wall	2 square feet for each lineal foot of building frontage  Maximum total, 100 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation <sup>1</sup>	None
	Temporary Wall	2 square feet for each lineal foot of building frontage  Maximum total, 32 square feet	Not to exceed the height of the main wall of the building	One per building	60 days
B-2, B-3, B-4 and B-5	Permanent Ground, entryway	100 square feet per sign	8 feet maximum from grade, 10 feet minimum from any lot line. A ground sign may be located off-premise within a planned development (with permission of the property owner) instead of on premise	One per principal street	None
	Temporary Ground, entryway	32 square feet	6 feet maximum height	One per zoning lot	60 days
					None



ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	Maximum time period for Display (Per calendar year)
B-2, B-3, B-4 and B-5 (Shopping Center or Multi-tenant building)	Permanent Wall	2 square feet of signage for each lineal foot of tenant/business frontage  Maximum total, 250 square feet per sign	Wall signs are not to exceed the height of the main wall of the building	One per building elevation <sup>1</sup>	
	Temporary Wall	2 square feet for each lineal foot of building frontage, maximum total 32 square feet	Not to exceed the height of the main wall of the building	One per building	60 days
B-2, B-3, B-4 and B-5 (Shopping center or business center)	Permanent Ground, entryway	200 square feet	16 feet maximum from grade, 10 feet minimum from any lot line	One per street frontage	None
	Temporary Ground, entryway	32 square feet	6 feet maximum from grade	One per zoning lot	60 days
A-1, IB and OS	Permanent Wall	2 square feet of signage for each lineal foot of building frontage  Maximum total, 100 square feet	Wall signs are not to exceed the height of the main wall of the building.	One per building elevation <sup>1</sup>	None

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	Maximum time period for Display (Per calendar year)
	Temporary Wall	2 square feet of signage for each lineal foot of building frontage  Maximum total, 32 square feet	Not to exceed the height of the main wall of the building.	One per building	60 days
IB and OS	Permanent Ground	100 square feet	8 feet maximum from grade, 10 feet minimum from lot line	One per street frontage	None
	Temporary Ground	32 square feet	6 feet maximum from grade	One per zoning lot	60 days
Manufacturing	Permanent Wall	2 square feet of signage for each lineal foot of building frontage  Maximum total, 100 square feet	Wall sign not to exceed the height of the main wall of the building	One per building elevation <sup>1</sup>	None
	Temporary Wall	2 square feet of signage for each lineal foot of building frontage  Maximum total, 32 square feet	Not to exceed the height of the main wall of the building	One per zoning lot	60 days

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	Maximum time period for Display (Per calendar year)
<b>Manufacturing</b>	Permanent Ground	100 square feet	8 feet maximum from grade, 10 feet minimum from any lot line. A ground sign may be located off-premise within a planned development (with permission of the property owner) instead of on premise.	One per street frontage	None
	Temporary Ground	32 square feet	6 feet maximum from grade	One per zoning lot	60 days
<b>Manufacturing (Business center)</b>	Permanent Ground, entryway	180 square feet gross aggregate total of all signs	10 feet maximum from grade, 10 feet minimum from any lot line (at main entry to the park/center)	One on each principal street	None
	Temporary Ground, entryway	32 square feet	6 feet maximum from grade	One per zoning lot	60 days
<b>AD1</b>	Permanent Wall	2 square feet for each lineal foot of building frontage, maximum total 100 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation <sup>1</sup>	None
	Temporary Wall	32 square feet	Not to exceed the height of the main wall of the building	One per building	60 days

ZONING DISTRICT	ALLOWABLE SIGN TYPES	MAXIMUM SIZE LIMIT	HEIGHT RESTRICTION, LOCATION	NUMBER	Maximum time period for Display (Per calendar year)
AD1	Ground	2	2	2	None
	Temporary Ground	32 square feet	6 feet maximum from grade	One per zoning lot	60 days
AD2	Wall	2 square feet for each lineal foot of building frontage, maximum total 100 square feet	Wall signs are not to exceed the height of the main wall of the building	One per building elevation <sup>1</sup>	None
	Temporary Wall	2 square feet for each lineal foot of building frontage, maximum total 32 square feet	not to exceed the height of the main wall of the building	One per building	60 days
AD2	Permanent Ground	100 square feet	8 feet maximum from grade, 10 feet minimum from any lot line	One on each principal street	None
	Temporary Ground	32 square feet	6 feet maximum from grade	One per zoning lot	60 days

<sup>1</sup> Individual letters of the alphabet or two distinct elements, separated by open space, but organized to form a single sign may be allowed.

<sup>2</sup> Ground Signs shall be allowed only per the airport regulations described in Chapter 26 of the Municipal Code.