

Morton Grove, Illinois Village Code

TITLE 10 BUILDING AND CONSTRUCTION REGULATIONS

CHAPTER 10 SIGN REGULATIONS

10-10-1: SHORT TITLE:

This chapter shall hereafter be known and cited as the *SIGN CODE* . (Ord. 85-1, 1-25-1985)

10-10-2: DEFINITIONS:

ACTION SIGNS: The movement of the sign body or any segment thereof, such as rotating, revolving, moving up or down or any other type of action involving a change of position or intensity of light of the sign body or segment thereof, whether caused by mechanical or any other means, and shall include, but not be limited to, the following:

Animated Sign: The movement of any light used in connection with any sign, such as blinking, traveling, flaring the changing of the degree of intensity of any light.

Flashing Sign: An illuminated sign in which, during the period of its operation, such illumination is not kept stationary or constant in intensity and/or color at all times. Illuminated signs which indicate the time and/or temperature shall not, for that reason alone, be considered flashing signs or action signs.

Moving Sign: Any sign that has an external or visible part or parts that move, rotate or spin. Signs which indicate the time and/or temperature shall not, for that reason alone, be considered moving signs or actions signs.

APPROVED COMBUSTIBLE MATERIALS: Any material more than one-twentieth of an inch (1/20") in thickness, which burns at a rate of not more than two and one-half inches (2 1/2") per minute when subjected to the ASTM (American Society for Testing Material) then prevailing standard test for flammability in sheets of six-hundredths inch (0.06") in thickness.

AREA OF SIGN: A. For freestanding letters, cutout letters or emblems or insignias used as a sign on a wall, the area of the sign shall be computed by taking the area enclosed within the smallest geometric figure needed to completely encompass each letter, word, insignia, emblem or symbol of the sign, except as otherwise provided therein.

B. For other signs, the area shall be computed by taking the total area of the facing or the total area within the outer edge of any existing border of the sign.

C. In each case, computation of allowable sign area shall include all existing signs on the premises, whether such signs be legal or legal nonconforming under the terms of this chapter. Purely decorative and design areas not attached or intended as a part of the sign shall be excluded from the computation of area. For computing the area of all multisided sign, the gross surface area shall refer to the sum of the area of all sides.

ATTRACTION BOARD: A sign designed to allow for replacement of individual letters.

AWNING/CANOPY: Any structure with a frame attached to a building and projecting there from which is capable or not of being raised to a position flat against the building when not in use. Awnings may be fixed or retractable. (See [title 10, chapter 15](#) for awnings/canopies which are a part of the building facade.)

BILLBOARD SIGN: A structure detached from any building and bearing a sign which is not appurtenant to the use of the property where the sign is located, or a product sold or a service offered upon the property where the sign is located, or which does not identify the place of business where the sign is located as a purveyor of the merchandise or services advertised upon the sign.

CHANGE PANEL SIGN OR ATTRACTION BOARD: A sign designed to permit immediate change of copy.

EXTERIOR RATE SIGN: Any sign upon which is designated or written out in words, numbers or figures, or set of figures, describing rate or rates, time, price or any combination thereof. Excluded here from shall be signs which primarily indicate time and/or temperature.

FRONT FOOT: "Front foot" of a building (or parcel of land) shall mean the maximum width measured on a straight line parallel to the street. In the event of a building fronting on two (2) or more streets, the main entrance of the building shall be the controlling factor for computing the allowable sign area.

GROUND LEVEL: The established finished grade of the ground directly below the sign. Established grade shall not be higher than eighteen inches (18") above the curb line for purposes of this chapter.

GROUND MOUNTED MONUMENT SIGN: A sign detached from any building and supported by framework, poles or masonry.

INCOMBUSTIBLE MATERIAL: Any material which will not ignite at or below a temperature of one thousand two hundred degrees Fahrenheit (1,200°F) and will not continue to burn or glow at that temperature.

INDIRECT LIGHTING: A source of external illumination located a distance away from the sign, which lights the sign, but which is itself not visible to persons viewing the sign from any normal position of view.

INTERNAL LIGHTING: A source of illumination entirely within the sign which makes the sign content visible at night, but wherein the source of the illumination is not visible.

LOCATION: A lot, premises, building, wall or any place whatsoever upon which a sign is located.

MAINTENANCE: Includes the replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear or damage beyond the control of the owner and the reprinting or changing or moving of copy.

MARQUEE: Any canopy, hood or awning of permanent construction projecting from the attached to the wall of the building or part of the structure thereof but not supported at the ground or sidewalk.

NEON SIGN OR DEVICE: Any neon tube, fiber optic, incandescent or other similar electrical device.

NONCONFORMING SIGN: Any sign which is not allowed under this chapter, but which, when first constructed, was legally allowed by the village or the political subdivision then having the control and regulation over construction signs.

PERMANENT WINDOW SIGN: Any sign which remains on display on a commercial window for forty five (45) days or more.

PERSON: Any individual or person, firm, partnership, association, corporation, company or organization of any kind, singular or plural.

PLATE LINE: The point at which any part of the roof structure first touches or bears upon an external wall. If plate line cannot be conventionally defined or located as aforesaid, then it shall be ten feet (10') above building grade level.

PROJECTING SIGN: Any sign which is attached to a building or other structure and extends beyond the line of said building or structure to which it is attached.

ROOF LINE OR ROOF LEVEL: The plate line plus the height of the minimum structural component of the roof.

ROOF SIGN: A sign or any portion of that sign's supporting structure erected in any way upon a building or structure which extends above the plate line of the building or structure, except wall signs.

SHOPPING CENTER: A commercial development whereupon there are located two (2) or more separate commercial activities, in which there are appurtenant shared facilities, such as a common entrance way, or parking and pedestrian mall, and which is designed to provide a single area in which the public can obtain varied products and services.

SIGN: Any device or graphic for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, and shall include, but not be limited to, any display of any letter, numeral, figure, emblem, insignia, picture, outline, character, spectacle, delineation, announcement or any combination whereby the same are made visible to the eye for the purpose of attracting attention and/or to make anything known, whether such display be made on, attached to or as a part of any other structure, surface or thing, and which display is

visible beyond the boundaries of the lot or parcel of property in or of which the same is made. The term "sign" shall not include any flag, badge or insignia of any government or governmental body or agency, or any civic, charitable, religious, patriotic, fraternal or similar organization, nor shall it include any display of official, court or public office notices or any item of merchandise normally displayed in the store window of a merchant.

STRUCTURE OR BUILDING: A structure having a roof and at least three (3) walled sides.

TEMPORARY SIGNS: Includes any sign, with or without frames, intended to be displayed for a short period of time only not to exceed six (6) months, which is erected preparatory to and in advance of the erection of a permanent sign in replacement thereof.

VILLAGE STREETScape IMPROVEMENT CORRIDORS AND TIF DESIGNATED IMPROVEMENT AREAS: Any area within the village officially designated by the village for new lighting fixtures, new curbing and/or pedestrian walkways, improved or new landscaping, new street hardware, new signage and approved as a comprehensive package of right of way improvements.

WALL SIGN: A sign attached to, or erected against the wall of a building or structure with the exposed face of the sign in a vertical position to the horizontal plane. (Ord. 89-20, 6-26-1989; amd. Ord. 92-1, 1-13-1992)

10-10-3: ADMINISTRATION AND ENFORCEMENT:

- A. Enforcement: The building commissioner and his duly authorized representatives are hereby authorized and directed to enforce all of the provisions of this chapter. Upon a presentation of proper credentials, the building commissioner or his duly authorized representatives may enter at reasonable times any building, structure or premises in the village to perform any duty imposed upon him by this chapter.
- B. Interpretation: Where there is any ambiguity or dispute concerning the interpretation of this chapter, the decision of the building commissioner shall prevail, subject to appeal as provided herein.
- C. Penalties, Fine: Any person who is the owner or in control of any sign in violation of this chapter shall be deemed prima facie responsible for the violation involved and subject to the penalties provided herein. Any person who violates, disobeys, omits, neglects or refuses to comply with this chapter shall be fined not less than seventy five dollars (\$75.00) nor more than seven hundred fifty dollars (\$750.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.
- D. Permit Required: A building permit is required prior to installation of any sign covered by this chapter. The building permit shall stipulate which provisions of the sign code apply along with any variations or stipulations authorized by the appearance commission as part of the sign approval. Failure to install a sign in accordance with permit provisions shall result in a stop work order as specified in the building code adopted in section [10-1-1](#) of this code and/or fines as specified in subsection C of this section.

E. Maintenance: All signs installed in conformance to a building permit shall be maintained as required by the property maintenance code adopted in section [10-5-1](#) of this code. (Ord. 72-18, 6-20-1972; amd. Ord. 92-1, 1-13-1992)

10-10-3A: POWERS AND DUTIES OF APPEARANCE REVIEW COMMISSION:

The appearance review commission as established in [title 2, chapter 12](#) of this code, shall have the duty of reviewing and approving or disapproving all applications for sign permits and imposing conditions and limitations including, but not limited to, size, color, construction, and direction as appropriate within the standards of this chapter. The commission shall also have authority to grant variances from the technical requirements of this chapter within the limitations imposed in section [10-10-4](#), "Variance And Appeal Provisions", of this chapter. (Ord. 92-1, 1-13-1992)

10-10-4: VARIANCE AND APPEAL PROVISIONS:

- A. Right Of Appeal And Requests For Variances: All requests for variances in the requirements herein set forth or appeals from any rulings of the building commissioner shall be directed to the appearance review commission by serving written notice on the building commissioner who, in turn, shall immediately transmit the notice to the commission. The appearance review commission shall set a hearing date for said appeal or request for variance within thirty (30) days thereafter. The building commissioner shall take no further action on the matter pending the commission's decision, except for unsafe signs which present an immediate and serious danger to the public, as provided herein.
- B. Appeal And Variance, Procedures: Applications for variances or an appeal from a decision of the building commissioner shall be made in writing on forms provided by the village. Upon receipt of a written request for a variance, the appearance review commission shall cause a public hearing to be scheduled after providing at least seven (7) days' notice by publication in a newspaper of general circulation throughout the village. In addition to the public notification, the appearance review commission shall cause a notice to be sent to the property owners of record for each parcel within one hundred fifty feet (150') of the boundary lines of the applicant's property. Following the close of the hearing in which all persons with an interest in the project shall have been provided an opportunity to provide either oral or written testimony, the appearance review commission shall vote to grant, reject, or modify the variance request.
- C. Justification For Variance: The appearance review commission may vary the application of this chapter in harmony with its general purpose and intent, in accordance with the procedure set forth herein, where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the provisions of this chapter. A variance may be granted only when special circumstances involving size, shape, topography, location or surroundings affect the property referred to in the application, when denial of said application would cause unreasonable or unnecessary hardship, and when said sign will not cause substantial injury to the value of other property in the vicinity nor be detrimental to the public safety or welfare in the neighborhood in which it is located.

The appearance review commission may require such conditions and restrictions upon the construction, location and use of any sign for which a variance is granted as may be deemed necessary to promote the general objectives of this chapter, and to minimize any injury to persons or property and to the value of property in the neighborhood. Failure to

maintain such conditions or restrictions as may have been imposed shall constitute grounds for revocation of the authorization for such variance whereupon the permittee or owner shall promptly bring the sign into compliance with this chapter or other applicable laws and ordinances or remove same, subject to the provisions herein.

D. Charge For Variance Or Appeal: Applications for appeal or variance shall be numbered consecutively in the order of their filing and shall become a part of the permanent official records of the village. A uniform filing fee of two hundred fifty dollars (\$250.00), shall be paid to the village upon filing of each application for variance for the purpose of defraying expenses resulting from the proceedings.

E. Variance Limitations: Installation of a sign or related graphic device authorized under the variance procedures in this section, shall be constructed/installed within six (6) months of the date of variance approval or the variance shall be considered null and void. (Ord. 92-1, 1-13-1992)

10-10-4A: APPEAL FROM DECISION OF APPEARANCE REVIEW COMMISSION:

Anyone may appeal a decision of the of appeals appearance review commission relating to signs directly to the corporate authorities upon written notice of appeal to the village clerk filed within ten (10) days after the appearance review commission decision. The village board shall meet as a committee of the whole to consider any appeal from a decision of the appearance review commission. The village board, after affording an opportunity for all interested parties to be heard, may accept, reject or modify the findings of the appearance review commission and may grant or deny a petitioner's sign and/or variance application as the village board may deem appropriate under the provisions of this chapter. All actions of the village board taken under this subsection shall be construed as administrative actions for the purpose of assuring that inequities in specific situations may be avoided by granting a petitioner's request to modify a decision of the appearance review commission and shall not be construed as amendments to the provisions of this chapter unless otherwise provided by the corporate authorities. The decision of the corporate authorities shall be final and binding on all parties. (Ord. 92-1, 1-13-1992)

10-10-5: PERMIT REGULATIONS:

A. Permits Required: It shall be unlawful for any person to erect, construct, relocate, alter, change, place or attach any awning, sign, marquee, or graphic canopy without first obtaining approval from the appearance review commission and a permit from the building department and making payment of the required fee. Further, it shall also be unlawful for any person to paint or install any sign, message, or graphic on any display window or door, unless allowed elsewhere in this code, without first obtaining a permit and making payment of the required fee. No permit shall be required for changing letters or for maintaining any existing sign. (Ord. 89-20, 6-26-1989; amd. Ord. 92-1, 1-13-1992)

B. Application For Permit: Application for permit covering all signs on the premises shall be made upon forms provided by the building commissioner and shall contain or have attached thereto the following information, where applicable:

1. Name, address and telephone number of the applicant, owner and occupant of the property and owner of the sign.

2. Location of building, structure or lot to which or upon which the sign or marquee is to be attached or erected (including the location of the existing signs and marquees).

3. Position of (existing and proposed) signs or marquees in relation to nearby buildings or structures.

4. Nine (9) sets of blueprints, reproductions and/or color ink drawings of the plans (drawn to scale) and specifications and method of construction and attachment to the buildings or to foundation in the ground, and all electrical features. (See sections [10-10-6](#) and [10-10-7](#) of this chapter for requirements.)

5. All awnings, canopies, marquees, and ground mounted/ monument signs shall be certified by a registered architect or structural engineer that the sign can withstand at least thirty (30) pounds of wind pressure per square foot, and meet other applicable structural load requirements established by the building code.

6. Name of person erecting the sign or marquee. (Ord. 72-18, 6-20-1972; amd. Ord. 92-1, 1-13-1992)

7. Applications made by persons who intend to erect a sign shall be signed by the owner of the building, structure or land to which or on which the sign is to be erected and the owner of the business to be served by the sign. (Ord. 72-18, 6-20-1972; amd. Ord. 78-12, 2-13-1978; Ord. 92-1, 1-13-1992)

8. Any electrical permit required and issued for said sign or marquee.

9. Insurance policy or bond as required in this chapter.

10. The zoning classification of the property where the sign will be (or all signs are) located.

11. Such other information as the building commissioner or appearance review commission shall require to show full compliance with this and all other ordinances of the village. (Ord. 72-18, 6-20-1972; amd. Ord. 92-1, 1-13-1992)

C. Permit Fees: The fee to be charged for permits issued for the erection or construction of any new sign, awning, canopy, or marquee shall be as follows:

Non-illuminated signs	\$10.00 plus \$0.50 per square foot of gross surface area of each face thereof
Marquees	15.00 plus \$0.10 per square foot of sign area
Illuminated signs	1.00 per square foot of gross surface area of each face thereof
All temporary signs:	
Up to 3 months	20.00
From 3 months up to 6 months	35.00
All temporary banners	15.00 per event or segment

Electrical fees

If applicable, as determined by [chapter 1, article A](#) of this title

D. Insurance Or Bond Requirements: Every applicant for a permit for a sign which will extend over a public right of way or which is so located that it may fall upon the same, shall file with the building commissioner, before the permit is granted, a liability insurance policy covering all damage or injury that might be caused by each of said signs, or certificate of insurance therefor, issued by an insurance company authorized to do business in the state of Illinois and satisfactory to the building commissioner, with limits of liability of not less than two hundred fifty thousand dollars (\$250,000.00) for property damage and one million dollars (\$1,000,000.00) for personal injuries. The village, its officers, agents and employees shall be named as additional parties insured. Such liability insurance policy shall be maintained in force throughout the life of the permit, and if at any time it shall not be in full force, the permit shall be revoked by the building commissioner.

In lieu of insurance as provided for in this subsection, the applicant may file an indemnity bond, with a corporate surety satisfactory to the building commissioner, in the amount of five hundred thousand dollars (\$500,000.00) which will provide that the principal and surety will indemnify and hold harmless the village, its officers, agents and employees for all claims, loss or suits resulting from any such sign over a public area.

E. Time Limit: If the work authorized under an erection permit has not been completed within six (6) months after date of issuance, the said permit shall become null and void.

F. Revocation Provision: All rights and privileges acquired under the provisions of this chapter or any amendment thereto, are mere licenses revocable at any time by the president and board of trustees. (Ord. 92-1, 1-13-1992)

10-10-6: SIGN STANDARDS BY USE:

The following sign standards by property use are intended to include every use in the village. Only signs as described therein and as may be described under temporary signs and exceptions will be permitted for each particular property use. If any property use is omitted from this chapter, no signs shall be permitted therein unless this chapter shall be amended to include such particular use.

A. Residential Uses: This subsection shall apply to all property devoted to residential use. Signs shall only be permitted in connection with multiple dwellings.

1. Size: Other than nameplates, individual signs shall not exceed five (5) square feet in area for multiple dwellings (consisting of 1 or more buildings), and shall not total more than ten (10) square feet in area for a development.

2. Location: Permitted signs may be anywhere on the premises, except as restricted by the Morton Grove zoning ordinance ⁵² or other ordinances in effect, and except as provided herein. Signs shall not project beyond any property line and if ground mounted, the top of said sign shall not be over four feet (4') above the ground and, if building mounted, shall be flush mounted and shall not project above the roof line. No sign shall be closer than eight feet (8') to any side or rear lot line or four feet (4') to the front line or one-half (1/2) the depth of the front yard, whichever is greater.

3. Content: Other than nameplate signs, any signs hereunder shall contain only identification and description of building, its address and the ownership of same.

4. Illumination: Illumination, if used, shall be by white (and not colored) light and shall not be blinking, fluctuating or moving. Light rays shall shine directly upon the sign or upon the property within the premises and shall not spill over the property line, in any direction, except by indirect reflection which shall be kept to a minimum.

B. Business Uses: This subsection shall apply to all property devoted to business uses in the C and M zoning districts. Except as otherwise provided in this chapter, only wall signs, awnings and canopies, marquees, rate signs, ground mounted/monument signs and signs under a building overhang shall be permitted on premises or property devoted to business uses. Every such sign shall relate directly to the business conducted on the premises or to the property on which it is situated.

1. Maximum Sign Area: The total maximum sign area permitted for a business shall be one hundred (100) square feet; provided, however, that if a business occupies a lot with a frontage of one hundred seventy five feet (175'), or more, a ground mounted/monument sign may also be permitted hereunder with a sign area not to exceed one hundred (100) square feet, so that the total maximum sign area shall be two hundred (200) square feet for such business. Additional identification signs may be permitted, as provided in this section.

2. Wall Signs:

a. The total wall sign area for each business shall be one and one-half (1 1/2) square feet for each lineal front foot of that portion of the building occupied by the business involved, or one square foot for each lineal foot of lot frontage which the single business occupies, which ever results in the larger sign area, but the total area of all permitted wall and other signs (except ground mounted/monument signs) for any business shall not exceed one hundred (100) square feet as herein provided.

b. Where a business is on property abutting more than one street, then the lot frontage shall be where the main entrance is located for computing the sign area.

c. The location of wall signs may be anywhere on the surface of the building; provided, that the maximum length of any said sign shall be limited to seventy five percent (75%) of the frontage of said building with a minimum clearance parapet wall and eight inches (8") away or clear of any exterior wall or party wall forming the outer edges of the face of the structure or building. Wall signs located on a parapet shall not be higher than three feet (3') above a roof line and in no event higher than twenty five feet (25').

d. Notwithstanding any other provision of this chapter, each business shall be permitted a wall sign, or canopy/awning, having a total sign area of twenty five (25) square feet. (Ord. 92-1, 1-13-1992)

e. Permanent window signs are not allowed except neon signs which shall be regulated under subsection B2h of this section. (Ord. 89-20, 6-26-1989; amd. Ord. 92-1, 1-13-1992)

f. Advertising canopy/awnings shall be allowed only over display windows. If a business has two (2) street frontages the display shall be allowed only on the frontage that is identified by the address designation. Canopies/awnings may not be illuminated except for that portion that carries a business name or message.

g. Use of primary or fluorescent colors as sign or awning/canopy background colors is prohibited. Message colors shall be complimentary to the background colors.

h. Neon signs or displays shall be limited to one such display per every two (2) individual windows, with a business street exposure. Such displays shall include indoor signs located on the ground level. Each sign or display shall not exceed eight (8) square feet in area. For purposes of this subsection any neon display visible from the street shall qualify. Neon window surrounds in excess of eight (8) square feet in size, shall be allowed only if qualified under the variance procedure as provided for in section [10-10-4](#) of this chapter. (Ord. 92-1, 1-13-1992)

3. Ground Mounted/Monument Signs:

a. One ground mounted/monument sign shall be permitted where the business establishment has a lot frontage of one hundred seventy five feet (175') or more. Additional ground mounted/monument signs may be permitted as follows: two hundred fifty feet (250') of frontage up to one additional, four hundred fifty feet (450') of frontage, up to two (2) additional, and six hundred feet (600') of frontage, up to three (3) additional ground mounted/monument signs. The total sign area for each such ground mounted/monument sign shall be computed on the basis of one and one-half (1 1/2) square feet for each lineal front foot of that portion of the building occupied by the business involved, or one square foot for each lineal foot of lot frontage which the single business occupies, whichever results in the larger sign area, but the maximum total area of such ground mounted/monument sign shall not exceed one hundred (100) square feet with a maximum of fifty (50) square feet per side.

b. No ground mounted/monument sign may be erected within seventy five feet (75') of any other ground mounted/monument sign, notwithstanding any other provision of this chapter.

c. The height of any ground mounted/monument sign shall not exceed ten feet (10') above grade or ground level. (Ord. 72-18, 6-20-1972)

4. Sign Under Building Overhang: One sign located under the building overhang or canopy shall be permitted for each business in a building. The total sign area for each such sign shall not exceed eight (8) square feet, four (4) square feet per side, and the width of any such sign shall not exceed three-fourths (3/4) of the horizontal building overhang projection. The area of signs permitted under this particular subsection shall be in addition to the total sign area permitted under this code. (Ord. 75-26, 12-8-1975)

5. Exterior Rate Signs, (Automotive Uses Only): One exterior rate sign which displays only one product, service or rate shall be permitted for each automotive use business establishment. The total sign area for each such sign shall not exceed ten (10) square feet, five (5) square feet per side. The commission shall approve style, configuration and location of exterior rate sign.

6. Location:

a. Signs shall have a minimum clearance above any entrance walkway as determined by the building commissioner after considering pedestrian and vehicular safety.

b. No sign shall extend into, on or over any public sidewalk, right of way or public property more than two feet (2') or interfere or obstruct the visual sight line of pedestrians or vehicular traffic.

c. Where a building or the space occupied by a business does not cover the full area of the property, a sign, if qualified under the other provisions of this chapter, may be ground mounted/monument but shall not be located in nor project onto any required property setbacks as provided in the zoning ordinance, as amended, or as otherwise limited by this chapter. (Ord. 72-18, 6-20-1972)

d. No product or product containers or displays for products shall be allowed unless the same is totally within the confines of the building on said premises. (Ord. 78-12, 2-13-1978)

7. Location/Business Areas: Signs utilized in business areas shall be no closer than five feet (5') from any other sign permitted hereunder, except as otherwise provided in this chapter.

8. Merchandise Display: In addition to the other sign usages authorized herein, where merchandise is physically displayed behind shop windows or otherwise in view of the public, the price of each separate item of such merchandise may be indicated in letters or numbers not exceeding one inch (1") in height, attached or in near proximity to the displayed item; provided, however, that such pricing is the usual and proper adjunct to merchandising the product.

9. Price Display: In addition to the other sign usages authorized herein, where the goods or services, rentals or sales are not on physical display to the public, the price of such goods, services, rentals or sales may be indicated by a single sign or attraction board not to exceed eighteen inches by twenty four inches (18" x 24"), located no closer than one foot (1') from a window and facing public view, and in letters and numbers not to exceed one inch (1") in height.

10. Sale Signs:

a. When a sale of goods or services is being conducted, a sale sign shall be allowed on the interior surface of the glass show window. Such a sign shall be in addition to all other permitted signs, and shall not exceed twenty five percent (25%) of total glass area of the establishment, excluding doors.

b. No sale signs shall be permitted to be affixed to the exterior of any window, wall or other exterior surfaces of the structure.

11. Indicating Owner Or Operator: In addition to the other sign usage authorized herein, each separate business shall be allowed lettering on or behind windows facing the public view indicating the owners, operators or business associates exercising the use; provided,

that such lettering shall be enclosed within a single area which shall not exceed a total of three (3) square feet.

12. Identification Of Shopping Center: Shopping center identification signs shall comply with subsection 6B3 of this section. (Ord. 72-18, 6-20-1972)

13. Service Stations And Ancillary Uses:

a. Ground Mounted/Monument Signs, Brand I.D./Rate: One ground mounted/monument brand identification/rate sign per service station. Maximum allowable size: fifty (50) square feet per side (100 square feet all sides). Height: not to exceed ten feet (10') in overall height. Ground mounted/monument signs shall be a minimum of ten feet (10') from any building, structure or canopy.

b. Wall Signs/Canopies, Brand I.D.: A maximum total sign area of fifty (50) square feet, or one-half (1/2) square foot for each lineal foot of building frontage on the street with the largest traffic count, whichever results in the smaller sign area. In no case shall any sign be restricted to less than twenty five (25) square feet.

c. Lettering: Signs shall consist of individually raised mounted letters. All letters must be standardized. Letter height is not to exceed twelve inches (12"). Maximum signage per bay: ten (10) square feet. Total allowable square footage for all bay signs: not to exceed thirty (30) square feet.

d. Location/Restriction: Shall be as provided in this chapter.

e. Service Island Signs (Full, Mini, Self): Service island identification signs shall be no larger than thirty inches (30") high by twenty four inches (24") wide and consist of one center pole mounted sign (4 sided) or two (2) freestanding signs (single faced) at each end of the pump island. Height of single faced sign shall not exceed height of pump. Height of center pole sign shall not exceed height of pump plus thirty six inches (36"). Canopy mounted service island signs shall be considered as part of that allowed under subsection B13b of this section. Regulations as required by the fire department and other governing bodies shall be conformed to by service station operators. Service island signs may be illuminated.

f. Self-Service Pumps: Instructions for operation of gasoline dispensing equipment shall be placed conspicuously on each self-service pump body.

g. Tires, Batteries, Accessories (TBA):

(1) No island signs.

(2) No signs on public right of way.

(3) No outside storage or displays allowed.

(4) Paper signs shall conform to existing regulations. Sale signs shall be restricted to window displays. All window displays shall not exceed the limits prescribed in this chapter.

h. Ancillary Uses (Car Wash/Mini-Mart): Notwithstanding anything herein, all special uses shall conform to the aforementioned regulations. Considerations for variation to these regulations may be granted by "requests for variation" to the appearance review commission. This request must be accompanied by appropriate application and a complete visual presentation to the appearance review commission. (Ord. 92-1, 1-13-1992)

i. Oil Drums And Garbage Cans: Refuse cans and/or oil drums used on the island area shall be painted black or appropriate color to coordinate with station colors. All refuse containers used on the exterior of the station shall be painted one color. No signage shall be affixed to the refuse containers.

j. Pump Body Decals: Limited to:

Brand identification.

Service island signs (subsection B13e of this section).

k. Sign Applications: Applications for signage shall be accompanied by material requested from the revised sign application and a rendering of proposed sign(s). (Ord. 79-24, 7-9-1979)

C. Manufacturing Or Industrial Use:

1. Manufacturing, General: This subsection shall apply to all property devoted to manufacturing or industrial uses.

2. Size: There is permitted for each industrial or manufacturing establishment one identity sign for each street abutting the property. The maximum area for each identity signs shall be one square foot for each lineal foot of building frontage or that portion of the building occupied by that particular industrial or manufacturing establishment, or one-half (1/2) square foot for each lineal foot of property frontage which the industrial or manufacturing establishment occupies, whichever is greater. The maximum total area of all permitted signs for any manufacturing or industrial establishment shall be one hundred (100) square feet per side or a maximum total of two hundred (200) square feet.

3. Location: Requirements shall be the same as those specified for businesses in subsection B6 of this section.

4. Contents: Signs permitted in this zone shall be identity signs only.

5. Identification Signs: In addition to all signs allowed in conjunction with manufacturing or industrial uses, all industrial and manufacturing complexes of two (2) or more firms shall be entitled to one ground mounted/monument identification sign (which may be lighted) on each street abutting said property. Such signs shall not extend beyond the property line and shall be used solely to identify the industrial or manufacturing complex, the firms and activities

therein. The allowable sign area for each sign shall be computed at one and one-half (1/2) square feet for every lineal foot of the total building frontage, or one square foot for every lineal foot of lot frontage. The maximum area of each sign shall be one hundred (100) square feet, and the maximum height of such signs shall be ten feet (10'). (Ord. 85-1, 1-25-1985)

10-10-7: ERECTION AND MAINTENANCE STANDARDS:

- A. Building, Electrical And Property Maintenance Codes Applicable: All signs erected and maintained in the village shall consist of incombustible or approved combustible materials, and shall be subject to the requirements of the applicable provisions of the building code of the village, as well as the provisions of this chapter. In addition, all illuminated signs shall be subject to the provisions of the electrical code of the village ⁵³, including the permit fees required there under. All signs erected under this code shall be perpetually maintained in good order and safe condition meeting the standards of the building, electrical and property maintenance codes of the village, as well as, the provision of this chapter. It shall be the duty of the building commissioner or his duly authorized representative to periodically inspect at such times as the commissioner shall deem necessary, signs, marquees, awning canopy's or other graphic devices installed or erected under the provisions of this code to ensure that such installations meet the maintenance standards of the village as stipulated herein.
- B. Glass Requirements: Any glass forming a part of any sign shall be heavy safety glass and a minimum of one-fourth inch (1/4") in thickness. Where any single piece or pane of glass has an area exceeding three (3) square feet, it shall be wired glass.
- C. Wind Pressure And Dead Load Requirements: Any sign, including, but not limited to, marquees, awnings or canopies, and free standing signs shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of net surface area and shall be constructed to receive dead loads as required by the building code of the village. Calculations sealed by a registered structural engineer shall be submitted to verify compliance with design standards.
- D. Wall Signs: Every wall sign of solid face construction shall be safely and securely attached to the building wall by means of metal anchors, bolts and expansion screws of not less than three-eighths inch (3/8") in diameter embedded in said wall at least five inches (5"). As an alternative method of attaching a wall sign to the building wall, such sign shall rest in, or be bolted to strong, heavy metal brackets or saddles set not over six feet (6') apart, each of which shall be securely fixed to the wall as herein described. In no case shall any wall sign be secured with wire, strips of wood or nails. Mounting hardware shall not be exposed to view.

No wall sign shall extend more than twenty four inches (24") beyond the face of the wall or structure to which it is attached. If attached to a wall or other structure so as to be suspended above and facing a public sidewalk or other public right of way, such wall sign shall be attached at a height of not less than ten feet (10') above the public sidewalk or other public right of way.

No wall sign shall cover wholly or partially any wall opening, nor project beyond the ends or top of the wall to which it is attached.

E. Ground Mounted/Monument Signs:

1. Construction: Every ground mounted/monument sign, including the frames, braces and supports thereof, shall be securely built and shall be designed by a structural engineer, registered architect or sign manufacturer, and shall be approved by the building department. Lettering or advertising designs illuminated from the interior shall be composed of incombustible or approved combustible materials.

2. Erection: The structure supporting every ground mounted/monument sign shall be set in concrete of strength and weight to securely and permanently support the pole mounted sign in the position in which it is installed.

No ground mounted/monument sign shall be located within eight feet (8') of any electric power line, service drops or line conductors, or in any location where the building commissioner finds a reasonable danger than an electric power line would come in contact with the sign.

No ground mounted/monument sign shall be in a location that impedes pedestrian or vehicle visibility.

F. Temporary Signs:

1. Construction: No temporary sign or combustible material shall exceed four feet (4') in any of its dimensions.

Every temporary sign with an area in excess of twenty (20) square feet shall be made of rigid materials.

Every temporary sign with a weight in excess of fifty (50) pounds must be approved by the building department as conforming to the safety requirements of the building code of the village.

2. Erection: Every temporary sign shall be attached to the wall or other stable structure with wire or steel cables. No string or rope or wood slats for anchorage or support purposes shall be permitted.

No temporary sign shall extend more than four inches (4") beyond the face of the wall or structure to which it is attached.

G. Marquees:

1. Construction: Every marquee, including the anchors, bolts, supports, rod and braces thereof shall be securely built, and shall be designed by a structural engineer or registered architect, and shall be approved by the building department as being in compliance with the building code and the electrical code of the village.

The roof of every marquee shall be properly guttered and connected by downspouts to a sewer so that water there from will not drip or flow onto public property.

No roof of a marquee shall be used for any purpose other than to form and constitute a roof and shall be constructed of incombustible material.

2. Erection: Every marquee shall be supported solely by the building to which it is attached. No columns or posts shall be permitted as a support therefor.

The roof of any marquee shall be designed and constructed to support a live load of not less than one hundred (100) pounds per square foot.

No marquee shall be erected on any building or other structure of wood frame construction.

No part of a marquee shall be less than ten feet (10') above the level of the sidewalk or other public right of way over which it projects.

No part of a marquee shall be within two feet (2') of the curb line.

No marquee shall be wider than the entrance of the building from which it extends plus five feet (5') on each side thereof, unless approved by the village board. No temporary sign, as defined in this chapter, shall be attached to or hung from a marquee except a sign painted or illuminated directly upon the vertical hanging fascia of the marquee, and shall in no instance be lower than ten feet (10') above the sidewalk or other public right of way.

No advertising material shall be placed upon the roof of any marquee.

H. Canopies And Awnings:

1. Construction: Every canopy and awning may be constructed of cloth or metal; provided, however, that all frames and supports shall be of metal.

2. Erection: The framework of all canopies and awnings shall be approved by the building department, and be in compliance with the building code of the village. (Ord. 92-1, 1-13-1992)

I. Retractable Canopies And Awnings:

1. Construction: Every retractable canopy and retractable awning may be constructed of cloth or metal; provided, however, that all frames and supports shall be of metal.

2. Erection: The framework of all retractable canopies and retractable awnings shall be approved by the building department and be in compliance with the building code of the village.

Retractable canopies and retractable awnings shall be securely attached to and supported by the building. Every retractable canopy and retractable awning shall be constructed and erected so that the lowest portion of the projecting frame thereof shall be not less than seven feet six inches (7'6") above the sidewalk or other public right of way, and the lowest

portion of the depending skirt shall not be less than seven feet (7') above the sidewalk or other public right of way.

J. Illuminated Signs: The light from any illuminated sign or canopy/awning shall not exceed, be shaded, be colored, shielded or directed so that the light intensity or brightness will not be objectionable to surrounding areas. Illuminated signs within or adjacent to a residential district shall be turned off and not operated between the hours of eleven o'clock (11:00) P.M. and seven o'clock (7:00) A.M.

1. Candle Power: All lighting of signs and canopy/awnings shall not exceed one hundred (100) foot-candles of power per running foot of the width of the sign.

a. Density of the sign face or canopy/awning material shall be sufficient to deny visibility of the lighting source.

2. Exposed Bulbs: No exposed reflective type bulbs and no strobe light or incandescent lamp which exceeds 15 watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light or lamp to any public street or adjacent property.

a. Exposed bulbs are not permitted on or under canopy/awnings. (Ord. 92-1, 1-13-1992)

3. Wiring or conduit shall not be exposed to view.

K. Sign Condition: All signs and components thereof shall be kept in good working order and repair and in a safe, neat, clean and attractive condition. (Ord. 72-18, 6-20-1972)

1. Framed signs shall not remain faceless for more than seven (7) days. (Ord. 92-1, 1-13-1992)

10-10-8: SPECIAL AND TEMPORARY SIGNS AND BANNERS:

A. Special Permits By Corporate Authorities: Nothing herein contained shall prevent the corporate authorities from granting a temporary special permit or otherwise permitting on such terms as it may deem proper, signs pertaining to any civic, patriotic or special event or general public interest taking place within the boundaries of the village when it can be found that same will not be materially detrimental to the public welfare or safety, nor injurious to adjacent persons or property.

B. Special Permits For Signs And Banners:

1. Interim Signs/Banners: Interim signs and banners may be used until permanent signage is installed as provided for in this chapter provided the maximum duration for use of the temporary sign does not exceed sixty (60) calendar days. Temporary or interim signs and banners may include the name of a business, a graphic, if desired, and the name of the product or service offered to the public. Interim or temporary banners shall not exceed the size requirements established for permanent signage for that business or location in other sections of this chapter.

2. Temporary Promotional Signs Or Banners: Temporary promotional signs or banners may be utilized on a one time per year, per business basis only. Promotional signs and banners may be installed up to a maximum of thirty (30) calendar days provided, however, that a business with the approval of the building department may split the thirty (30) day temporary signage period into two (2) equal fifteen (15) calendar day segments. Temporary, promotional signs or banners may include the name of the business; a special message such as "grand opening", "grand reopening" (as a result of remodeling or repair), "now open for lunch" (and/or dinner), "anniversary sale", "new hours", or "new format" (e.g., "see our new deli section"); or other messages similar to those examples listed above. The size and length of temporary promotional signs and banners shall be limited to sixty percent (60%) of the store front width and the height shall not exceed thirty percent (30%) of the length of the message or up to a maximum of five feet (5') (providing that the height complies with other applicable sections of this chapter).

3. Temporary Promotional Signs Or Banners: Temporary promotional signs or banners may be utilized on a twice per year basis by local government agencies, not for profit organizations, or shopping centers as defined in the municipal code. Qualifying organizations or shopping centers may apply and install temporary promotional signs or banners to be utilized on a twice per year basis. The village of Morton Grove, not for profit organizations, or "shopping centers", as defined in section [10-10-2](#) of this code may apply and install temporary promotional signs or banners to be utilized on a twice per year basis. Under this subsection B3, the temporary promotional signs or banners may be installed for up to thirty (30) consecutive calendar days maximum for each separate temporary permit issued. Permitted graphic representations under this subsection includes signs, banners or helium or air filled balloons (ball shape). Any balloons deployed under this subsection shall be mounted at the front face of the building. Temporary promotional signs and banners issued on a twice per year basis may include the name of the organization, shopping center or business plus the name of the event, and up to one graphic representation. All temporary signs, banners or balloons permitted under this subsection will be limited to two (2) colors (background material color, plus 1 paint/ink color subject to the approval of the building department). All temporary promotional signs, banners or balloons authorized under this subsection shall not exceed sixty percent (60%) of the storefront width in length, and height shall not exceed thirty percent (30%) of the length of the message or up to five feet (5') maximum (providing that the height complies with other applicable sections of this code).

Whole banners may not exceed six feet (6') in height.

4. Permits To Be Issued By Building Department; Fee Established: The building department shall review and approve all applications for interim or temporary promotional sign permits provided that the application satisfies all relevant requirements of this code ⁵⁴ .

5. Temporary Promotional Signs Or Banners To Be Maintained; To Be Removed By Order Of The Building Department: All balloons, banners or other interim or temporary promotional signs shall be constructed of materials possessing sufficient quality to withstand the normal elements including wind, rain, and snow which can be anticipated during the permit period. The building department may require the repair, replacement or removal of any interim or temporary promotional sign, banner, or balloon at any time the graphic representation has deteriorated to the point where the message is no longer readable; has torn loose from the anchorage; or because of damage or general deterioration poses a hazard to the public or

property; notwithstanding the type of permits issued or the time limits authorized by this section.

- C. Marquees: Indirectly lighted or shadow lighted signs shall be permitted on the upper or lower surface of fixed marquees and similar structures only upon granting of a variance for such sign by the appearance review commission. The outer dimensions of such signs shall not exceed twelve inches (12") in height, and each letter or image on such sign shall not exceed ten inches (10") in height. The location and design of such signs must be approved by the appearance review commission and the area of such signs shall be included in the total authorized sign area for the business or property. (Ord. 92-1, 1-13-1992)
- D. Political Sign Regulations: Applicants for political signs shall comply with the following requirements:
 - 1. Political signs shall not be affixed to trees, fence posts, traffic signals or public utility poles and shall not be located in the public right of way, or on any other nonprivate property, except on election day.
 - 2. All political signs shall be removed within twenty four (24) hours after the election date. (Ord. 91-1, 1-14-1991)
- E. For Sale Or Rent Signs: In addition to the other signs authorized herein, business and manufacturing properties shall be authorized, one for sale or rent sign, while the property is actually for sale or rent. These signs shall not exceed thirty two (32) square feet in area, and shall be designed and located in a manner that will not interfere with the public safety. (Ord. 89-20, 6-26-1989)

10-10-9: NONCONFORMING SIGNS AND AMORTIZATION PERIOD:

- A. Signs existing at the time of the enactment of this chapter and subsequent amendments, and not conforming to its provisions, but which were constructed in compliance with previous regulations and ordinances, shall be regarded as nonconforming signs which shall either be removed or brought up to the requirements of this chapter within the period of time prescribed herein, dating from the effective date of this chapter and as specified in the following amortization schedule:

AMORTIZATION SCHEDULE

Value Of Sign	Period Of Removal
\$ 100.00 or less	Immediately
\$100.01 to \$1,000.00	2 years
\$1,000.01 to \$5,000.00	3 years
\$5,000.01 to \$10,000.00	4 years
\$10,000.01 and over	5 years

At the end of the applicable removal period, nonconforming signs shall be promptly removed by the person having beneficial use of the structure or land on which the signs are located, or by the owner.

- B. Within sixty (60) days of the passage of this chapter, all persons owning or leasing signs valued in excess of one hundred dollars (\$100.00) shall file a declaration of value with the building commissioner. The village shall have sixty (60) days from the date of filing of said declaration of value to object to the declaration of value by mailing a notice of objection to the owner and requesting him to file proof of value with the appearance review commission. The commission shall make a determination of value which shall be conclusive and binding. (Ord. 92-1, 1-13-1992)
- C. Any sign in existence which is prohibited under section [10-10-10](#) of this chapter shall be altered to bring the sign into compliance with this chapter within ninety (90) days of the passage of this chapter.
- D. Nonconforming signs which are structurally altered, relocated or replaced hereafter for any reason shall comply immediately with all provisions of this chapter.
- E. Nonconforming signs now in existence within the "Dempster Street redevelopment area" (5600 to 6500 Dempster Street) shall either be removed or be brought up to requirements of this chapter and any applicable redevelopment area sign standards within two (2) years from the date of acceptance of the streetscape and sign standards for the redevelopment area by the board of trustees. (Ord. 04-09, 3-22-2004)

10-10-10: PROHIBITED SIGNS, VIOLATIONS; EXEMPTIONS:

A. Prohibited Signs: The following signs and supportive structures are prohibited:

1. Roof signs, exterior window sale signs, action signs, projecting signs. Pole signs, pylon signs, attraction board or change panel signs, poster boards, billboards, wall signs which project more than four feet (4') or which project more than two feet (2') over any public right of way, signs painted directly on walls, signs erected or constructed on moving vehicles which extend beyond the vehicle's dimensions or which are not an integral part of the vehicle's surface. Where parking lots are located between the front lot line and front building line, no vehicles with advertising signs shall be parked within sixty six feet (66') of the front lot line.
2. Any signs which display any obscene, indecent, immoral or other unlawful other under the ordinances of the village.
3. Signs which contain or are an imitation of an official traffic sign or signal or contain the words "stop", "go slow", "caution", "danger", "warning", or similar words or signs that are of a size, location, movement, content, coloring or matter of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal.
4. Signs on public property or rights of way unless otherwise authorized in this chapter.

5. Signs which do not identify or advertise a use being made of the premises, the name of the owner or user, or which do not advertise the product, service or entertainment available on the premises unless otherwise authorized herein.

6. Signs which advertise an activity, business, product or service no longer conducted on the premises upon which the sign is located.

7. Signs which obstruct any door, window or fire route in regard to any building or structure.

8. Signs which contain or consist of banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similar moving or sign devices, unless they are specifically permitted by another section of this chapter.

9. Signs which have hazardous projections or are otherwise unsafe, insecure or create a traffic or pedestrian hazard.

10. Signs which have blinking, flashing, rotating or fluttering lights or other illuminating devices which have changing light intensity, brightness or color.

11. Signs at the rear of the premises facing residential property.

12. Reader/menu boards.

13. Pole signs.

14. Pylon signs.

B. Exempt Signs: The following types of signs are exempted from all the provisions of this chapter except for provisions relating to construction, height, location and safety regulations, and the following requirements:

1. Signs of a noncommercial nature and in the public interest, erected by, or on the order of a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and other similar signs.

2. Announcement signs for any public, charitable, educational or religious institution, located entirely within the premises of that institution, up to a total area of thirty (30) square feet. However, if a two (2) sided sign is used, said sign shall not exceed fifteen (15) square feet per side. If building mounted, these signs shall be flat wall signs and shall not project above the roof level. If ground mounted, the top shall be no more than five feet (5') above ground level. No sign shall be closer than eight feet (8') to any side or rear lot line, and not closer than four feet (4') to the front lot line or one-half (1/2) the depth of the front yard, whichever is greater.

3. Names of buildings, dates of erection, monumental citations, commemorative tablets and the like, when carved into stone, concrete or similar material or a plaque made of bronze or aluminum, and made an integral part of the structure, not to exceed a total area of thirty (30) square feet.

4. Signs directing traffic movement, located entirely within the premises or lines of said lot, not exceeding three (3) square feet per side in area for each sign. Illumination of these signs shall be permitted in accordance with the provisions relating thereto, and location shall be approved by the building commissioner and police department.

5. One nonilluminated real estate sign per lot, not exceeding five feet (5') in height and not exceeding two (2) sides and not exceeding five (5) square feet per side in area, which advertises the sale, rental, lease or management of the residential property on which that sign is located. In case of subdivision, in place of a sign for each lot, a nonilluminated sign or signs aggregating not more than two (2) sides and a total sign area not to exceed thirty two (32) square feet in area shall be permitted; provided, however, that a permit shall be required, together with the posting of a cash bond on one hundred dollars (\$100.00) to pay all costs of removal in the event the sign is not removed pursuant to this chapter. Said bond shall be returned upon demand after the applicable sign has been properly removed. No sign shall be closer than eight feet (8') to any side or rear lot line, and four feet (4') to the front line or one-half (1/2) the depth of the front yard, whichever is greater.

6. One sign per dwelling unit (hereinafter referred to as "nameplate"), not exceeding one square foot in area, only identifying the name of the occupant, house number and the presence of a home occupation permitted under the village zoning ordinance; combined total nameplate sign area shall not exceed ten (10) square feet. A nameplate shall not be located closer than eight feet (8') from the side and rear lot lines and four feet (4') from the front yard line or one-half (1/2) the depth of the front yard, whichever is greater.

7. A sign denoting the architect, engineer and contractor when placed upon work under construction, and not exceeding twenty four (24) square feet in area which shall be removed at time of issuance of occupancy permit.

8. Traffic or other municipal signs, legal notices, railroad crossing signs, danger and such other temporary emergency or nonadvertising signs as may from time to time be approved by the corporate authorities. (Ord. 72-18, 6-20-1972; amd. Ord. 01-26, 6-11-2001)

9. One telephone number per business location may be displayed on a display window or door. The telephone number area may not exceed three and one-half inches (3 1/2") in height by twenty inches (20") maximum length and must consist of individual numbers affixed to the inside of the glass in any color, excluding dayglows, iridescents or fluorescents. (Ord. 89-20, 6-26-1989; amd. Ord. 01-26, 6-11-2001)

10. Any signs or graphics, erected on private or public property as an element of a village streetscape improvement corridor and/or TIF designated improvement area except for normal individual business signs which shall not be exempt from the ordinance. Sign programs will be established and approved for each TIF or redevelopment corridor area and only signage included as a part of the approved streetscape program will be exempt from the provisions of this chapter.

C. Unsafe And Unlawful Signs:

1. If the building commissioner or his duly authorized agent shall find that any sign or marquee regulated herein is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this chapter, or

is changed in any way after a permit has been granted, said agent or employee shall give written notice to the permittee thereof or to the owner of the premises as shown on most recent tax rolls. If the permittee or owner fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after said notice, the sign or marquee may be removed or altered to comply with the standards of this chapter at the expense of the permittee or owner of the property upon which it is located. However, notwithstanding any other provisions of this chapter, the building commissioner may cause any sign which is an immediate and imminent peril to persons or property, to be removed summarily with or without notice.

2. In the event that the said removal or alteration expense remains unpaid for more than twenty (20) days after said removal or alteration is performed and expense incurred by the village, and bill for same was mailed to the permittee or owner by first class, certified or registered mail, said unpaid charge shall constitute a lien upon the real estate, and the village attorney is hereby authorized, in accordance with law, to file a notice of lien in the office of the recorder of deeds or registrar of titles of Cook County, Illinois, to foreclose this lien, and to sue the owner of the real estate, or sign permittee, or their agents, in a civil action to recover the money due for the foregoing services, plus all expenses as hereinafter more fully described, and reasonable attorney fees to be fixed by the court. Any such judgment shall be enforced in accordance with law. Included in the expenses recoverable by the village, the village is entitled to collect the costs of filing the notice of lien, foreclosing said lien, and all litigation costs, together with all office and legal expense incurred in connection with the collection of the amount due hereunder.

D. Business Termination: A sign shall be removed by the owner, occupant or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. If the owner, occupant or lessee fails to remove it, the building commissioner shall give the owner fifteen (15) days' written notice to remove it. Upon failure to comply with this notice, the building commissioner or his duly authorized representative may remove the sign with all costs to be borne by the owner, occupant or lessee. The costs of removal shall constitute a lien upon said premises and may be enforceable as provided in subsection C of this section. (Ord. 72-18, 6-20-1972; amd. Ord. 01-26, 6-11-2001)

Saved as MG Sign Code – June 2007