



VILLAGE OF MONTGOMERY

***Plan Commission Meeting Agenda
October 6, 2016 7:00 P.M.
Village Hall Board Room
200 N. River Street, Montgomery, IL 60538***

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Minutes of September 1, 2016
- V. Public Comment Period
- VI. Items for Plan Commission Action
 - a. 2016-025 Z Continuation of the Public Hearing and Consideration of a Text Amendment to Section 12 of the Zoning Ordinance Regarding Signs.
 - b. 2016-026 Z Public Hearing and Consideration of a Special Use for Outdoor Storage Including Alternative Surfaces Located at 1415 Bohr Avenue – Ruben Hernandez.
 - c. 2016-027 Z Public Hearing and Consideration of a Text Amendment to Section 12A.00 of the Zoning Ordinance Regarding Landscaping Requirements.
- VII. Community Development Update/New Business
- VIII. Next Meeting: November 3, 2016
- IX. Adjournment building



Plan Commission Meeting

September 1, 2016

I. CALL TO ORDER:

Chairman Hammond called the meeting to order at 7:00p.m.

II. PLEDGE OF ALLEGIANCE:

All present gave the pledge of allegiance.

III. ROLL CALL:

Tom Betsinger	Present	John Francis	Absent
Tom Yakaitis	Present	Mildred McNeal-James	Absent
Patrick Kelsey	Present	Butch Distajo	Present
Mike Hammond	Present		

Also present: Mayor Matt Brolley; Attorney Laura Julien; Director of Community Development Richard Young; Senior Planner Jerad Chipman; Trustee Denny Lee; Trustee Theresa Sperling; Trustee Marecek; Trustee Jungermann; Village Engineer Tim Paulson; Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore and members of the audience.

IV. APPROVAL OF MINUTES:

MOTION: Motion was made by Vice Chair Kelsey to approve the minutes of the August 4, 2016 Plan Commission Meeting. Commissioner Betsinger seconded the motion. Motion passed 4-0.

Ayes: Kelsey, Hammond, Distajo and Betsinger

Abstain: Yakaitis

Nays: None

V. PUBLIC COMMENT PERIOD:

There were no comments from the public.

VI. ITEMS FOR PLAN COMMISSION ACTION:

- a) **2016-022 Z Public Hearing and Consideration of a Text Amendment to Section 9 of the Zoning Ordinance Regarding Firearm Uses – Petitioner BJ’s Shooting, LLC.**

Commissioner Distajo excused himself from items 2016-022 Z Public Hearing and Consideration of a Text Amendment to Section 9 of the Zoning Ordinance Regarding

Firearm Uses – Petitioner BJ’s Shooting, LLC. and 2016-023 SU Public Hearing and Consideration of a Special Use for a Firearm Use Located at 1840 Douglas Road - Petitioner BJ’s Shooting, LLC. due to a conflict of interest.

Senior Planner Jerad Chipman briefly discussed the Petitioners’ interest in opening a shooting range with gun sales within the Settlers Landing shopping center. Currently the Zoning Ordinance prohibits firearm uses in the B-2 District, and permits firearm uses as special uses in the M-1 and M-2 Districts. Because of the noise concerns, Chipman felt that the proposed use would not be cohesive in the Village’s primary business district.

Petition Bhairvi Brown addressed the noise concerns and is currently working with an architect and construction company to attenuate the sound on the inside of the building.

Chairman Hammond inquired if concrete barriers will be placed in front of the building.

Ms. Brown replied that barriers could be placed with the landlord’s permission.

Chairman Hammond opened the public hearing. There were no comment from the public and the hearing was closed.

Kelsey and Yakaitis expressed their opinion that shooting ranges belong in the Manufacturing district.

MOTION: Motion was made by Commissioner Yakaitis to recommend denial of 2016-022 Z Public Hearing and Consideration of a Text Amendment to Section 9 of the Zoning Ordinance Regarding Firearm Uses – Petitioner BJ’s Shooting, LLC.
Vice-Chair Kelsey seconded the motion. Motion passed 3-1.

Ayes: Yakaitis, Kelsey and Betsinger

Nays: Hammond

b) 2016-023 SU Public Hearing and Consideration of a Special Use for a Firearm Use Located at 1840 Douglas Road – Petitioner BJ’s Shooting, LLC.

Senior Planner Chipman addressed that the Comprehensive Plan discusses the need to protect any unsuited uses with adjacent commercial businesses and residential homes. The proposed use may be incompatible due to the possible noise nuisance. Furthermore, the plan addresses the need to diversify and entice customers from the surrounding area and modernize the Douglas Road corridor, which the proposed use may accomplish.

Chairman Hammond opened the public hearing.

Owners Jim Lekatsos and Chris Kouros of Planet Fitness which is located in the Settlers Landing shopping center stated their mission is to provide a non-intimidating work out environment. They feel the shooting range would be a detriment to their business. Most members are woman and this may adversely affect the ability to maintain their memberships.

Chairman Hammond closed the public hearing.

Chairman Hammond read through the findings of fact:

- A. *That the establishment, maintenance or operation of the special use will not be detrimental to endanger the public health, safety, comfort or general welfare;*

This use has the potential to be detrimental to the comfort and general welfare of the Village due to the potential noise nuisances;

- B. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood;*

This use may be injurious the neighboring tenants and property owners especially due to the fact that the use is proposed to be located between two existing businesses. If the use occupied a single tenant building it may be less injurious to its neighbors;

- C. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed use does not prohibit use of surrounding property and is normal and orderly;

- D. *That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;*

Adequate utilities, roads and drainage have been planned for;

- E. *That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets;*

The property provides adequate ingress and egress; *and*

- F. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission.*

All aspects of the proposed development that have been submitted to this point that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

MOTION: Motion was made by Vice-Chair Kelsey to recommend denial of 2016-023 SU Public Hearing and Consideration of a Special Use for a Firearm Use Located at 1840 Douglas Road – Petitioner BJ’s Shooting, LLC. Yakaitis seconded the motion. Motion passed 3-1.

Ayes: Kelsey, Betsinger and Yakaitis

Nays: Hammond

c) 2016-024 SU Public Hearing and Consideration of an Amendment to a Special Use to Expand the Number of Drive-Through and Outdoor Café Uses Located on Parcel Index Number 03-02-201-046 in the Ogden Hill Commercial Subdivision – Petitioner Inland National Development Corporation.

Commissioner Distajo returned and Vice-Chair Kelsey excused himself from this item.

Chipman clarified the Petitioner has revised the previously approved plan for a single drive-through and outdoor café, and is requesting approval to include a second drive-through, outdoor café and increase the size of the building to 8,100 square feet. All two-way drive aisles are required to be twenty-four (24) feet wide. The proposed drive aisle on the northeast side of the building is indicated to be twenty (20) feet wide. The prior stated drive aisle will required to be a one-way drive aisle. Stacking for the additional drive through is limited and staff recommends that a sign be added in the southern parking lot landscape island to mitigate the rotation of traffic and direct customers.

Village Engineer Tim Paulson reviewed the engineer plans and addressed altering the north side of the drive aisle to a one-way at the twenty (20) feet width.

Petitioner Charles Hanlon with WBK Engineering representing Inland National Development Corporation addressed concerns raised in regards to number of parking spaces, stacking, drive aisles and traffic flow.

A lengthy discussion in regards to site circulation ensued among the Commission.

Chairman Hammond opened the public hearing. There were no comment from the public and the hearing was closed.

Chairman Hammond read through the findings of fact:

- A. *That the establishment, maintenance or operation of the special use will not be detrimental to endanger the public health, safety, comfort or general welfare;*

This use should not endanger the public health, safety, comfort or general welfare;

- B. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood;*

This use should not be injurious or diminish property values;

- C. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed use does not prohibit use of surrounding property and is normal and orderly;

- D. *That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;*

Adequate utilities, roads and drainage have been planned for;

- E. *That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets;*

The property provides adequate ingress and egress; *and*

- F. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission.*

All aspects of the proposed development that have been submitted to this point that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

The Petitioner is willing to will work with staff to address all concerns and come to a conclusion.

MOTION: Motion was made by Commissioner Distajo for approval of the special use for a second drive-through and outdoor café at the proposed multi-tenant building pending the plan revisions addressing the issues raised in the engineering and staff reports as well as the concerns and issues brought up in regards to the one way drive through secondary lane and the entrance to the southwest being an exit only and modifying the landscape island to allow for more stacking to the location of the ordering porter. Commissioner Yakaitis seconded the motion. Motion passed 4-0.

Ayes: Distajo, Betsinger, Yakaitis and Hammond

Nays: None

d) 2016-025 Z Public Hearing and Consideration of a Text Amendment to Section 12 of the Zoning Ordinance Regarding Signs.

Vice Chairman Kelsey entered back to the Village Board room.

Chipman requested the public hearing and consideration of a text amendment to Section 12 of the zoning ordinance regarding signs be continued due to an upcoming educational opportunity to hear more about signage requirements.

Chairman Hammond opened the public hearing. There were no comment from the public and the hearing was closed.

2016-025 Z Public Hearing and Consideration of a Text Amendment to Section 12 of the Zoning Ordinance regarding signs will be continued until October 6, 2016 Plan Commission meeting.

VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

No updates to discuss.

VII. NEXT MEETING

October 6, 2016

VII. ADJOURNMENT

Having no further business to discuss, the meeting was adjourned at 7:54 p.m. by Chairman Hammond.

Respectfully submitted,

Toula Coffey
Administrative Assistant



PC 2016-025

PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: September 27, 2016

Subject: *2016-025 Z Text Amendment to Section 12 of the Zoning Ordinance Regarding Signs.*

Staff has prepared a draft of the text amendment to the signage section of the Zoning Ordinance. The sign ordinance is lengthy and staff is still working through several items highlighted in the draft. Many of the highlighted sections are grey areas within the new Supreme Court ruling, which deserve a thorough review. The attached document will allow the Plan Commission to have a preliminary review of the text amendment and provide additional insight into the final ordinance. The current ordinance has also been attached for purposes of comparison.

Staff recommends that the Plan Commission review the draft sign ordinance and prepare to discuss and continue the item at the meeting.

SECTION ONE:

12.01 PURPOSE.

The purpose of the Signs section of the Zoning Ordinance is to create a comprehensive, legal framework to regulate the design, installation and maintenance of signs, to promote clear communication between individuals and their surroundings and to promote the health, safety, and wellbeing of the community through limiting visual congestion to pedestrians and distractions to motorists. This section is adopted for the following purposes:

- A. To provide uniform regulations and content-neutral sign standards that respect the first amendment rights of all citizens, merchants, property owners and guests of the Village.
- B. To promote a positive Village image exhibiting order and harmony to strengthen the economic vitality of the Village, and to enhance the visual environment and the property values of the Village by creating clear and consistent standards that culminate into an aesthetically pleasing environment for Village residents, businesses and guests.
- C. To protect pedestrians and motorists from any damage or injury resulting from distracting and improperly located signage that is created by certain unsafe signs.

12.02 INTERPRETATION

- 1. Interpretation of the sign ordinance is at the discretion of the Director of Community Development. Any objections to the Director's decision can be appealed to the Zoning Board of Appeals through the appeals process outlined in Chapter 14 of this ordinance.
- 2. When a sign type is not specifically listed in the sections devoted to permitted signs, it shall be assumed that such signs are hereby expressly prohibited. If it is determined by the Director of Community Development that said sign is similar to and not more objectionable than signs listed, such signs may then be permitted.
- 3. Table 12.1 is intended to summarize the permitted sign types, but to be interpreted along with the additional regulations herein.
- 4. If any provision herein is declared to be unenforceable or invalid, the remainder of the ordinance shall remain in full force and effect.

12.03 GENERAL REQUIREMENTS

The provisions set forth in paragraph 12.03 shall apply to all signs, permanent or temporary.

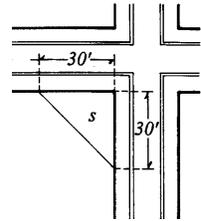
- 1. *Requirement for Permit.* It shall be unlawful for any person to construct, install, alter or relocate any sign within the Village that requires a permit as indicated in Table 12.1 of this chapter, without first obtaining a building permit.

2. *Obstruction.* No sign shall be erected to block any required access way, roof access, fire escape, door or any other access point required by the Village Building Code or Fire Protection District. Windows are not allowed to be blocked with the exception of those restrictions found in the following sections of this chapter.

3. *Public Right-of-Way.* No sign or accessory to a sign shall be located within the public right-of-way, unless otherwise provided herein. Notwithstanding the foregoing, this provision shall not apply to signs located by a governmental body for the purpose of providing traffic control, traffic information, and traffic safety.

4. *Measurements.* All measured distances or standards shall be to the nearest integer; if a fraction is one-half (1/2) or less, the integer below shall be taken.

5. *Height.* Height of signs shall be measured to the highest point thereon from the grade level directly below the sign, with the exception for ground signs found herein.



6. *Setbacks.* No sign shall be placed closer than five (5) feet to any lot line unless otherwise regulated herein. Temporary signs shall be located on less than one (1) foot from the property line not obstructing view to the flow of traffic.

7. *Corner Sight Triangles.* Within a part of the year of open area of a corner lot included within a triangular area of thirty (30) feet from the point of intersection of two (2) street right-of-way lines forming such corner lot or driveway edge of pavement and right-of-way line, no sign shall be constructed having a height of more than thirty (30) inches above grade at the centerline of the streets adjacent thereto.

8. *Illumination.* Signs are allowed to be internally illuminated. Signs with external illumination shall be constant in intensity and color. External illumination shall be shaded, shielded, or directed so as not to cause glare in the public right-of-way, so as not to cause traffic hazards and obstructions, or to neighboring properties. All illuminated signs shall have an external disconnect and be listed with the Underwriters Laboratories (UL). Refer to Section 12.07 for illumination restrictions for electronic message boards. Additional illumination standards are based on the sign type and are discussed in the following sections of the Sign Ordinance.

9. *Wind Pressure and Dead Load Requirement.* All signs shall be designed and constructed to withstand a wind pressure of thirty (30) pounds per square foot and shall be constructed to receive dead loads as required in the Village Building Code and other applicable Village ordinances, and any amendments thereto which the Village may adopt from time to time.

10. *Wooden Signs.* Wooden signs are only allowed as projecting signs. Refer to Section 12.07 for more information on projecting signs.

11. *Glass.* All glass that is part of a sign shall be safety glass.

12. *Design Requirements.* All ground signs shall be designed per applicable building code

requirements.

12.04 MAINTENANCE AND REMOVAL REQUIREMENT

1. *Maintenance.* Every sign and all parts thereof, including framework, supports, background, anchors, and wiring systems shall be constructed and maintained in compliance with the building, electrical and fire protection codes of the Village. The owner of each sign shall paint and maintain all parts and supports thereof as necessary to prevent rusting, rotting, text illegibility or other deterioration. All broken or missing parts shall be promptly replaced. All seams between panels or the components of the sign shall be maintained in a closed condition. **If there is text located on the sign, then that text shall be legible.**

2. *Illumination.* The source of illumination shall be kept in safe working order at all times.

3. *Removal.* When a business ceases to operate for fifteen (15) consecutive days, any sign associated with said business must be removed or replaced as follows, within thirty (30) days after the fifteen (15) day period.

- a. Any wall sign must be removed and all surfaces shall be restored to match the existing wall surface.
- b. Any freestanding or wall-mounted changeable sign, whether panels or individual letters, shall be removed and a new sign installed or a white blank panel inserted until a new sign panel is issued.

12.05 PERMITS FOR PERMANENT SIGNS

Permit requirements to erect new, alter existing or relocated existing permanent signs:

- a. No permanent sign shall be erected, altered or moved until the person proposing to erect, alter, or move such sign shall have obtained a permit from the Village. Such permit shall be issued only when the sign complies with all of the applicable provisions of this section. The fees for all permanent signs shall be set by separate resolution of the Board of Trustees from time to time.
- b. Any person desiring such a permit shall file application therefore upon a form which shall contain or have attached thereto the following information:
 - i. Name, address, telephone and fax numbers and e-mail address (if available) of the applicant.
 - ii. The name of the person, firm, corporation, or association erecting, altering, or moving said sign.
 - iii. Written consent of the owner of the land on which the sign is to be erected, altered, or relocated.
 - iv. A plat of survey, drawn to scale, showing the location of the buildings, structure, or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to nearby buildings and thoroughfares.

- v. A plan drawn to scale showing the design of the sign, materials used, method of construction, and means of attachment to the building or ground.
- vi. Any other information as the Director of Community Development shall require in order to show full compliance with this and all other applicable ordinances of the Village.

12.06 PERMITS FOR TEMPORARY SIGNS

1. **PERMIT REQUIRED:** All temporary signs, except those signs specifically exempted from a permit requirement in this Section 12.00, shall have a permit. Possession of a valid permit for a temporary sign shall entitle the owner to display such sign for the time period specified thereon.
2. **DURATION AND TYPE OF TEMPORARY SIGN:** The duration and limits of temporary signs shall be as follows:
 - a. **Signs Erected by the Developer of a Residentially Zoned Property or the Builder of Multiple Parcels within a Residential Subdivision. Developer/Builder Erected On-Site Residential Signs.** Temporary signs to be located at major entrances to residential subdivisions; shall not exceed one hundred and twenty (120) square feet in area and fifteen (15) feet in height. Number and location of these signs shall be approved by the Director of Community Development based on consideration of the following factors: location of the development; size of the development; visibility which the sign will achieve at the particular entrances at which signage is sought; proximity of existing residences; and size of the proposed signage both with regard to individual signs and with total signage requested. The signs shall not be located in an established sight triangle, and shall be setback from all property lines a distance at least equal to the height of the sign unless specifically approved by the Director of Community Development.

Developer/Builder Erected Off-Site Residential Signs. Temporary signs located off-site of a residential development, applied for by the developer or builder of multiple residential parcels may apply for temporary off-site residential signs for a period of up to twelve (12) months, renewable on a six (6) month basis thereafter. Each such sign shall not exceed one hundred twenty (120) square feet in area and shall not have a total height of more than fifteen (15) feet. Said signs must be removed upon the sale by the developer of the last units in said development. For purposes of this section only, a “development “ shall be defined as a parcel of property or tract of land being developed by a single developer (but may have multiple builders within same) at the same or substantially the same time and includes but is not limited to a PUD, a subdivision or other unified improvement of land. Specific location and construction techniques shall be approved by the Director of Community Development pursuant to the issuance of said permit(s). The signs shall not be located in an established sight triangle, and shall be setback from all property lines a distance at least equal to the height of the sign. Such signs may be located in any zoning district on undeveloped property (used for agriculture or open space), provided that there is one-quarter (1/4) mile separation from each other, and that no such sign shall be closer to an existing residence than three hundred (300) feet.

- b. **Signs Erected Prior to the Occupancy of a Commercial Development.** After a building permit has been issued for any building located in a Business or Manufacturing District, a sign may be granted by permit in accordance with the following conditions: 1) the temporary sign is no more than 120 square feet and 2) the temporary sign permit shall be

granted for a six month period, renewable each six months until the occupancy permit or permanent freestanding ground sign permit is issued, whichever occurs first.

- c. **TEMPORARY SIGNS ERECTED BY THE OCCUPANT OF A BUSINESS OR MANUFACTURING DISTRICT.** Temporary signs including but not limited to: banners, inflatable advertising devices, and flag signs, are permitted with the following conditions. A maximum of forty (40) square feet shall be allowed per temporary sign with the exception of flags, which are allowed to be forty (40) square feet. If ground mounted, the sign shall not be erected more than ten (10) feet above grade, with the exception of flags which have no maximum height. If the temporary sign is wall mounted the sign shall not be placed more than thirty (30) feet above grade. A maximum of twelve (12) temporary sign permits shall be permitted per business per year starting each January 1st, and the business applying for the permit is allowed to place signs on other zoning lots with the permission of the lot owner. Each permit is good for fifteen (15) days and shall expire after fifteen (15) days. Said permits may run concurrently or consecutively with each other.
 - d. **RESIDENTIAL (THIS WILL BE COVERED UNDER SIGNS PERMITTED WITHOUT A SIGN PERMIT).**
3. **APPLICATION:** Application for a permit for a temporary sign shall be made on a form provided by the Building Division. A site plan showing the location of the sign on the property or building and a drawing, diagram or photo showing dimensions of the sign shall be provided. Permits for temporary signs must be kept on the premises where signs are displayed. Application for consecutive temporary sign permits may be made at one time upon one application. If one application is made for multiple periods, all required permit fees must be paid at the time of application for all periods covered by said permit (A single application covering consecutive permit periods must still pay the amount due for each separate permit fees up to a maximum of twelve (12) permits.)
 4. **FEES:** The fees for all temporary signs shall be set by separate resolution of the Board of Trustees from time to time; provided, however, that such fees shall be waived for not-for-profit entities with an Internal Revenue Code 501(c) designation, and units of local government.
 5. **EXCEEDING PERMITTED DURATION OF PERMIT:** In addition to all other penalties or enforcement authorized by the Village of Montgomery Zoning ordinance or other ordinances of the Village of Montgomery, in the event that a user of a temporary sign permit continues to display said sign in excess of the time period specified by said permit, any time period that said sign is displayed in excess of the said permit period shall be deducted from the allowable time authorized by any subsequent permit application. The same shall be true for signs that are displayed prior to issuance of a valid temporary sign permit. The fifteen (15) day time frame of the permit shall start the first day the Village becomes aware of the sign, staff shall then notify the owner or lessee a permit is required.
 6. **VILLAGE EXEMPTION:** The Village of Montgomery shall be exempt from the requirements and limits on temporary signs delineated herein and shall be subject only to such requirements in the placement of signs as the Village staff or Board, in its discretion, shall impose.

12.07 PROHIBITED SIGNS AND SIGN TYPES

- I. THE FOLLOWING SIGNS ARE EXPRESSLY PROHIBITED:

- a. Billboard signs.
- b. Pole or Pylon signs.
- c. Signs containing elements including but not limited to, moving, rotating, animated, or undulating, or light beams.
- d. Exposed light bulbs, flashing, blinking or traveling and similar signs and building adornment and illumination are not permitted, except as otherwise permitted herein.
- e. Signs may not be painted directly on any surface of a building without the approval of the Director of Community Development.
- f. Signs which are wholly dependent upon a building for support or mounted on the roof, which project more than six (6) inches above the highest point of a building or roof to which they are attached, unless permitted otherwise, herein.
- g. Signs which constitute a hazard to public health or safety.
- h. Signs displaying obscene, indecent or immoral matter.
- i. Signs mounted on trailers or motor vehicles or vehicles positioned so to effectively provide signage, except that signs only containing the name, address or business identification of the owner or user shall be permitted on vehicles and trailers, but not used as temporary or permanent signage for a business premise.
- j. Signs, flyers, pamphlets (or similar) taped, stapled, glued or otherwise attached to street lights, light posts, utility poles, street signs, or other fixtures in the public right-of-way.
- k. Signs which make use of words such as “Stop,” “Look,” “One-Way,” “Danger,” “Yield,” or any similar word, phrase, symbol or light so as to interfere with or confuse pedestrian or vehicular traffic.
- l. Signs painted directly on trees, rocks and fences and other structures or objects or on any surface of a building.
- m. Signs on any antenna towers or personal wireless service facilities with the exception of equipment safety signs.
- n. Signs located on a highway, within a street right-of-way, or within a prescriptive street easement except for signs erected by the jurisdiction with control over said highway. For purposes of this section, “highway” shall be defined as in 625 ILCS 5/1-126.

12.08 SIGNS PERMITTED WITHOUT A SIGN PERMIT

- I. *ALL DISTRICTS WITHOUT PERMIT.* Signs listed in this section are permitted in all zoning districts and shall not require a sign permit. Signs in this list shall not be counted when calculating the number of signs on a premise. However, such signs shall conform to the general regulations, e.g., height, area, setback, clearance, etc.

- a. Name and address plates which give only the name and address of the resident of the building, and which is not more than one (1) square foot in sign area.
- b. Memorial signs or tablets and signs denoting the date or erection of buildings, no larger than five (5) square feet.
- c. "No trespassing" signs or other such signs regulating the use of a property, not more than two (2) square feet in sign area in the general residential zone and six (6) square feet in all commercial, office and industrial zones.
- d. Signs erected by a governmental body, or under the direction of such a body, and bearing no commercial advertising. The Village of Montgomery is exempt from all sign regulations herein.
- e. A maximum of two (2) wall-mounted bulletin boards per occupant is allowed. Each bulletin board shall have a maximum sign area of no more than twelve (12) square feet, and a maximum height of no more than seven (7) feet. Said bulletin board must be protected from weather.
- f. Each property is allowed three flag poles.
- g. Place holder for residential signs.**

2. *RESIDENTIAL DISTRICTS WITHOUT PERMIT.* The following signs are permitted without a permit in the residential zoning districts only.

- a. Name and address plates for buildings containing more than two (2) dwelling units, provided that such signs shall not be more than three (3) square feet in area.
- b. Sign located on a residence. No more than one (1) sign of a maximum size of one (1) square foot in area and the sign may not be illuminated. If a residence contains a registered home occupation then the residence is allowed no more than one (1) sign of a maximum of three (3) square feet in area and the sign may not be illuminated.

3. *BUSINESS & MANUFACTURING DISTRICTS WITHOUT PERMIT.* The following signs are permitted without a permit in the business, manufacturing and office research zoning districts only.

- a. Signs located on or above an entrance or exit to a building shall be a maximum of eighteen (18) inches tall and fifteen square feet.
- b. *Temporary Window.* Window signs that do not take up more than fifty percent (50%) of the total window area. Said signs must be displayed from the interior of the building, otherwise they will be considered as temporary signs in need of permit.

12.09 PERMANENT SIGNS BY PERMIT

Table 12.1: Permitted Sign Types Allowed by District (With Permit) See Table 12.1A Regarding Ground Signs.

District	A&T-Frame	Awning	Canopy	Dome	Neon	Projecting	Wall	Window
<i>P=Permitted</i>								
<i>NP=Not Permitted</i>								
Residential								
Permanent Subdivision Signage	NP	NP	NP	NP	NP	NP	NP	NP
For Non Residential Use	P	P	P	NP	NP	NP	P	P
MD								
Single Tenant Building	P	P	P	NP	P	P	P	P
Multi Tenant Buildings	P	P	P	NP	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP	NP
B-1								
Single Tenant Building	P	P	P	NP	P	P	P	P
Multi Tenant Buildings	P	P	P	NP	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP	NP
B-2								
Single Tenant Building	P	P	P	NP	P	P	P	P
Multi Tenant Buildings	P	P	P	NP	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP	NP
B-3								
Single Tenant Building	P	P	P	NP	P	P	P	P
Multi Tenant Buildings	P	P	P	NP	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP	NP
M-1								
Single Tenant Building	P	P	P	NP	P	NP	P	P
Multi Tenant Buildings	P	P	P	NP	P	NP	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP	NP
M-2								

District	A&T-Frame	Awning	Canopy	Dome	Neon	Projecting	Wall	Window
Single Tenant Building	P	P	P	P	P	NP	P	P
Multi Tenant Buildings	P	P	P	P	P	NP	P	P
Multi Building Development	NP	NP	P	P	NP	NP	NP	NP

Table 12.1A: Permitted Ground Sign Types Allowed by District (With Permit)

District	Principal	Interior	Perimeter	Residential	Billboards	Off-Premises
<i>P=Permitted</i>						
<i>NP=Not Permitted</i>						
Residential						
Permanent Subdivision Signage	NP	NP	NP	As Approved by the Village Board	NP	NP
For Non Residential Use	P	P	P	NP	NP	NP
MD						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
B-1						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
B-2						
Single Tenant Building	P	P	P	NP	NP	P
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
B-3						
Single Tenant Building	P	P	P	NP	NP	P

District	Principal	Interior	Perimeter	Residential	Billboards	Off-Premises
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
M-1						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
M-2						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP

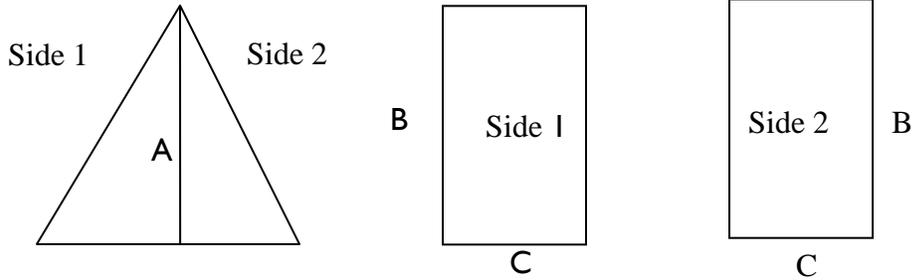
1. *Sign Types.* The following sign types shall be permitted as depicted in the above Table 12.1 and in accordance with the following:

A. A-Frame & T-Frame Signs. A-Frame and T-Frame signs shall be permitted subject to the following and shall be defined as a sign that creates the shape of an A or an upside down T when erected.

- i. Number. One A-Frame or T-Frame sign shall be permitted per building unit per street frontage. Each sign requires a separate permit.
- ii. Maximum Sign Size and Height. The sign shall not exceed a total of twelve (12) square feet per side and a vertical height of four (4) feet, see diagram below.
- iii. Setback and Location. When located on private property there shall be a minimum setback from all property lines of one (1) foot. The location of the sign shall also comply with the sight triangle restrictions in section 12.03(3). A-Frame and T-Frame signs are permitted to be placed on public sidewalks only in the Mill zoning District; a minimum of five (5) feet of unobstructed sidewalk is required per the Illinois Accessibility Code.
- iv. Illumination. Illumination of A-Frame and T-Frame signs is prohibited.
- v. Sign Duration. A-Frame and T-Frame signs shall be movable and shall only be displayed during hours of operation of the establishment. The sign must be removed from the property or sidewalk and stored indoors when the establishment is closed.

A-Frame Vertical Height Diagram

Sign Display Area Diagram

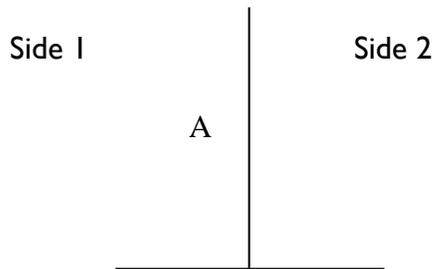


A=4 feet (max vertical height)

Side 1: B (4ft) x C (3ft) = 12 sq. ft.

Side 2: B (4ft) x C (3ft) = 12 sq. ft.

T-Frame Vertical Height Diagram



B. Awning Signs and Awnings. All awning signs shall require a permit and shall be permitted subject to the following:

- i. Number. Not more than one (1) awning sign shall be permitted on each awning face and on each apron.
- ii. Sign Display Area. The sign shall not exceed 75 percent of the sign display area as defined in the diagram below.
- iii. Location. Signs may be affixed or applied to the awning surface mounted over entrances to an establishment or windows.

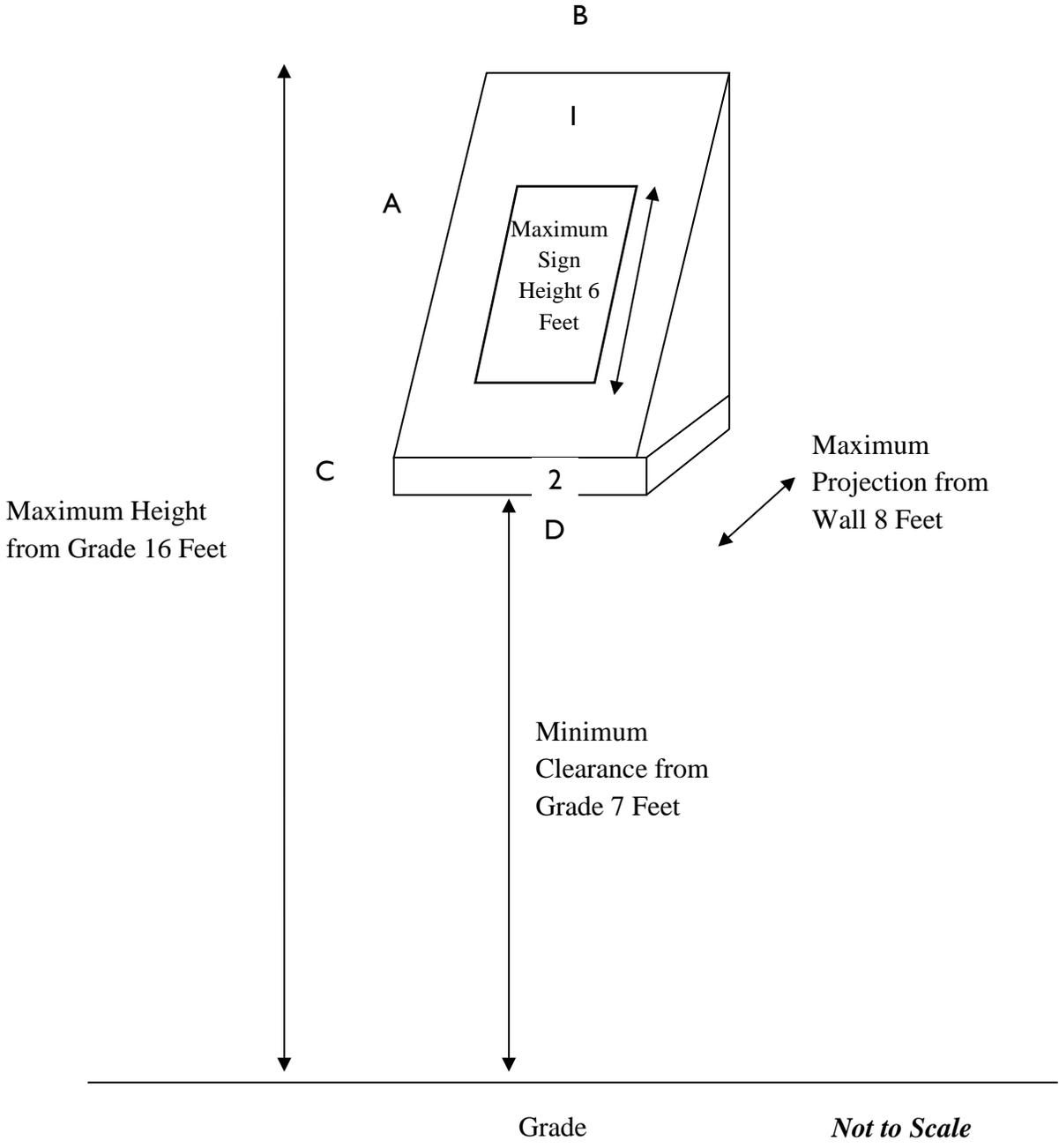
iv. Height. The maximum height of an awning on the building from grade shall be sixteen (16) feet. The maximum height of the awning shall not exceed six (6) feet.

v. Illumination. Awnings may be externally illuminated with architectural lighting or internally illuminated. Illumination shall be in accordance with the standards set forth in section 12.03.

vi. Clearance. A minimum clearance of seven (7) feet shall be provided between finished grade and the lowest point of an awning.

vii. Projection. No awning shall project more than eight (8) feet from the building wall, but shall not project into or over the roadway of any street or driveway.

viii. Setback from Curb. No awning shall project within two (2) feet of the curb of a street or driveway.



Sign Display Area 1 = (A x B)

Sign Display Area 2 = (C x D)

Maximum Sign Area 1 (Main Awning Face) = (A x B) x .75

Maximum Sign Area 2 (Awning Apron, each apron is counted separately for determining Sign Display Area) = (C x D) x .75

C. Canopy Signs

i. Freestanding Canopy Signs

1. Definition: A sign that is mounted on a freestanding canopy or structural protective cover over an outdoor service area.

2. Three (3) signs on each canopy located on a site, the total area of which shall not exceed forty (40) square feet per sign; only one (1) sign per canopy face; the signs shall not exceed four (4) feet in height; and the sign shall not be located higher than thirty (30) feet from grade.

3. Signs that are mounted to a permanent structure located underneath a canopy shall be a maximum of fifty (50) square feet and shall be no taller than ten (10) feet from grade. Each sign shall be located a minimum of nine (9) feet away from each other.

ii. Attached Canopy Signs

1. Definition: A sign that is mounted on a canopy or structural protective cover over an outdoor service area that is affixed or attached to a principal building.

2. Three (3) signs on each canopy located on a site, the total area of which shall not exceed twenty (20) square feet per sign; only one (1) sign per canopy face; the sign shall not exceed two (2) feet in height; and the sign shall not be located higher than thirty (30) feet from grade.

Notwithstanding the foregoing, sites that have drive-aisles located under the canopy shall be entitled to a sign located above each drive aisle in lieu of, not in addition to, the three (3) sign maximum set forth in the preceding paragraph. Each sign shall not exceed fifteen (15) square feet in area.

3. Signs that are mounted to a permanent structure located underneath a canopy shall be a maximum of fifty (50) square feet and shall be no taller than ten (10) feet from grade. Each sign shall be located a minimum of nine (9) feet from one another.

D. Dome Sign.

i. Definition: A sign that is mounted or affixed to a half-spherical structure shall be deemed a dome sign and shall be regulated in accordance with the provisions set forth in this subsection.

ii. Number: Each dome shall be permitted one (1) sign.

iii. Size: Signs mounted or affixed to a dome shall be no larger than [redacted] percent ()% of the visible surface area from a distance of [redacted] feet from the structure. Any such Sign mounted or affixed to a dome shall be no taller than [redacted] () feet from grade.

E. Ground Sign. Ground signs shall be permitted subject to the following restrictions.

Location. No ground sign shall be located closer than five (5) feet to a property line and shall be located outside of the sight triangle with the exception of perimeter signs.

All ground signs shall be allowed to be back-to-back signs. Back-to-back signs are defined as follows: A structure with two parallel sign faces oriented in opposite directions. Ground signs with more than two faces and V-Types signs are prohibited.

Manual and Electronic Message Boards. Message board signs shall be permitted when incorporated into a ground sign subject to all applicable standards herein, and under the following conditions: i. No more than thirty-percent (30%) of the ground sign area provided shall be used as a message board sign. ii. Message boards shall be located on the lower half of the ground sign. iii. Electronic message boards shall stay static for a minimum of five (5) seconds. iv. Electronic message boards shall not scroll, flash, or display movement of any kind with the exception of a simultaneous transition from one image to another after the five (5) second interval. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.

Sign Landscaping. All ground signs shall be located in a landscaped area separated and protected from vehicular circulation and parking areas. Said landscaping area shall be installed and approved by the Director of Community Development.

i. Principal

1. Definition. A freestanding sign where the base of the sign structure is equal to or greater than the width of the sign.

2. Number of Signs. No more than one (1) principal ground sign per street frontage shall be permitted on a zoning lot. One (1) multi-building development sign shall be allowed per street frontage. A multi-building development shall be defined as two (2) or more lots that lie within the same subdivision that has been recorded with the County.

3. Size Restrictions.

- a. Single tenant building: a) Maximum height of the sign, measured from the base grade, is eight (8) feet tall. b) Maximum square footage of the entire sign including the supporting structure is eighty (80) square feet.
- b. Multiple tenant buildings and subdivision signs: a) Maximum Height of the sign, measured from the base grade, is fourteen (14) feet tall. b) Maximum square footage of the entire sign including the supporting structure is one-hundred forty (140) square feet.
- c. Street elevation height adjustment: a) A ground sign can be elevated through the use of berms (elevating the base grade) or additional structural height in the event that the sign location is lower than the adjacent street by more than one (1) foot. In the event that a sign is located more than one (1) foot below the grade of the adjacent street, measured at the edge of pavement closest to the sign location, the sign is allowed to be elevated and the sign height measurement will begin at the grade of the street. A sign is not allowed to be elevated do to the adjacent street elevation by more than five (5) feet.

ii. Interior

- 1. Definition. A freestanding sign supported by either a continuous base or a structural support pole and which is located in close proximity to the principal building.
- 2. Number of Signs. Two (2) signs shall be permitted per zoning lot.
- 3. Maximum Sign Size and Height. The sign shall not exceed seventy-five (75) square feet in area and shall not exceed a height of eight (8) feet.
- 4. Location. Interior parcel ground signs shall be located within twenty (20) feet of the principal building.
- 5. Illumination. Signs shall be internally illuminated. External illumination is prohibited.

iii. Perimeter

- 1. Definition. A freestanding sign supported by either a continuous base or a structural support pole and which is located in close proximity to the limits of the property.

2. Number of Signs. Six (6) signs shall be permitted per zoning parcel.
3. Sign Display Area and Sign Height. The maximum size of a perimeter sign is six (6) square feet and five (5) feet in height. If located in the sight triangle the maximum height is thirty (30) inches.
4. Location. Perimeter signs shall be located a minimum of twenty (20) feet away from the principal building.
5. Illumination. Signs shall be internally illuminated. External illumination is prohibited.

iv. Residential Ground Signs

1. All permanent residential ground signs shall be approved by the Village Board.

v. Off-Premises Signs

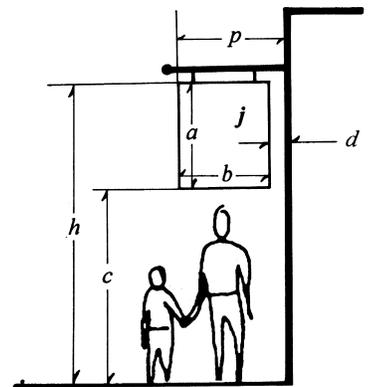
1. Billboard Signs. Billboard signs are prohibited.
2. Off-Premises Ground Signs.
 - a. Definition. A sign located on a parcel other than the parcel that the entity that owns the sign, and complies with the following provisions.
 - b. Number of Signs. One (1) off-premises sign is allowed per entity.
 - c. Maximum Sign Size and Height. The maximum size of an off-premises sign is forty (40) square feet and six (6) feet in height.
 - d. Location. An off-premises sign shall be located within twenty (20) feet of a driveway that provides access to a parcel owned by the applicant. The sign shall be a minimum distance from the applicant's parcel of five hundred (500) feet.

F. Neon Signs.

- i. Neon signs shall be permitted to hang inside store front windows that face a public right-of-way. One (1) sign shall be allowed per window and a maximum of ten (10) square feet in area.

G. Projecting Signs.

- i. Number. Not more than one projecting sign per establishment, per wall provided no wall sign for the establishment is located on the same building wall.
- ii. Location. Projecting signs shall be affixed to the wall having the establishment's public entrance and shall not be located beyond the premises of a particular establishment.
- iii. Height. No projecting sign shall extend above the roofline or the highest point of the wall of the building on which it is located or fourteen (14) feet from finished grade, whichever is less.
- iv. Sign Area. The area of a projecting sign shall not exceed twelve (12) square feet.
- v. Illumination. Projecting signs may be illuminated subject to the standards in Section 12.03.
- vi. Clearance. Projecting signs shall provide a minimum clearance of seven (7) feet between the finished grade below the sign to the lowest edge of the sign.
- vii. Projection. No projecting sign shall project from the building wall more than six (6) feet. The innermost edge of the projecting sign shall be no more than one (1) foot from the wall of the building to which it is attached. Projecting signs may swing, but all projecting signs shall be permanently attached to the building.
- viii. Setback from Curb. No projecting sign shall project within two (2) feet of the curb of a street or driveway.



Projecting Sign (j)

Where p = projection from building wall,
 h = height of sign
 c = clearance of sign
 j = area of sign ($a \times b$) and
 $d \neq 1$ foot

H. Wall Signs

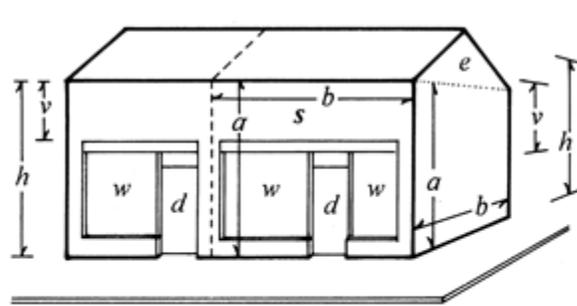
- i. Principal
 - 1. Definition. Wall signs shall be considered any permanent signage mounted (signs painted onto a building are

prohibited) to the building wall, which shall be defined as a side of the building which acts as a support structure between the foundation and the roof and shall also include false walls and parapets extending above said wall, or visible from the exterior of the building.

2. Number and Location. Wall signs shall be affixed only to a building wall as defined above. Each user is allowed a maximum of six (6) signs on a building with a maximum of three (3) signs per wall. No wall signs shall be allowed for individual tenants in a multi-story or a multi-tenant building having no exterior building entrance for each tenant. Wall signs shall not extend more than eighteen (18) inches from the wall nor extend beyond any eave line of a gable, hip or gambrel roof, nor extend above the façade of a flat roof, nor above the deck line of a mansard roof or false wall or parapet.
3. Computation of Wall Sign Area of Individual Signs: The area of a sign face shall be computed by means of the smallest square, rectangle, or conjoining combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative wall when such wall otherwise meets all other applicable regulations and is clearly incidental to the display itself.
4. Vertical Dimension of Wall Signs. The maximum vertical dimension of the wall sign itself shall not exceed ten (10) feet.
5. Sign Display Area. Each wall sign shall be located within a selected sign display area. The sign display area shall be defined as indicated in the illustration below. The amount of the sign display area that is allowed to be consumed by signage varies depending on the length of the wall that it is affixed to and is indicated in the table below:

Length of wall attributed to the applicant's occupied space.	Percentage of sign display area allowed to be consumed by signage.
0-50 feet	25%
51-100 feet	20%
101 or greater feet.	15%

The sign area is in addition to any other sign types on the premises.



Wall Sign Display Area (s)

Where $s = ((a \times b) + (\text{area of } e)) - (\text{area of all } w + d)$
on each permitted wall, and $w = \text{windows}$, $d = \text{doors}$
maximum height of sign (h) = 30 feet,

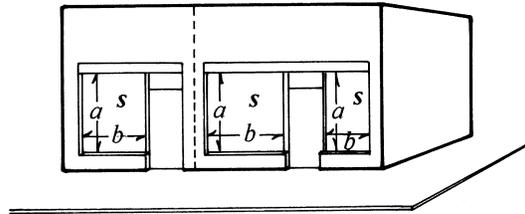
6. Illumination. Wall signs may be internally illuminated or externally illuminated with architectural lighting subject to the standards herein.

~~ii. Secondary. Eighteen (18) inches tall and fifteen square feet. Located above an entrance to the building.~~

I. Window Signs.

- i. Definition. A sign etched, affixed or applied to the interior window or door glass.
- ii. Location. Window signs may be displayed only in windows or glass doors facing a public street, or in windows or glass doors in a wall having a public entrance.

- iii. Sign Display Area. Each window sign shall be located within a selected sign display area. The window sign display area shall be the transparent exterior glass surface area of each permitted window and door, but excluding superficial borders or trim. Sign display area for permitted signs shall be calculated on an aggregate basis of multiple windows and doors.



Window Sign Display Area (s)

Where $s = a \times b$

- iv. Sign Area. The area of a window sign shall not exceed forty percent (40%) of a sign display area as defined in this Section.
- v. Illumination. Window signs may be illuminated externally with architectural lighting or internally with a screened light source and subject to the standards herein.

12.10 — RESERVED

12.11 NON-CONFORMING SIGNS

1. All signs lawfully in existence, or holding sign permits issued prior to the date of adoption of this Ordinance, but which do not conform to one or more provisions of this ordinance shall be deemed to be a legal non-conforming use and may be continued only as provided in this ordinance.
2. Whenever a non-conforming sign has been discontinued for a period of three (3) consecutive months, or whenever there is evident a clear intent on the part of the owner to abandon a non-conforming sign, such sign shall not, after being discontinued or abandoned, be re-established and the sign hereafter shall be in conformity with the regulations of this ordinance.
3. Normal maintenance of a non-conforming sign is permitted, including necessary non-structural repairs or incidental alterations which do not extend or intensify the non-conforming features of the sign.
4. No structural alteration, enlargement or extension shall be made in a non-confirming sign, except in the following situation:

- a. When the alteration is required by law.
- b. When the alteration will actually result in eliminating the non-conforming use.
- c. If a non-conforming sign is damaged or destroyed by any means to the extent to fifty percent (50%) or more of its reproduction value at that time, the sign can be rebuilt or used thereafter only for a conforming use and in compliance with the provisions of the code. In the event that the damage or destruction is less than fifty percent (50%) of its reproduction value, based on prevailing costs, the sign may then be restored to its original conditions and the use may be continued which existed at the time of such partial destruction until the non-conforming sign is otherwise abated by the provisions of this code. In either event, restoration or repair must be started within a period of three (3) months from the date of damage or destruction, and diligently prosecuted to completion.
- d. Non-structural alterations are permitted that do not eliminate the non-conforming sign as long as the location of the sign does not change, the height of the altered sign does not exceed the standards set forth in Section 12.1(A)(2)(c) and the maximum sign area (as altered) does not exceed the limits set forth herein. Structural supports may not be altered, except to reduce the number or degree of a non-conformity as discussed in the above conditions (e.g. if the height of a non-conforming pole sign panel is reduced, the structural support above the sign panel may be removed without removing the remainder of the non-conforming sign). All such alterations require a permit.
- e. Replacement of non-conforming sign faces, which is considered a non-structural repair, is permitted. Acquisition of a permit is required in order to replace sign faces. The installation of additional electrical equipment in conjunction of the replacement of sign faces is considered a structural addition, and therefore, is not allowed under the regulations of this section.

Current Ordinance

12.01 PURPOSE.

The purpose of the Signs section of the Zoning Ordinance is to create a comprehensive, legal framework to regulate the design, installation and maintenance of signs, to promote clear communication between individuals and their surroundings and to promote the health, safety, and wellbeing of the community through limiting visual congestion to pedestrians and distractions to motorists. This section is adopted for the following purposes:

- A. To provide uniform regulations and content-neutral sign standards that respect the first amendment rights of all citizens, merchants, property owners and guests of the Village.
- B. To promote a positive Village image exhibiting order and harmony to strengthen the economic vitality of the Village, and to enhance the visual environment and the property values of the Village by creating clear and consistent standards that culminate into an aesthetically pleasing environment for Village residents, businesses and guests.
- C. To protect pedestrians and motorists from any damage or injury resulting from distracting and improperly located signage that is created by certain unsafe signs.

12.02 INTERPRETATION

1. Interpretation of the sign ordinance is at the discretion of the Director of Community Development. Any objections to the Director's decision can be appealed to the Zoning Board of Appeals through the appeals process outlined in Chapter 14 of this ordinance.
2. When a sign type is not specifically listed in the sections devoted to permitted signs, it shall be assumed that such signs are hereby expressly prohibited. If it is determined by the Director of Community Development that said sign is similar to and not more objectionable than signs listed, such signs may then be permitted.
3. Table 12.1 is intended to summarize the permitted sign types, but to be interpreted along with the additional regulations herein.
4. If any provision herein is declared to be unenforceable or invalid, the remainder of the ordinance shall remain in full force and effect.

12.03 GENERAL REQUIREMENTS

The provisions set forth in paragraph 12.03 shall apply to all signs, permanent or temporary.

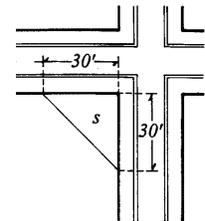
1. *Requirement for Permit.* It shall be unlawful for any person to construct, install, alter or relocate any sign within the Village that requires a permit as indicated in Table 12.1 of this chapter, without first obtaining a building permit.

2. *Obstruction.* No sign shall be erected to block any required access way, roof access, fire escape, door or any other access point required by the Village Building Code or Fire Protection District. Windows are not allowed to be blocked with the exception of those restrictions found in the following sections of this chapter.

3. *Public Right-of-Way.* No sign or accessory to a sign shall be located within the public right-of-way, unless otherwise provided herein. Notwithstanding the foregoing, this provision shall not apply to signs located by a governmental body for the purpose of providing traffic control, traffic information, and traffic safety.

4. *Measurements.* All measured distances or standards shall be to the nearest integer; if a fraction is one-half (1/2) or less, the integer below shall be taken.

5. *Height.* Height of signs shall be measured to the highest point thereon from the grade level directly below the sign, prior to any berming, with the exception for ground signs found herein.



6. *Setbacks.* No sign shall be placed closer than five (5) feet to any lot line unless otherwise regulated herein. Temporary signs shall be located on less than one (1) foot from the property line not obstructing view to the flow of traffic.

7. *Corner Sight Triangles.* Within a part of the year of open area of a corner lot included within a triangular area of thirty (30) feet from the point of intersection of two (2) street right-of-way lines forming such corner lot or driveway edge of pavement and right-of-way line, no sign shall be constructed having a height of more than thirty (30) inches above grade at the centerline of the streets adjacent thereto.

8. *Illumination.* Signs are allowed to be internally illuminated. Signs with external illumination shall be constant in intensity and color. External illumination shall be shaded, shielded, or directed so as not to cause glare in the public right-of-way, so as not to cause traffic hazards and obstructions, or to neighboring properties. All illuminated signs shall have an external disconnect and be listed with the Underwriters Laboratories (UL). Refer to Section 12.07 for illumination restrictions for electronic message boards. Additional illumination standards are based on the sign type and are discussed in the following sections of the Sign Ordinance.

9. *Wind Pressure and Dead Load Requirement.* All signs shall be designed and constructed to withstand a wind pressure of thirty (30) pounds per square foot and shall be constructed to receive dead loads as required in the Village Building Code and other applicable Village ordinances, and any amendments thereto which the Village may adopt from time to time.

10. *Wooden Signs.* Wooden signs are only allowed as projecting signs. Refer to Section 12.07 for more information on projecting signs.

11. *Glass.* All glass that is part of a sign shall be safety glass.

12. *Design Requirements.* All ground signs shall be designed per applicable building code requirements.

12.04 MAINTENANCE AND REMOVAL REQUIREMENT

1. *Maintenance.* Every sign and all parts thereof, including framework, supports, background, anchors, and wiring systems shall be constructed and maintained in compliance with the building, electrical and fire protection codes of the Village. The permittee for each sign shall paint and maintain all parts and supports thereof as necessary to prevent rusting, rotting, text illegibility or other deterioration. All broken or missing parts shall be promptly replaced. All seams between panels or the components of the sign shall be maintained in a closed condition.

2. *Illumination.* The source of illumination shall be kept in safe working order at all times.

3. *Removal.* When a business ceases to operate for fifteen (15) consecutive days, any sign associated with said business must be removed or replaced as follows, within thirty (30) days after the fifteen (15) day period.

a. Any wall sign must be removed and all surfaces shall be restored to match the existing wall surface.

b. Any freestanding or wall-mounted changeable sign, whether panels or individual letters, shall be removed and a new sign installed or a white blank panel inserted until a new sign panel is issued.

12.05 PERMITS FOR PERMANENT SIGNS

Permits to build new, permanent signs or to alter or to move existing permanent signs:

- a. No permanent sign shall hereafter be erected, altered or moved until the person proposing to erect, alter, or move such sign shall have obtained a permit from the Village. Such permit shall be issued only when the sign complies with all of the applicable provisions of this section. The fees for all permanent signs shall be set by separate resolution of the Board of Trustees from time to time.
- b. Any person desiring such a permit shall file application therefore upon a form which shall contain or have attached thereto the following information:
 - i. Name, address, telephone and fax numbers and e-mail address (if available) of the applicant.
 - ii. The name of the person, firm, corporation, or association erecting, altering, or moving said sign.
 - iii. Written consent of the owner of the land on which the sign is to be erected, altered, or relocated.
 - iv. A plat of survey, drawn to scale, showing the location of the buildings, structure, or lot to which the sign is to be attached or erected, and showing the position of the sign in relation to nearby buildings and thoroughfares.

- v. A plan drawn to scale showing the design of the sign, materials used, method of construction, and means of attachment to the building or ground.
- vi. Any other information as the Director of Community Development shall require in order to show full compliance with this and all other applicable ordinances of the Village.

12.06 PERMITS FOR TEMPORARY SIGNS

1. **PERMIT REQUIRED:** All temporary signs, except those signs specifically exempted from a permit requirement in this Section 12.00, shall have a permit. Possession of a valid permit for a temporary sign shall entitle the owner to display such sign for the time period specified thereon.
2. **DURATION AND TYPE OF TEMPORARY SIGN:** The duration and limits of temporary signs shall be as follows:
 - a. **RESIDENTIAL DEVELOPMENT MARKETING SIGNS (ON-SITE & OFF-SITE):**

On-site Residential. Temporary residential marketing signs at major entrances to planned unit developments of residential subdivisions; not to exceed one hundred and twenty (120) square feet in area and fifteen (15) feet in height, containing the name of the overall development and the names of builders or units herein. Number and location of these signs shall be approved by the Director of Community Development based on consideration of the following factors: location of the development; size of the development; visibility which the sign will achieve at the particular entrances at which signage is sought; proximity of existing residences; and size of the proposed signage both with regard to individual signs and with total signage requested. The signs shall not be located in an established sight triangle, and shall be setback from all property lines a distance at least equal to the height of the sign.

Off-site Residential. Temporary residential marketing signs, off-site, pursuant to 12.15(6): The developer of a given real estate development may apply for temporary marketing signs for the residential development for a period of up to twelve (12) months, renewable on a six (6) month basis thereafter. Each such sign shall not exceed one hundred (100) square feet in area and shall not have a total height of more than fifteen (15) feet. Said signs must be removed upon the sale by the developer of the last units in said development. For purposes of this section only, a "development" shall be defined as a parcel of property or tract of land being developed by a single developer (but may have multiple builders within same) at the same or substantially the same time and includes but is not limited to a PUD, a subdivision or other unified improvement of land. Specific location and construction techniques shall be approved by the Director of Community Development pursuant to the issuance of said permit(s). The signs shall not be located in an established sight triangle, and shall be setback from all property lines a distance at least equal to the height of the sign. Such signs may be located in any zoning district on undeveloped property (used for agriculture or open space), provided that there is one-quarter (1/4) mile separation from each other, and that no such sign shall be closer to an existing residence than three hundred (300) feet.

- b. **COMMERCIAL DEVELOPMENT PRE-OCCUPANCY SIGNS.** After a building permit has been issued on any commercial building, a pre-occupancy sign may be granted by permit in accordance with the following conditions: 1) the temporary sign is no more than 120 square feet and 2)

the temporary sign permit shall be granted for a six month period, renewable each six months until the occupancy permit or permanent freestanding ground sign permit is issued, whichever occurs first.

- c. **TEMPORARY ADVERTISING SIGNS.** Temporary advertising signs including but not limited to: banners, inflatable advertising devices, flag signs, and portable reader board signs, are permitted with the following conditions. A maximum of 40 square feet shall be allowed per temporary sign with the exception of flags, which are allowed to be 80 square feet. If ground mounted, the sign shall not be erected more than ten (10) feet above grade, with the exception of flags which have no maximum height. If the temporary sign is wall mounted the sign shall not be placed more than thirty (30) feet above grade. A maximum of twelve (12) temporary sign permits shall be permitted per business per year starting each January 1st, and the business applying for the permit is allowed to place signs on other zoning lots with the permission of the lot owner. Each permit is good for fifteen (15) days and shall expire after fifteen (15) days. Said permits may run concurrently or consecutively with each other.
 - d. **COMMUNITY EVENT SIGNS.** Temporary community event signs are permitted on private property in residential zoning districts for use by property owners or residents of the property on which the sign is placed to advertise for community events. For the purpose of this ordinance, Garage Sales Signs, Political Signs, Real Estate Signs, and/or Temporary Contractor Signs are exempt. Banners, inflatable advertising devices, flag signs, and portable reader board signs shall not be permitted temporary sign types in residential areas.
 1. *Display Standards:* A maximum of six (6) square feet shall be allowed per temporary sign. Ground mounted signs shall not exceed thirty-six (36) inches in height when measured from final grade adjacent to the sign placement. Temporary wall mounted signs shall not be permitted in residential districts. Illumination of temporary signs in residential area is not permitted.
 2. *Number and Timeframe:* A maximum of one (1) sign per residential zoning lot at any one (1) time, not to exceed six (6) temporary sign permits per calendar year. The resident and/or property owner applying for the permit shall not be allowed to place signs on other zoning lots. Each permit is good for fifteen (15) days or twenty-four (24) hours after the conclusion of the event. Said permits may run consecutively with each other. Permit fees shall be waived.
3. **APPLICATION:** Application for a permit for a temporary sign shall be made on a form provided by the Building Division. A site plan showing the location of the sign on the property or building and a drawing, diagram or photo showing dimensions of the sign shall be provided. Permits for temporary signs must be kept on the premises where signs are displayed. Application for consecutive temporary sign permits may be made at one time upon one application. If one application is made for multiple periods, all required permit fees must be paid at the time of application for all periods covered by said permit (A single application covering five consecutive permit periods must still pay the amount due for five separate permit fees.)

4. FEES: The fees for all temporary signs shall be set by separate resolution of the Board of Trustees from time to time; provided, however, that such fees shall be waived for not-for-profit entities with an Internal Revenue Code 501(c) designation, and units of local government.
5. EXCEEDING PERMITTED DURATION OF PERMIT: In addition to all other penalties or enforcement authorized by the Village of Montgomery Zoning ordinance or other ordinances of the Village of Montgomery, in the event that a user of a temporary sign permit continues to display said sign in excess of the time period specified by said permit, any time period that said sign is displayed in excess of the said permit period shall be deducted from the allowable time authorized by any subsequent permit application. The same shall be true for signs that are displayed prior to issuance of a valid temporary sign permit. The fifteen (15) day time frame of the permit shall start the first day the Village becomes aware of the sign, staff shall then notify the owner or lessee a permit is required.
6. VILLAGE EXEMPTION: The Village of Montgomery shall be exempt from the requirements and limits on temporary signs delineated herein and shall be subject only to such requirements in the placement of signs as the Village staff or Board, in its discretion, shall impose.

12.07 PROHIBITED SIGNS AND SIGN TYPES

I. THE FOLLOWING SIGNS ARE EXPRESSLY PROHIBITED:

- a. Advertising and/or billboard signs.
- b. Pole or Pylon signs.
- c. Attention-getting devices including but not limited to, inflatable, moving, rotating, animated, or undulating signs, or light beams. This excludes traditional barber poles not exceeding two (2) feet in height and projecting not more than twelve (12) inches from the building, utilized only to identify a hair cutting establishment. In authorizing the latter exemption, the Corporate Authorities find it in the public interest to retain this historic symbol of American commerce.
- d. Exposed light bulbs, flashing, blinking or traveling and similar signs and building adornment and illumination are not permitted, except as otherwise permitted herein.
- e. Signs may not be painted directly on any surface of a building.
- f. Windows painted to attract attention except as otherwise permitted herein.
- g. Signs which are wholly dependent upon a building for support or mounted on the roof, which project more than six (6) inches above the highest point of a building or roof to which they are attached, unless permitted otherwise, herein.
- h. Signs which constitute a hazard to public health or safety.
- i. Signs displaying obscene, indecent or immoral matter.
- j. Signs mounted on trailers or motor vehicles or vehicles positioned so to effectively provide signage, except that signs only containing the name, address or business identification of the

owner or user shall be permitted on vehicles and trailers, but not used as temporary or permanent signage for a business premise.

- k. Signs, flyers, pamphlets (or similar) taped, stapled, glued or otherwise attached to street lights, light posts, utility poles, street signs, or other fixtures in the public right-of-way.
- l. Signs which make use of words such as "Stop," "Look," "One-Way," "Danger," "Yield," or any similar word, phrase, symbol or light so as to interfere with or confuse pedestrian or vehicular traffic.
- m. Signs painted directly on trees, rocks and fences and other structures or objects or on any surface of a building.
- n. Commercial advertising on any antenna towers, dishes or personal wireless service facilities.
- o. Signs located on a highway except for signs erected by the jurisdiction with control over said highway. For purposes of this section, "highway" shall be defined as in 625 ILCS 5/1-126.

12.08 SIGNS PERMITTED WITHOUT A SIGN PERMIT

- I. *ALL DISTRICTS WITHOUT PERMIT.* Signs listed in this section are permitted in all zoning districts and shall not require a sign permit. Signs in this list shall not be counted when calculating the number of signs on a premise. However, such signs shall conform with the general regulations, e.g., height, area, setback, clearance, etc.
 - a. Name and address plates which give only the name and address of the resident of the building, and which is not more than one (1) square foot in sign area.
 - b. Memorial signs or tablets and signs denoting the date or erection of buildings, no larger than five (5) square feet.
 - c. "No trespassing" signs or other such signs regulating the use of a property, not more than two (2) square feet in sign area in the general residential zone and six (6) square feet in all commercial, office and industrial zones.
 - d. Signs erected by a governmental body, or under the direction of such a body, and bearing no commercial advertising. The Village of Montgomery is exempt from all sign regulations herein.
 - e. Wall-mounted bulletin boards for public, charitable, or religious institutions, used exclusively for non-commercial announcements when it has a sign area of no more than twelve (12) square feet, and no more than seven (7) feet in height. Said bulletin board must be protected from weather and enclosed as to prohibit posting of commercial announcements by third parties.
 - f. The flag, pennant, or insignia of any government, or of any religious, charitable, or fraternal organization.
 - g. Garage sales signs, not exceeding six (6) square feet in area, may be placed at the curb in residential areas on the day(s) of the sale and must be removed upon close of the sale.

- h. Temporary signs no larger than thirty-two (32) square feet in area advertising political candidates or political questions. Such signs, on non-residential property, may remain for thirty (30) days and must be removed upon close of the event. Per Illinois Public Act 96-0904, signs on residential property shall not be subject to time restrictions and may remain on residential properties for an indefinite period of time.
 - i. Temporary signs no larger than six (6) square feet in area advertising a business whose trade is being carried out at a customer's property (with the customer's consent) provided the sign may remain in place for the duration of the work being performed plus no more than fourteen (14) days thereafter and then must be removed.
2. *RESIDENTIAL DISTRICTS WITHOUT PERMIT.* The following signs are permitted without a permit in the residential zoning districts only.
- a. Name and address plates for buildings containing more than two (2) dwelling units, provided that such signs shall not be more than three (3) square feet in area.
 - b. Real estate signs for residential uses, not exceeding six (6) square feet per side in sign area. Real estate signs for permitted non-residential uses within residential districts, not exceeding eighteen (18) square feet per side in sign area. Any such real estate signs shall be removed within ten (10) days after the premise or lot advertised has been sold, rented or leased.
 - c. Home occupation nameplate, no more than one (1) square foot in area which contains only the name of the occupant of the dwelling and the home occupation conducted therein and is attached to the dwelling and is not illuminated.
3. *BUSINESS & MANUFACTURING DISTRICTS WITHOUT PERMIT.* The following signs are permitted without a permit in the business, manufacturing and office research zoning districts only.
- a. *Real Estate Signs.* One per street frontage; not to exceed thirty-two (32) square feet of sign area per face and not to exceed ten (10) feet in height. Said signage may alternately be provided as part of the permanent freestanding sign.
 - b. *Door Signs.* Direction or identification signs on or near secondary building entrances, such as exit, staff only, or business identification which do not exceed two (2) square foot in sign area.
 - c. *Hours of Operation and Contact Information.* Hours of operation, phone number, and website information may be displayed on or near the main entrance, but not exceed a total area of three (3) square feet.
 - d. *Menus.* Restaurants may display their current menu near any customer entrance provided that it is in a weather proof case, and is no larger than three (3) square feet.
 - e. *Temporary Window Advertisements.* Window signs of paper or similar material, provided that such signs are to be used to notify the public of special sales or current prices, and further provided that such signs do not take up more than twenty-five percent (25%) of the total window area. Said signs must be displayed from the interior of the building, otherwise they will be considered as temporary signs in need of permit.

- f. *Flags.* One logo flag of a company shall be allowed per zoning lot provided that it is flown with and below the American Flag and shall not be larger than that American Flag.

12.09 PERMANENT SIGNS BY PERMIT

Table 12.1: Permitted Sign Types Allowed by District (With Permit) See Table 12.1A Regarding Ground Signs.

District	A&T-Frame	Awning	Canopy	Neon	Projecting	Wall	Window
<i>P=Permitted</i>							
<i>NP=Not Permitted</i>							
Residential							
Permanent Subdivision Signage	NP	NP	NP	NP	NP	NP	NP
For Non Residential Use	P	P	P	NP	NP	P	P
MD							
Single Tenant Building	P	P	P	P	P	P	P
Multi Tenant Buildings	P	P	P	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP
B-1							
Single Tenant Building	P	P	P	P	P	P	P
Multi Tenant Buildings	P	P	P	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP
B-2							
Single Tenant Building	P	P	P	P	P	P	P
Multi Tenant Buildings	P	P	P	P	P	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP
B-3							
Single Tenant Building	P	P	P	P	P	P	P
Multi Tenant Buildings	P	P	P	P	P	P	P

District	A&T-Frame	Awning	Canopy	Neon	Projecting	Wall	Window
Multi Building Development	NP	NP	P	NP	NP	NP	NP
M-1							
Single Tenant Building	P	P	P	P	NP	P	P
Multi Tenant Buildings	P	P	P	P	NP	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP
M-2							
Single Tenant Building	P	P	P	P	NP	P	P
Multi Tenant Buildings	P	P	P	P	NP	P	P
Multi Building Development	NP	NP	P	NP	NP	NP	NP

Table 12.1A: Permitted Ground Sign Types Allowed by District (With Permit)

District	Principal	Interior	Perimeter	Residential	Billboards	Off-Premises
<i>P=Permitted</i>						
<i>NP=Not Permitted</i>						
Residential						
Permanent Subdivision Signage	NP	NP	NP	As Approved by the Village Board	NP	NP
For Non Residential Use	P	P	P	NP	NP	NP
MD						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
B-1						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP

District	Principal	Interior	Perimeter	Residential	Billboards	Off-Premises
B-2						
Single Tenant Building	P	P	P	NP	NP	P
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
B-3						
Single Tenant Building	P	P	P	NP	NP	P
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
M-1						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP
M-2						
Single Tenant Building	P	P	P	NP	NP	NP
Multi Tenant Buildings	P	P	P	NP	NP	NP
Multi Building Development	P	P	P	NP	NP	NP

1. *Sign Types.* The following sign types shall be permitted as depicted in the above Table 12.1 and in accordance with the following:

A. A-Frame & T-Frame Signs. A-Frame and T-Frame signs shall be permitted subject to the following and shall be defined as a sign that creates the shape of an A or an upside down T when erected.

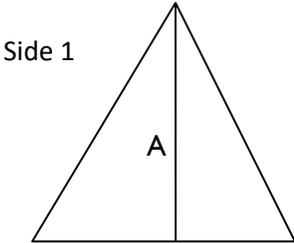
- i. Number. One A-Frame or T-Frame sign shall be permitted per building unit per street frontage. Each sign requires a separate permit.
- ii. Maximum Sign Size and Height. The sign shall not exceed a total of twelve (12) square feet per side and a vertical height of four (4) feet, see diagram below.
- iii. Setback and Location. When located on private property there shall be a minimum setback from all property lines of one (1) foot. The location of the sign shall also comply with the sight triangle restrictions in section 12.03(3). A-Frame and T-Frame signs are permitted to be placed on public sidewalks only in the Mill

zoning District; a minimum of five (5) feet of unobstructed sidewalk is required per the Illinois Accessibility Code.

iv. Illumination. Illumination of A-Frame and T-Frame signs is prohibited.

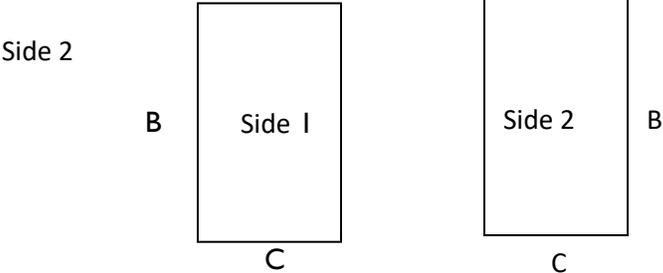
v. Sign Duration. A-Frame and T-Frame signs shall be movable and shall only be displayed during hours of operation of the establishment. The sign must be removed from the property or sidewalk and stored indoors when the establishment is closed.

A-Frame Vertical Height Diagram



A=4 feet (max vertical height)

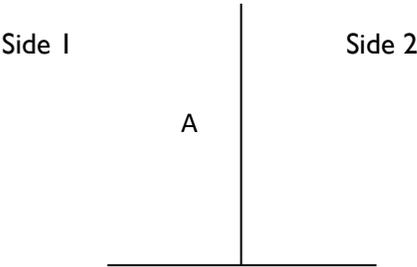
Sign Display Area Diagram



Side 1: B (4ft) x C (3ft) = 12 sq. ft.

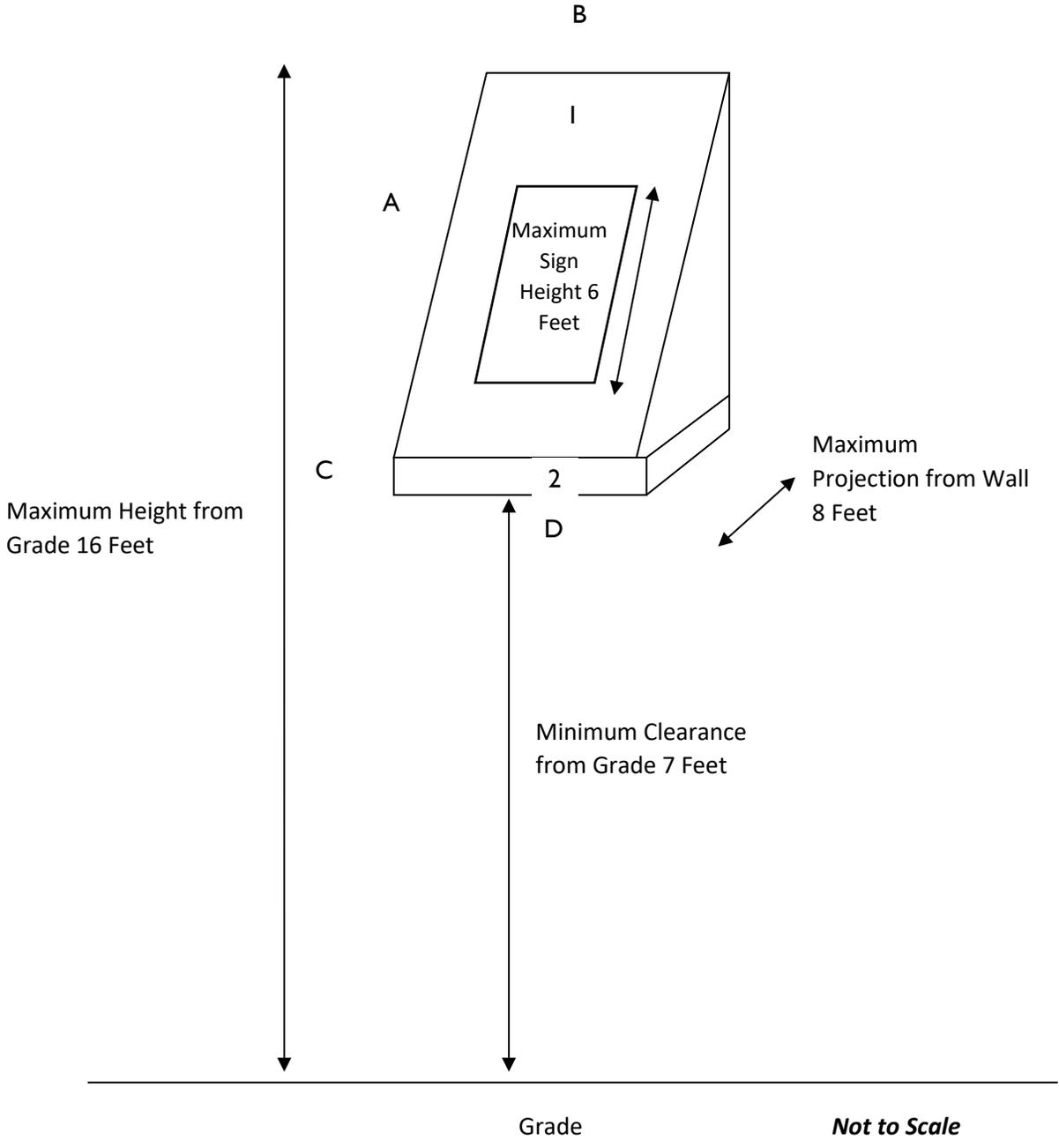
Side 2: B (4ft) x C (3ft) = 12 sq. ft.

T-Frame Vertical Height Diagram



B. Awning Signs and Awnings. All awning signs shall require a permit and shall be permitted subject to the following:

- i. Number. Not more than one (1) awning sign shall be permitted on each awning face and on each apron.
- ii. Sign Display Area. The sign shall not exceed 75 percent of the sign display area as defined in the diagram below.
- iii. Location. Signs may be affixed or applied to the awning surface mounted over entrances to an establishment or windows.
- iv. Height. The maximum height of an awning on the building from grade shall be sixteen (16) feet. The maximum height of the awning shall not exceed six (6) feet.
- v. Illumination. Awnings may be externally illuminated with architectural lighting or internally illuminated. Illumination shall be in accordance with the standards set forth in section 12.03.
- vi. Clearance. A minimum clearance of seven (7) feet shall be provided between finished grade and the lowest point of an awning.
- vii. Projection. No awning shall project more than eight (8) feet from the building wall, but shall not project into or over the roadway of any street or driveway.
- viii. Setback from Curb. No awning shall project within two (2) feet of the curb of a street or driveway.



Sign Display Area 1 = (A x B)

Sign Display Area 2 = (C x D)

Maximum Sign Area 1 (Main Awning Face) = (A x B) x .75

Maximum Sign Area 2 (Awning Apron, each apron is counted separately for determining Sign Display Area) = (C x D) x .75

C. Canopy Signs

i. Freestanding Canopy Signs

1. Definition: A sign that is mounted on a freestanding canopy or structural protective cover over an outdoor service area.
2. Three (3) signs on each canopy located on a site, the total area of which shall not exceed thirty (30) square feet per sign; only one (1) sign per canopy face; the signs shall not exceed three (3) feet in height; and the sign shall not be located higher than thirty (30) feet from grade.
3. Signs that are mounted to a permanent structure located underneath a canopy shall be a maximum of fifty (50) square feet and shall be no taller than ten (10) feet from grade. Each sign shall be located a minimum of nine (9) feet away from each other.

ii. Attached Canopy Signs

1. Definition: A sign that is mounted on a canopy or structural protective cover over an outdoor service area that is affixed or attached to a principal building.
2. Three (3) signs on each canopy located on a site, the total area of which shall not exceed twenty (20) square feet per sign; only one (1) sign per canopy face; the sign shall not exceed two (2) feet in height; and the sign shall not be located higher than thirty (30) feet from grade.

Notwithstanding the foregoing, sites that have drive-aisles located under the canopy shall be entitled to a sign located above each drive aisle in lieu of, not in addition to, the three (3) sign maximum set forth in the preceding paragraph. Each sign shall not exceed fifteen (15) square feet in area.

3. Signs that are mounted to a permanent structure located underneath a canopy shall be a maximum of fifty (50) square feet and shall be no taller than ten (10) feet from grade. Each sign shall be located a minimum of nine (9) feet from one another.

D. Ground Sign. Ground signs shall be permitted subject to the following restrictions.

Location. No ground sign shall be located closer than five (5) feet to a property line and shall be located outside of the sight triangle with the exception of perimeter signs.

All ground signs shall be allowed to be back-to-back signs. Back-to-back signs are defined as

follows: A structure with two parallel sign faces oriented in opposite directions. Ground signs with more than two faces and V-Types signs are prohibited.

Manual and Electronic Message Boards. Message board signs shall be permitted when incorporated into a ground sign subject to all applicable standards herein, and under the following conditions: i. No more than thirty-percent (30%) of the ground sign area provided shall be used as a message board sign. ii. Message boards shall be located on the lower half of the ground sign. iii. Electronic message boards shall stay static for a minimum of five (5) seconds. iv. Electronic message boards shall not scroll, flash, or display movement of any kind with the exception of a simultaneous transition from one image to another after the five (5) second interval. The sign must not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.

Sign Landscaping. All ground signs shall be located in a landscaped area separated and protected from vehicular circulation and parking areas. Said landscaping area shall be landscaped and approved by the Director of Community Development.

i. Principal

1. Definition. A freestanding sign where the base of the sign structure is equal to or greater than the width of the sign.

2. Number of Signs. No more than one (1) principal ground sign per street frontage shall be permitted on a zoning lot. One (1) multi-building development sign shall be allowed per street frontage. A multi-building development shall be defined as two (2) or more lots that lie within the same subdivision that has been recorded with the County.

3. Size Restrictions.

- a. Single tenant building: a) Maximum height of the sign, measured from the base grade, is eight (8) feet tall. b) Maximum square footage of the entire sign including the supporting structure is eighty (80) square feet.
- b. Multiple tenant buildings and subdivision signs: a) Maximum Height of the sign, measured from the base grade, is fourteen (14) feet tall. b) Maximum square footage of the entire sign including the supporting structure is one-hundred forty (140) square feet.
- c. Street elevation height adjustment: a) A ground sign can be elevated through the use of berms (elevating the base grade) or additional structural height in the event that the sign location is lower than the adjacent street by more than one

(1) foot. In the event that a sign is located more than one (1) foot below the grade of the adjacent street, measured at the edge of pavement closest to the sign location, the sign is allowed to be elevated and the sign height measurement will begin at the grade of the street. A sign is not allowed to be elevated do to the adjacent street elevation by more than five (5) feet.

ii. Interior

1. Definition. A freestanding sign supported by either a continuous base or a structural support pole and which is located in close proximity to the principal building.
2. Number of Signs. Two (2) signs shall be permitted per zoning lot.
3. Maximum Sign Size and Height. The sign shall not exceed seventy-five (75) square feet in area and shall not exceed a height of eight (8) feet.
4. Location. Interior parcel ground signs shall be located within twenty (20) feet of the principal building.
5. Illumination. Signs shall be internally illuminated. External illumination is prohibited.

iii. Perimeter

1. Definition. A freestanding sign supported by either a continuous base or a structural support pole and which is located in close proximity to the limits of the property.
2. Number of Signs. Six (6) signs shall be permitted per zoning parcel.
3. Sign Display Area and Sign Height. The maximum size of a perimeter sign is six (6) square feet and five (5) feet in height. If located in the sight triangle the maximum height is thirty (30) inches.
4. Location. Perimeter signs shall be located a minimum of twenty (20) feet away from the principal building.
5. Illumination. Signs shall be internally illuminated. External illumination is prohibited.

iv. Residential Ground Signs

1. All permanent residential ground signs shall be approved by the Village Board.

v. Off-Premises Signs

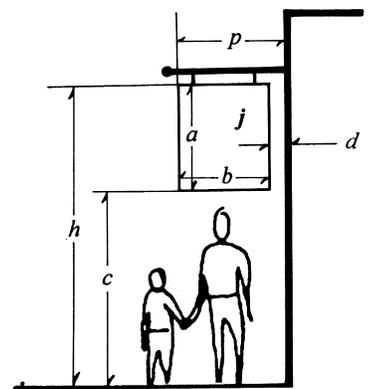
1. Billboard Signs. Billboard signs are prohibited.
2. Off-Premises Ground Signs.
 - a. Definition. A sign located on a parcel other than the parcel that the entity that owns the sign, and complies with the following provisions.
 - b. Number of Signs. One (1) off-premises sign is allowed per entity.
 - c. Maximum Sign Size and Height. The maximum size of an off-premises sign is forty (40) square feet and six (6) feet in height.
 - d. Location. An off-premises sign shall be located within twenty (20) feet of a driveway that provides access to a parcel owned by the applicant. The sign shall be a minimum distance from the applicant's parcel of five hundred (500) feet.

E. Neon Signs.

- i. Neon signs shall be permitted to hang inside store front windows that face a public right-of-way. One (1) sign shall be allowed per window and a maximum of ten (10) square feet in area.

F. Projecting Signs.

- i. Number. Not more than one projecting sign per establishment, per wall provided no wall sign for the establishment is located on the same building wall.
- ii. Location. Projecting signs shall be affixed to the wall having the establishment's public entrance and shall not be located beyond the premises of a particular establishment.



Projecting Sign (j)

Where p = projection from building wall,
 h = height of sign
 c = clearance of sign
 j = area of sign ($a \times b$) and
 $d \neq 1$ foot

- iii. Height. No projecting sign shall extend above the roofline or the highest point of the wall of the building on which it is located or fourteen (14) feet from finished grade, whichever is less.
- iv. Sign Area. The area of a projecting sign shall not exceed twelve (12) square feet.
- v. Illumination. Projecting signs may be illuminated subject to the standards in Section 12.03.
- vi. Clearance. Projecting signs shall provide a minimum clearance of seven (7) feet between the finished grade below the sign to the lowest edge of the sign.
- vii. Projection. No projecting sign shall project from the building wall more than six (6) feet. The innermost edge of the projecting sign shall be no more than one (1) foot from the wall of the building to which it is attached. Projecting signs may swing, but all projecting signs shall be permanently attached to the building.
- viii. Setback from Curb. No projecting sign shall project within two (2) feet of the curb of a street or driveway.

G. Wall Signs

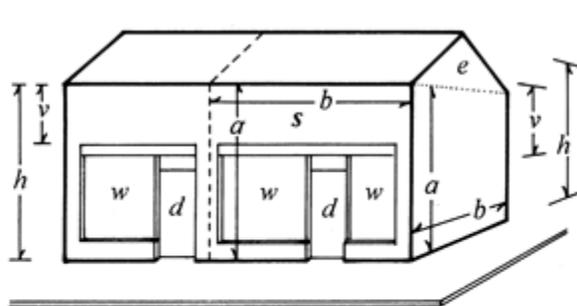
i. Principal

1. Definition. Wall signs shall be considered any permanent signage mounted (signs painted onto a building are prohibited) to the building wall, which shall be defined as a side of the building which acts as a support structure between the foundation and the roof and shall also include false walls and parapets extending above said wall, or visible from the exterior of the building.
2. Number and Location. Wall signs shall be affixed only to a building wall as defined above. Each user is allowed a maximum of six (6) signs on a building with a maximum of three (3) signs per wall. No wall signs shall be allowed for individual tenants in a multi-story or a multi-tenant building having no exterior building entrance for each tenant. Wall signs shall not extend more than eighteen (18) inches from the wall nor extend beyond any eave line of a gable, hip or gambrel roof, nor extend above the façade of a flat roof, nor above the deck line of a mansard roof or false wall or parapet.

3. Computation of Wall Sign Area of Individual Signs: The area of a sign face shall be computed by means of the smallest square, rectangle, or conjoining combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative wall when such wall otherwise meets all other applicable regulations and is clearly incidental to the display itself.
4. Vertical Dimension of Wall Signs. The maximum vertical dimension of the wall sign itself shall not exceed ten (10) feet.
5. Sign Display Area. Each wall sign shall be located within a selected sign display area. The sign display area shall be defined as indicated in the illustration below. The amount of the sign display area that is allowed to be consumed by signage varies depending on the length of the wall that it is affixed to and is indicated in the table below:

Length of wall attributed to the applicant's occupied space.	Percentage of sign display area allowed to be consumed by signage.
0-50 feet	30%
51-100 feet	20%
101 or greater feet.	15%

The sign area is in addition to any other sign types on the premises.



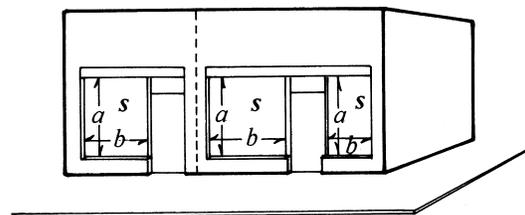
Wall Sign Display Area (s)

Where $s = ((a \times b) + (\text{area of } e)) - (\text{area of all } w + d)$
on each permitted wall, and $w = \text{windows}$, $d = \text{doors}$
maximum height of sign (h) = 30 feet.

- 6. Illumination. Wall signs may be internally illuminated or externally illuminated with architectural lighting subject to the standards herein.
- ii. Secondary. Eighteen (18) inches tall and fifteen square feet. Located above an entrance to the building.

H. Window Signs.

- i. Definition. A sign etched, affixed or applied to the interior window or door glass.
- ii. Location. Window signs may be displayed only in windows or glass doors facing a public street, or in windows or glass doors in a wall having a public entrance.
- iii. Sign Display Area. Each window sign shall be located within a selected sign display area. The window sign display area shall be the transparent exterior glass surface area of each permitted window and door, but excluding superficial borders or trim. Sign display area for permitted signs shall be calculated on an aggregate basis of multiple windows and doors.



Window Sign Display Area (s)

Where $s = a \times b$

- iv. Sign Area. The area of a window sign shall not exceed forty percent (40%) of a sign display area as defined in this Section.
- v. Illumination. Window signs may be illuminated externally with architectural lighting or internally with a screened light source and subject to the standards herein.

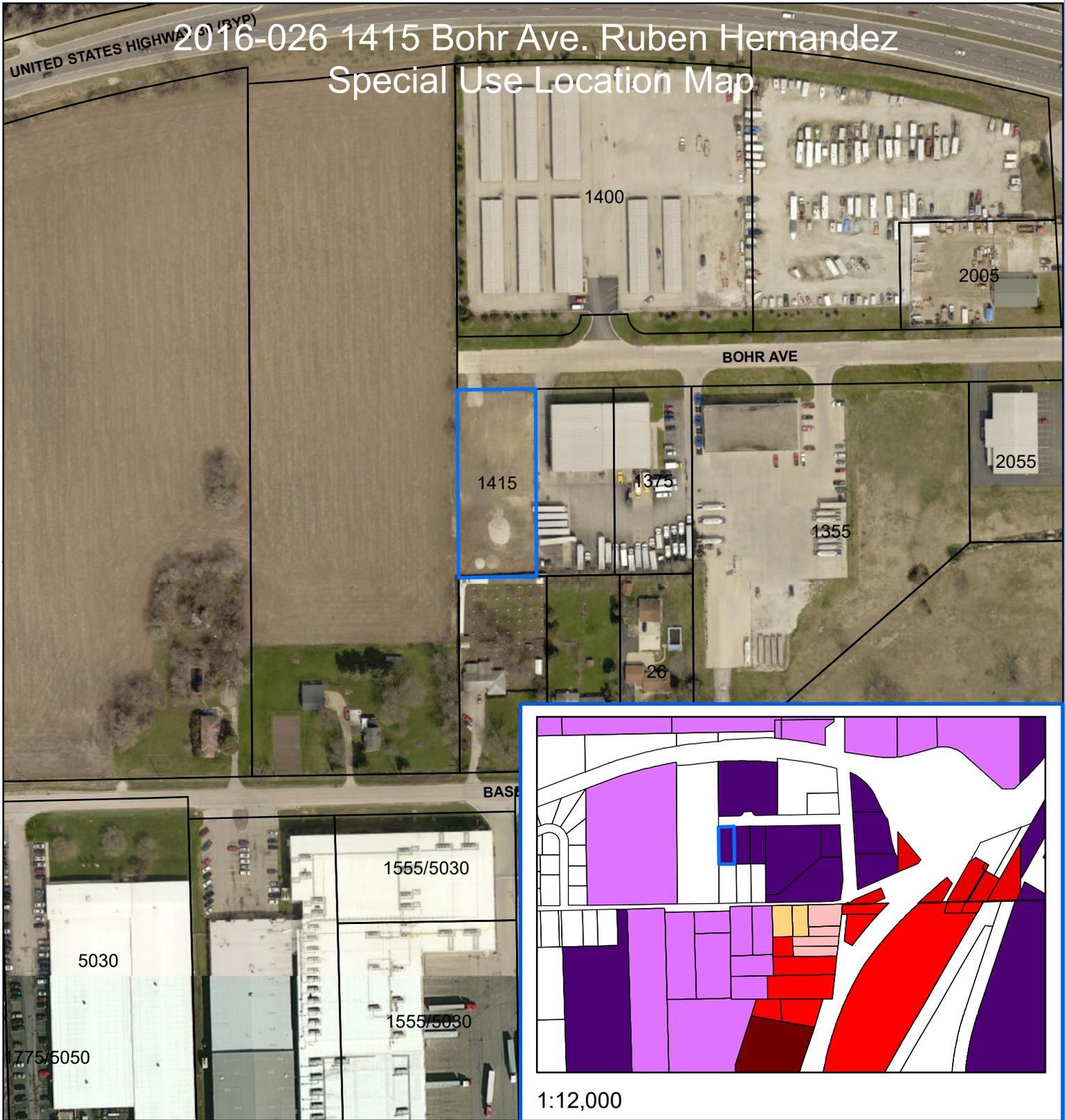
12.10 RESERVED

12.11 NON-CONFORMING SIGNS

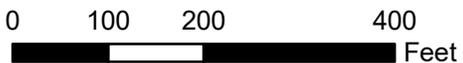
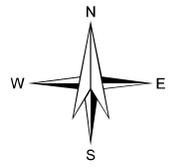
1. All signs lawfully in existence, or holding sign permits issued prior to the date of adoption of this Ordinance, but which do not conform to one or more provisions of this ordinance shall be deemed to be a legal non-conforming use and may be continued only as provided in this ordinance.
2. Whenever a non-conforming sign has been discontinued for a period of three (3) consecutive months, or whenever there is evident a clear intent on the part of the owner to abandon a non-conforming sign, such sign shall not, after being discontinued or abandoned, be re-established and the sign hereafter shall be in conformity with the regulations of this ordinance.
3. Normal maintenance of a non-conforming sign is permitted, including necessary non-structural repairs or incidental alterations which do not extend or intensify the non-conforming features of the sign.
4. No structural alteration, enlargement or extension shall be made in a non-confirming sign, except in the following situation:
 - a. When the alteration is required by law.
 - b. When the alteration will actually result in eliminating the non-conforming use.
 - c. If a non-conforming sign is damaged or destroyed by any means to the extent to fifty percent (50%) or more of its reproduction value at that time, the sign can be rebuilt or used thereafter only for a conforming use and in compliance with the provisions of the code. In the event that the damage or destruction is less than fifty percent (50%) of its reproduction value, based on prevailing costs, the sign may then be restored to its original conditions and the use may be continued which existed at the time of such partial destruction until the non-conforming sign is otherwise abated by the provisions of this code. In either event, restoration or repair must be started within a period of three (3) months from the date of damage or destruction, and diligently prosecuted to completion.
 - d. Non-structural alterations are permitted that do not eliminate the non-conforming sign as long as the location of the sign does not change, the height of the altered sign does not exceed the standards set forth in Section 12.1(A)(2)(c) and the maximum sign area (as altered) does not exceed the limits set forth herein. Structural supports may not be altered, except to reduce the number or degree of a non-conformity as discussed in the above conditions (e.g. if the height of a non-conforming pole sign panel is reduced, the structural support above the sign panel may be removed without removing the remainder of the non-conforming sign). All such alterations require a permit.
 - e. Replacement of non-conforming sign faces, which is considered a non-structural repair, is permitted. Acquisition of a permit is required in order to replace sign faces. The installation of additional electrical equipment in conjunction of the replacement of sign faces is considered a structural addition, and therefore, is not allowed under the regulations of this section.

UNITED STATES HIGHWAY 9 (BYP)

2016-026 1415 Bohr Ave. Ruben Hernandez Special Use Location Map



Village of Montgomery
 200 N. River Street
 Montgomery, IL 60538
 630-896-8080



- Legend**
- MD MILL DISTRICT
 - B-1 LOCAL RETAIL BUSINESS DISTRICT
 - B-2 GENERAL RETAIL BUSINESS DISTRICT
 - B-3 GENERAL AUTOMOTIVE AND WHOLESALE BUSINESS DISTRICT
 - FLOOD
 - M-1 LIMITED MANUFACTURING DISTRICT
 - M-2 GENERAL MANUFACTURING DISTRICT
 - R-2 ONE-FAMILY RESIDENCE DISTRICT
 - R-3 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
 - R-4 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
 - R-5A TWO-FAMILY RESIDENCE DISTRICT
 - R-5B ATTACHED SINGLE FAMILY RESIDENCE DISTRICT
 - R-6 MULTIPLE FAMILY RESIDENCE DISTRICT
- This information is for reference purposes only and the Village of Montgomery is not responsible for its accuracy



PC 2016-026
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission
From: Jerad Chipman, AICP
Senior Planner
Date: September 27, 2016
Subject: Outdoor Storage and Alternative Surfaces Located at 1415 Bohr Ave. - *Special Use and Site Plan.*

Petitioner: Ruben Hernandez
Location/Address: 1415 Bohr Avenue
Requests: Special Uses for Outdoor Storage and Alternative Surfaces.
Current Zoning: M-2 General Manufacturing District
Comprehensive Plan: Heavy Industrial
Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Industrial	M-2
East	Industrial	M-2
South	Residential	Unincorporated Farming District
West	Residential and Agricultural	Unincorporated Farming District

Background:

The Petitioner is requesting approval of a special use for outdoor storage of materials related to a concrete business and a potential future tenant. The special use request includes an allowance for the operation to take place on a gravel surface. The area is currently composed of a gravel surface. The Petitioner intends to build an industrial building on the property that would house one (1) to two (2) tenants, and the storage yard would be accessory to the potential tenants. The Petitioner owns the parcel to the west, which is unincorporated and is currently being utilized as agricultural crop land.

Conformance with the Comprehensive Plan:

The proposed land use conforms to the Comprehensive Plan as it indicates that the location be utilized as Heavy Industrial.

Zoning:

The property is zoned M-2 General Manufacturing District. Outdoor storage and alternative surfaces are allowed as special uses in the M-2 District. The Petitioner is requesting relief from the Zoning Ordinance in the form of a variance from the alternative surfaces setback from public right-of-ways. The variance is being processed through the subsequent Zoning Board of Appeals meeting.

Bulk Standards:

The front yard setback is twenty-five (25) feet. The proposed plan indicated the building being setback over sixty (60) feet, however, the parking drive aisle encroaches into the front yard setback. The Zoning Ordinance requires the entire front yard be composed of landscaping with the exception of sidewalks and curb cuts/drive entrances. The Petitioner is requesting relief from the Zoning Ordinance in the form of a variance from the front yard setback

The parcel's street frontage is 117 feet wide. The Zoning Ordinance states that the side yard setbacks are ten (10) percent of the lot width but no greater than twenty (20) feet. This results in side yard setbacks of eleven (11) feet. The east side yard setback from Bohr Avenue to the end of the building complies with the Zoning Ordinance, but the side yard setback behind the building is indicated to be utilized as a storage yard. The Zoning Ordinance does not allow the encroachment of the storage yard into the side yard setback. The west side yard setback does not comply with the Zoning Ordinance as it has been reduced to three (3) feet. The remainder of the west side yard is indicated to be a drive aisle to access the rear of the site. Similar to the front yard setback the Zoning Ordinance requires the entire side yard be composed of landscaping with the exception of sidewalks and curb cuts/drive entrances. The Petitioner is requesting relief from the Zoning Ordinance in the form of a variance from the side yard setbacks.

The rear yard setback complies with the Zoning Ordinance.

A building elevation has not been submitted, however, the petitioner has indicated that the structure will not exceed the maximum height of forty-five (45) feet.

The proposed development complies with the floor area ratio (FAR) maximum indicated in the Zoning Ordinance.

Parking: Number of Spaces, Handicap Spaces, Drive Aisles & Dimensions:

The proposed plan indicates six (6) parking spaces, one of which is an accessible space. The square footage of the building footprints is 4,960. The Zoning Ordinance requires a minimum of 1 space per 300 square feet for office space and 1 space per 1,000 square feet of warehouse space. As the Village staff currently does not have knowledge of how large the office area is proposed to be, staff is unable to calculate the number of spaces precisely. If there is 4,300 square feet of warehouse and 660 square feet of office, that would result in six (6) spaces.

All drive aisles comply with the Zoning Ordinance minimum of twenty-four (24) feet wide.

Landscape islands are required at the end of the row of parking spaces. There are currently no landscape islands indicated on the plan.

Landscaping/Screening:

Landscaping has been indicated on page three of the plan set. The proposed landscaping is deficient per the Zoning Ordinance as there is a lack of landscaping in the side yards and an absence in landscape beds in the front yard.

The Zoning Ordinance's minimum standard is an eight (8) foot tall wood privacy fence for outdoor storage uses. The fence is required to enclose the outdoor storage area. The plan indicates a six (6) foot tall board on board fence across the rear of the site. The proposed fence does not comply with the Zoning Ordinance due to the proposed height of the fence and that the fence does not enclose the outdoor storage area.

Lighting:

The plan does not indicate any lighting. A photometric plan shall be submitted in the future.

Access:

The plan indicates an entrance on the western end of the property off of Bohr Avenue for the purpose of accessing the parking lot and storage area in the rear of the building. Another access point is indicated on the east side of the property for deliveries to a proposed dock. Staff is concerned with the location of this access point as it would require a semi-truck to back up on Bohr Avenue effectively blocking the street for a period of time. Currently the street is a dead end, however, in the event that the street connects to Baseline Road, per the Village's long range transportation plan, blocking traffic on the road for a period of time may be problematic.

Alternative Surfaces:

The Petitioner is requesting use of an alternative surface. They are proposing that the surface be composed of gravel. There are two primary concerns with allowing a gravel surface, which are the creation of dust and tracking debris onto public streets. These concerns prompted the greater setback from residential districts and public right-of-ways that will be discussed in the subsequent variance request. In addition to the setback, staff recommends the following conditions be attached to the special use.

1. The Petitioner is required to submit a detailed plan describing the type and weight of vehicles, items to be stored on the surface, average daily vehicle trips conducted on the surface, other operations conducted on the site and dust mitigation activities. Processing of aggregate materials is prohibited.
2. Storage spaces, drives and aisles shall be constructed of a minimum of 10 inches of material uniformly compacted and approved by the Village Engineer. Specified material shall be approved by the Village Engineer. Additional material depth may be required based on the use of the site subject to Village Engineer approval.
3. The Petitioner is required to engage in periodic dust control measures, including treating the alternative surface with calcium chloride on an as needed basis.

4. The Petitioner shall provide the Village an access easement over all areas utilizing an alternative surface pursuant to these provisions and a \$5,000 nuisance deposit. In accordance with said easement, the Village will conduct periodic reviews of the site's dust control and to perform any mitigation actions it deems necessary. Prior to engaging in site remediation, the Village will provide the Petitioner with written notice identifying the violation and the Petitioner will be afforded seventy-two (72) hours to resolve. To the extent that the Petitioner fails to adequately address said violation to the satisfaction of the Village, thereby requiring Village to remediate said nuisance, the Village will deduct all applicable funds from the Petitioner's deposit. The Petitioner will be required to replenish said deposit within fifteen (15) days of receiving notice so that the account remains its proper balance of \$5,000.00.

6. The alternative surface shall be maintained by the Petitioner to the satisfaction of the Director of the Community Development Department or other designee of the Village Administrator, including re-grading or restoration as needed due to traffic use, or storm related degradation. In the event that the alternative surface material degrades to a point that increases the nuisance occurrences the material shall be removed and replaced with fresh material.

Outdoor Storage Height:

The Zoning Ordinance allows for a maximum height of ten (10) feet. The Petitioner has not requested additional height.

Special Use:

The Petitioner is requesting a special uses for outdoor storage and alternative surfaces. The Commission should consider whether the use is in keeping with the vision of the area and whether its impacts can be properly mitigated. According to the Montgomery Zoning Ordinance, whose language hereafter is in italics, "*no special use shall be recommended by the Plan Commission unless the Commission shall find that the following standards have been satisfied:*

Staff has provided findings of fact following the standards for the Plan Commissioner's consideration. The Petitioner has also provided findings of fact that are attached to the end of the report.

A. *That the establishment, maintenance or operation of the special use will not be detrimental to endanger the public health, safety, comfort or general welfare;*

The proposed gravel surface has the potential to affect the health, safety, comfort or general welfare of the surrounding properties, however, it is staff's opinion that the proposed restrictions and maintenance provisions will adequately mitigate the dust concerns;

B. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood;*

This use should not be injurious or diminish property values as the proposed restrictions and maintenance provisions should adequately mitigate the dust concerns;

C. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed use does not prohibit use of surrounding property and is normal and orderly;

D. *That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;*

Adequate utilities, roads and drainage have been planned for;

E. *That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets;*

The property provides adequate ingress and egress with the potential exception of the truck dock turning movement; *and*

F. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission.*

All aspects of the proposed development that have been submitted to this point that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

The Plan Commission should discuss each of these criteria and make findings of fact as to whether the proposed use meets the criteria. If the Commission finds that the use should be permitted, they may impose additional conditions in order to mitigate any impacts of the proposed use.

Recommendation:

Staff recommends that the proposed special use be denied based on the number of variances requested and the size of the proposed building is too large for this site. The Petitioner should consider using the larger neighboring property to the west for this building and use.



September 27, 2016

Mr. Jerad Chipman
Senior Planner
Village of Montgomery
200 N. River Street
Montgomery, IL 60538

**Re: Lot 7 - Bohr Industrial Park – Engineering Plans
Montgomery, Illinois**

Dear Mr. Chipman,

We have reviewed the Engineering Plans (3 sheets), dated September 1, 2016 for the above referenced site.

Our review of these plans is to generally determine the plan's compliance with Village ordinances and whether the improvements will conform to existing Village systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans.

We offer the following comments:

General Comments

1. A Stormwater Permit will need to be submitted for this project. The Stormwater Permit application and supporting calculations will need to be provided as applicable. Stormwater detention for this Lot has previously been provided for in the detention basin for the Bohr Industrial Park. However, the submittal must document the conveyance of the runoff from the site to the detention basin.
2. An estimate of probable cost needs to be provided for the project improvements. A letter of credit will have to be provided for any improvements in the ROW, the stormwater and erosion control improvements, and the landscaping improvements before construction.
3. The project will require review and approval from the Fox Metro Water Reclamation District. The plans should be submitted to Fox Metro for Review and approval and the Village copied on the correspondence.

4. An easement must be provided for the existing water main on the west side of the Lot.
5. A Lighting and Photometric Plan should be provided.

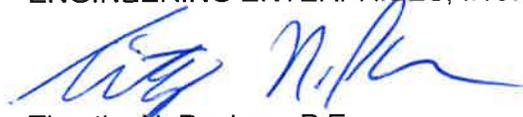
Engineering Plans

6. The datum for the site benchmarks should be provided.
7. Curb and gutter is required around the perimeter of the parking area in accordance with Village Ordinance requirements.
8. The storage area behind the building should be paved. If the owner wants to use an alternate surface the proposed specifications for the surface should be provided on the engineering plans. The existing material does not meet ordinance requirements and would have to be removed and replaced.
9. An AutoTurn Exhibit should be provided to show the truck movements required to utilize the proposed dock. We recommend the dock be reconfigured so that utilization of the dock does not require drivers to stop in the roadway before beginning the docking movement.
10. The grading plan shows water from the east side of the Lot flowing directly onto the neighboring property. The drainage should be controlled in a drainage swale or by other means and conveyed to an established flow path to the detention basin.
11. The location of the b-box for the proposed water service should be shown on the plans.

The above items should be addressed and then Engineering Plans and supporting documentation should be resubmitted for review. If you have any questions or need additional information, please contact our office.

Respectfully Submitted

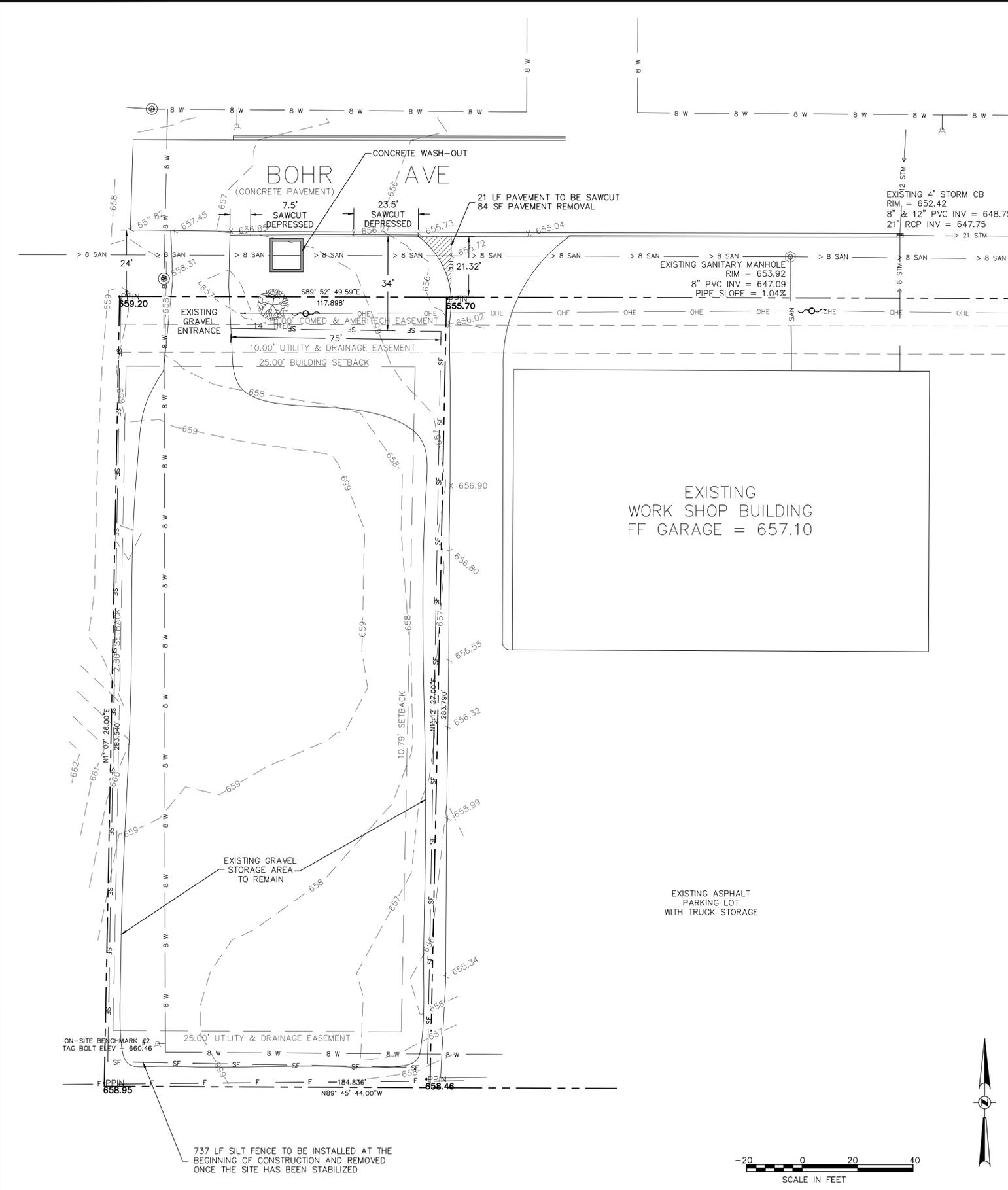
ENGINEERING ENTERPRISES, INC.



Timothy N. Paulson, P.E.
Project Manager

TNP/me

Pc: PGW, EEI



GENERAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. ALL MUNICIPAL, COUNTY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS SHALL BE STRICTLY ADHERED TO IN WORK PERFORMED UNDER THIS CONTRACT.
3. ANY SPECIFICATIONS WHICH ARE SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS NOTED IN ITEMS NO. 1 AND 2 ABOVE. THE ABOVE STANDARD SPECIFICATIONS & THE CONSTRUCTION PLANS ARE TO BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE GOVERNING MUNICIPALITY, OTHER APPLICABLE GOVERNMENTAL AGENCIES, AND THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. HE SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS, ALONG WITH ADEQUATE TRAFFIC CONTROL MEASURES. HE SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
7. THE UTILITY LOCATIONS AND DEPTHS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT FIELD LOCATION OF ALL UNDERGROUND UTILITIES IN THE PROXIMITY OF, AND ON, THE PROJECT SITE; IF THERE ARE ANY UTILITIES WHICH ARE NOT MEMBERS OF THE JULLIE SYSTEM, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING THESE UTILITIES AND MAKE ARRANGEMENTS TO HAVE THESE UTILITIES FILED.
8. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THESE PLANS TO BE AVAILABLE TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITIES LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND EXPENSE TO ACCOMMODATE THE NEW CONSTRUCTION.
9. ALL FIELD WORK ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR DRAINAGE SYSTEM. IF THIS CANNOT BE ACCEPTED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TIE WORK ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND HIS SURETY AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS (SERIES 1926) AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS OF THE WILLIAMS STEIGER OCCUPATIONAL HEALTH STATE SAFETY ACT OF 1970(REVISED). THE CONTRACTOR, ENGINEERS, AND OWNER SHALL EACH BE RESPONSIBLE FOR HIS OWN RESPECTIVE AGENTS AND EMPLOYEES.
13. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND ALL GOVERNING AUTHORITIES, THEIR AGENTS SUCCESSORS AND ASSIGNS FROM ANY AND ALL LIABILITY WITH RESPECT TO THE CONSTRUCTION, INSTALLATION AND TESTING OF THE WORK REQUIRED ON THIS PROJECT. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM THE WORK UNDER THIS CONTRACT IN A MANNER WHICH STRICTLY COMPLIES WITH ANY AND ALL PERTINENT LOCAL, STATE OR NATIONAL CONSTRUCTION AND SAFETY CODES; THE ENGINEER, OWNER, AND GOVERNING AUTHORITIES ARE NOT RESPONSIBLE FOR ENSURING COMPLIANCE BY THE CONTRACTOR WITH SAID CODES AND ASSUME NO LIABILITY FOR ACCIDENTS, INJURIES, OR DEATHS, OR CLAIMS RELATING THERETO WHICH MAY RESULT FROM LACK OF ADHERENCE TO SAID CODES.

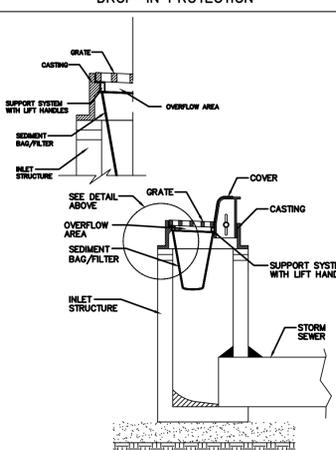
UNDERGROUND UTILITIES

1. ALL UTILITY TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING PAVEMENT, DRIVEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLANS SHALL BE BACKFILLED WITH SELECT GRANULAR TRENCH BACKFILL (CA-7) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
2. UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CULVERT PIPE OF THE CLASS AS INDICATED ON THE PLANS, AND CONFORMING TO ASTM C-76. JOINTS SHALL TYPICALLY BE A "TROWEL APPLIED" BITUMINOUS MASTIC COMPOUND IN ACCORDANCE WITH ASTM C-76 (OR C-14 AS MAY BE APPLICABLE OR RUBBER "O"-RING GASKET JOINTS CONFORMING TO ASTM C-443). LOCATIONS WHERE THE STORM SEWER CROSSES WATERMANS AN "O"-RING JOINT IN ACCORDANCE WITH ASTM C-361 SHALL BE USED.
3. STORM SEWER MANHOLES SHALL BE PRECAST STRUCTURES, WITH THE DIAMETER DEPENDENT ON THE PIPE SIZE AND WITH APPROPRIATE FRAME AND LIDS (SEE CONSTRUCTION STANDARDS). LIDS SHALL BE IMPRINTED "STORM SEWER".
4. THESE FRAME AND GRATES FOR STORM STRUCTURES SHALL BE USED UNLESS OTHERWISE INDICATED ON THE PLAN SET. USE NEENAH R-1712 OPEN LID (OR EQUAL) IN PAVEMENT AREAS, USE NEENAH R-1772-B OPEN OR CLOSED LID (OR EQUAL) IN GRASS AREAS, USE NEENAH R-3015 (OR EQUAL) FOR B6.12 CURB AREAS, AND NEENAH R-3509 (OR EQUAL) FOR DEPRESSION CURB AREAS.
5. STRUCTURES FOR SANITARY AND STORM SEWERS AND VALVE VAULTS FOR WATER SHALL BE IN ACCORDANCE WITH THESE STANDARD PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
6. ALL STORM SEWERS AND WATERMANS SHALL HAVE COMPACTED CA-7 GRANULAR BEDDING, A MINIMUM OF 4" BELOW THE BOTTOM OF THE PIPE FOR THE FULL LENGTH, BEDDING SHALL EXTEND TO THE SPRING LINE OF THE PIPE. COST FOR THE BEDDING SHALL BE INCLUDED WITH THE UNIT PRICE BID FOR THE PIPE.
7. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING ANY EXCAVATION FOR THE INSTALLATION OF THE SEWER OR WATER SYSTEMS. ANY DEWATERING ENCOUNTERED SHALL BE INCIDENTAL TO THE RESPECTIVE UNDERGROUND UTILITY.
8. ALL STRUCTURES SHALL HAVE A MAXIMUM OF 8" OF ADJUSTING RINGS, UNLESS OTHERWISE NOTED.
9. ALL TOP FRAMES FOR STORM AND VALVE VAULT COVERS AND B-BOXES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE UPON COMPLETION OF FINISHED GRADING AND FINAL INSPECTIONS. THIS ADJUSTMENT IS TO BE MADE BY THE UNDERGROUND CONTRACTOR AND THE COST IS TO BE INCIDENTAL. THE UNDERGROUND CONTRACTOR SHALL INSURE THAT ALL ROAD AND PAVEMENT INLETS OR STRUCTURES ARE AT FINISHED GRADE. ANY ADJUSTMENTS NECESSITATED BY THE CURB OR PAVING CONTRACTOR TO ACHIEVE FINAL RIM GRADE, RESULTING IN AN EXTRA FEET FOR ADJUSTMENT, WILL BE CHARGED TO THE UNDERGROUND CONTRACTOR.
10. ALL FLOOR DRAINS AND FLOOR DRAIN SUMP PUMPS SHALL DISCHARGE INTO THE SANITARY SEWER.
11. ALL DOWNSPOUTS, FOOTING DRAINS AND SUBSURFACE STORM WATER SHALL DISCHARGE INTO THE STORM SEWER OR ONTO THE GROUND AND BE DIRECTED TOWARDS A STORM SEWER STRUCTURE.
12. ANY ANTICIPATED COST OF SHEETING SHALL BE REFLECTED IN THE CONTRACT AMOUNTS. NO ADDITIONAL COST WILL BE ALLOWED FOR SHEETING OR BRACING.
13. THE CONTRACTOR SHALL INSTALL A 2"x4" POST ADJACENT TO THE TERMINUS OF THE SANITARY SERVICE, WATERMAIN SERVICE, SANITARY MANHOLES, STORM STRUCTURES, AND WATER VAULTS. THE POST SHALL EXTEND A MINIMUM OF 4 FT. ABOVE THE GROUND. SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY-GREEN, WATER-BLUE, AND STORM-RED.
14. IT SHALL BE THE RESPONSIBILITY OF THE UNDERGROUND CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

EARTHWORK

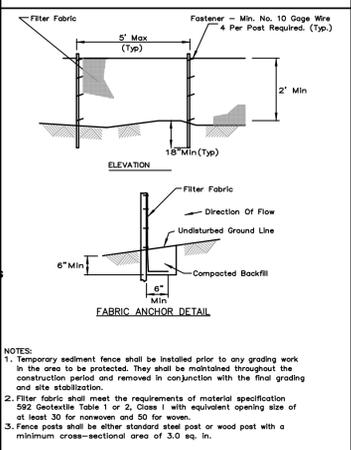
1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE I.D.O.T. SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS AT NO ADDITIONAL COST TO THE CONTRACT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.
4. PRIOR TO ONSET OF MASS GRADING OPERATIONS THE EARTHWORK CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOIL EROSION CONTROL SPECIFICATIONS. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT FENCING, ETC. TO PROTECT ADJACENT PROPERTY SHALL OCCUR BEFORE MASS GRADING BEGINS, AND ACCORDANCE WITH THE SOIL EROSION CONTROL CONSTRUCTION SCHEDULE.
5. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED, PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL, AND ITS REPLACEMENT AND OTHER SOIL RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER.
6. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.
8. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTED EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT A GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. EMBANKMENT MATERIAL WITHIN ROADWAY, PARKING LOT, AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
10. EMBANKMENT MATERIAL (RANDOM FILL) WITHIN NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-157 (MODIFIED PROCTOR METHOD). THE SUB GRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE CONTROLLED BY THE CONTRACTOR AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE SOILS ENGINEER.
11. SOIL BORING REPORTS, IF AVAILABLE, ARE SOLELY FOR THE INFORMATION AND GUIDANCE OF THE CONTRACTORS. THE OWNER AND ENGINEER MAKE NO REPRESENTATION OR WARRANTY REGARDING THE INFORMATION CONTAINED IN THE BORING LOGS. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND SHALL PLAN HIS WORK ACCORDINGLY. ARRANGEMENTS TO ENTER THE PROPERTY DURING THE BIDDING PHASE MAY BE MADE UPON REQUEST OF THE OWNER. THERE WILL BE NO ADDITIONAL PAYMENT FOR EXPENSES INCURRED BY THE CONTRACTOR RESULTING FROM GROUND WATER CONDITIONS.
12. IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.

INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



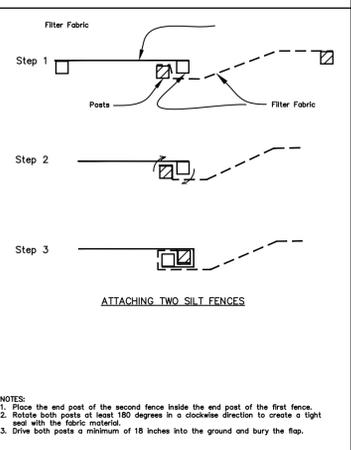
Project	Date	10-1-2011
Drawn	Date	10-1-2011
Checked	Date	10-1-2011
Approved	Date	10-1-2011

SILT FENCE PLAN



Project	Date	10-1-2011
Drawn	Date	10-1-2011
Checked	Date	10-1-2011
Approved	Date	10-1-2011

SILT FENCE PLAN



Project	Date	10-1-2011
Drawn	Date	10-1-2011
Checked	Date	10-1-2011
Approved	Date	10-1-2011

PAVING & WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION; FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE, AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND OUTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COURSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK AND REINFORCED WITH 6X6 #6 WELDED WIRE MESH. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOB-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALLS FOR RISING TEMPERATURES.

TEBRUGGE ENGINEERING
 410 E. CHURCH STREET - SUITE A SANDWICH, IL 60548
 PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

NO.	DATE	NOTES

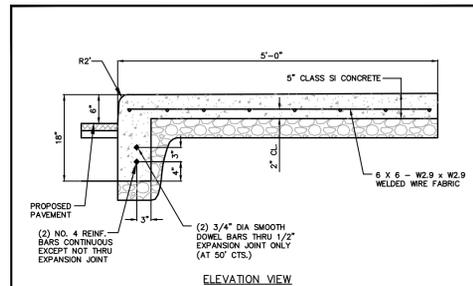
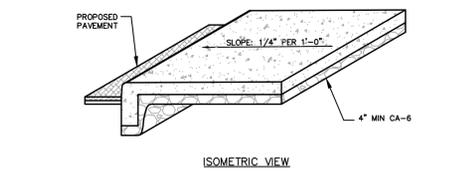
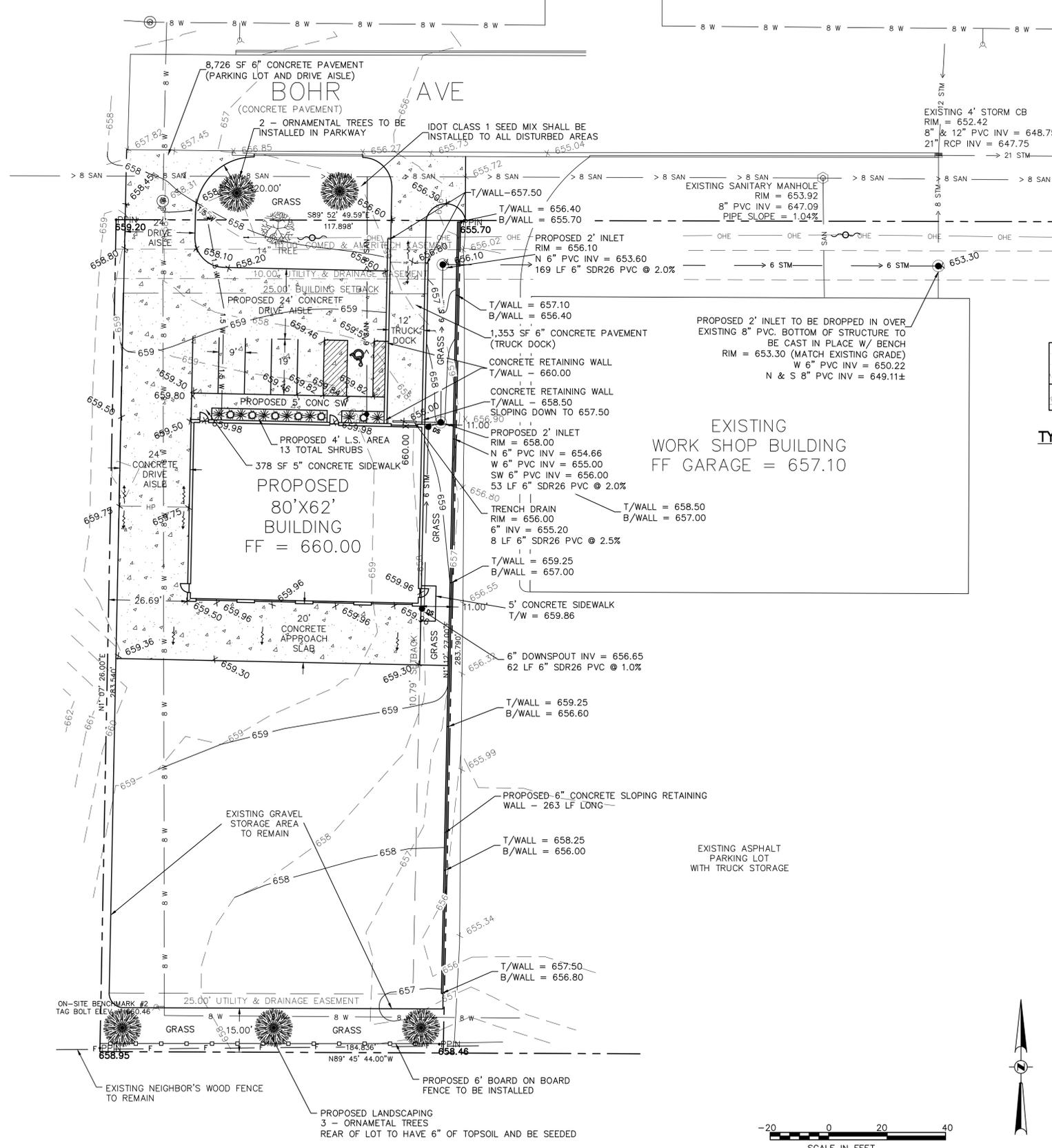
PREPARED FOR:
RUBEN HERNANDEZ
 791 NORTH FARNSWORTH AVE AURORA, IL

LOT 7 - BOHR INDUSTRIAL PARK
CIVIL SITE PLAN

PROJECT NO. 16 352 02 SHEET NO. 2
 SCALE: 1" = 20'
 DATE: 9.1.16 OF 3 SHEETS

PROPOSED PARKING LOT
NUMBER OF STALLS PROVIDED
5 + 1 HANDICAP STALLS

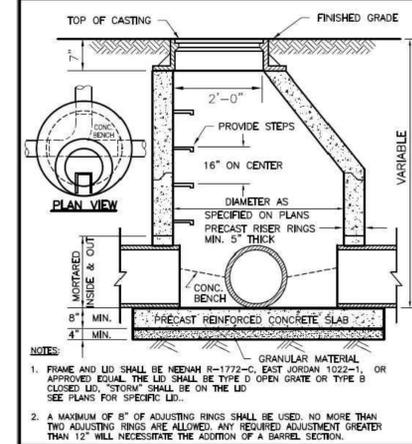
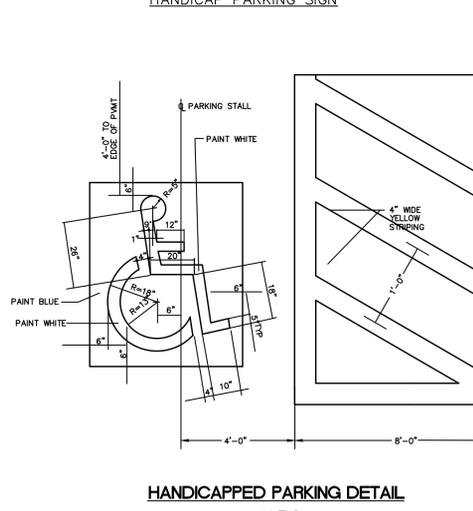
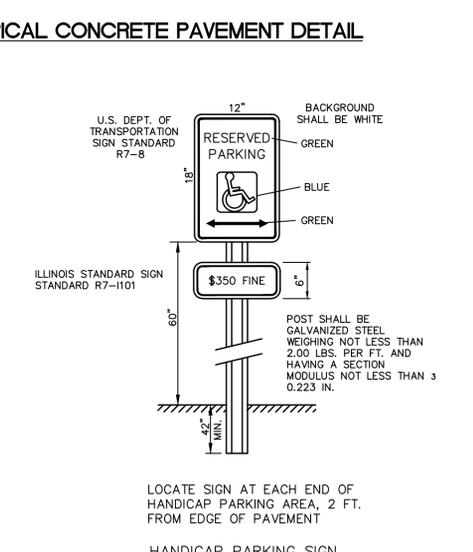
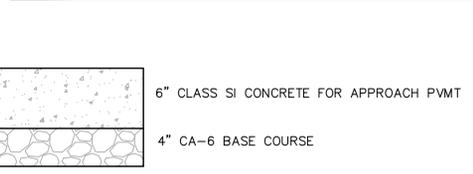
6 TOTAL



TEBRUGGE ENGINEERING
P.O. BOX 78, PLANO, IL 60548
PHONE: (815) 338-0100 FAX: (815) 338-0102

TITLE: THICKENED EDGE SIDEWALK DETAIL

DATE: 7/13/2006



VILLAGE OF MONTGOMERY
891 KNEEL ROAD
MONTGOMERY, IL 60538
(630) 896-9241

TITLE: STORM MANHOLE TYPE A

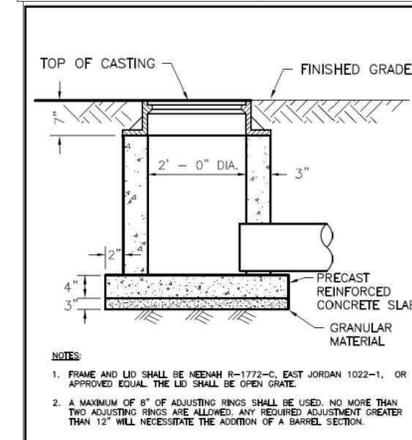
SCALE: N.T.S.

DATE: 11/28/95

DETAIL NUMBER: WMT E (DETAILS) D030

DATE: 7/14/05

DESIGNER: J.P.S.



VILLAGE OF MONTGOMERY
891 KNEEL ROAD
MONTGOMERY, IL 60538
(630) 896-9241

TITLE: INLET TYPE A

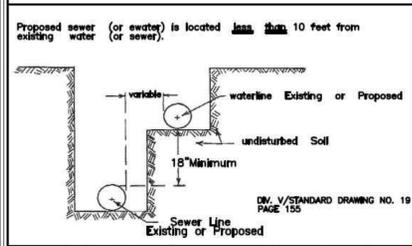
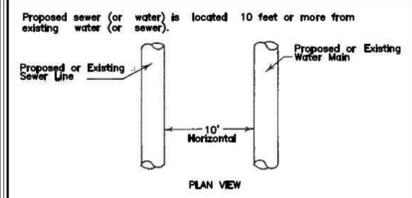
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DATE: 3/30/95

DETAIL NUMBER: WMT E (DETAILS) D025

DATE: 7/14/05

DESIGNER: J.P.S.



VILLAGE OF MONTGOMERY
891 KNEEL ROAD
MONTGOMERY, IL 60538
(630) 896-9241

TITLE: WATER AND SEWER SEPARATION REQUIREMENTS (HORIZONTAL)

SCALE: N.T.S.

DATE: 02/19/10

DETAIL NUMBER: WMT E (DETAILS) D054

DATE: 02/19/10

DESIGNER: CLN.

R.O.W. & REMAINING GRASSED AREA: IDOT CLASS 1 SEEDING MIXTURE
PERMANENT SEEDING MIXTURE - 500 LBS./AC. KENTUCKY BLUEGRASS
300 LBS./AC. PERENNIAL RYEGRASS
200 LBS./AC. CREEPING RED FESCUE

TEMPORARY SEEDING MIXTURE - 150 LBS./AC. RYE OR WHEAT
100 LBS./AC. OATS

GRASSED WATERWAY AREA: CLASS 5 SEEDING MIXTURE
PERMANENT SEEDING MIXTURE - 150 LBS./AC. KENTUCKY BLUEGRASS
150 LBS./AC. SMOOTH BROME GRASS

TEMPORARY SEEDING MIXTURE - 150 LBS./AC. RYE OR WHEAT
100 LBS./AC. OATS

SEEDING SCHEDULE

	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING MIXTURE NONIRRIGATED												
PERMANENT SEEDING MIXTURE IRRIGATED												
TEMPORARY SEEDING MIXTURE RYE OR WHEAT												
TEMPORARY SEEDING MIXTURE OATS												

FERTILIZER MIXTURE FOR PROPOSED SEEDING AREAS

NITROGEN (N) 120 LBS./AC.
PHOSPHORUS (P) 52 LBS./AC. OR 120 LBS./AC. P₂O₅
POTASSIUM (K) 100 LBS./AC. OR 120 LBS./AC. K₂O

VILLAGE OF MONTGOMERY
891 KNEEL ROAD
MONTGOMERY, IL 60538
(630) 896-9241

TITLE: SEEDING INFORMATION AND SCHEDULE

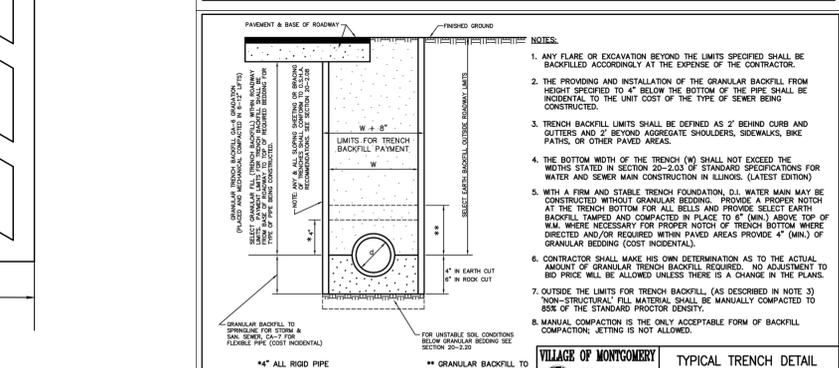
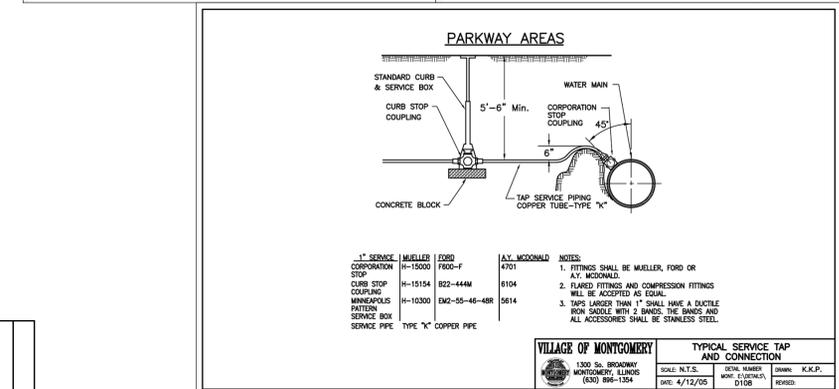
SCALE: N.T.S.

DATE: 2/14/90

DETAIL NUMBER: WMT E (DETAILS) D045

DATE: 4/08/02

DESIGNER: J.P.S.



NO.	DATE	NOTES



PC 2016-027

PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: September 27, 2016

Subject: *2016-027 Z Text Amendment to Section 12A of the Zoning Ordinance Regarding Landscaping.*

Staff is proposing that this item be continued to the next meeting.