

TITLE XVII: LAND USAGE**CHAPTER 174: SIGN REGULATIONS***GENERAL PROVISIONS*

174-1: PURPOSE. In accordance with State Law (65 ILCS 5/11-80-14 through 11-80-17; 65 ILCS 5/11-13-1, et seq.; 225 ILCS 440/1, et seq.), this Code establishes comprehensive regulations for the control of signs and other street graphics in order to preserve, protect, and promote the public health, safety, and general welfare. More specifically, this Code is intended to assist in achieving the following objectives:

(A) To authorize the use of street graphics which are:

(1) compatible with their surroundings and the zoning district in which they are located;

(2) expressive of the image this Municipality desires to project;

(3) appropriate to the type of establishment or activity to which they pertain; and

(4) legible in the circumstances in which they are seen;

(B) To foster high quality commercial and industrial development, and to enhance the economic vitality of existing businesses/industries by promoting the reasonable, orderly, and effective display of street graphics;

(C) To encourage sound street graphics display practices and to mitigate the objectionable effects of competition in respect to the size and placement of street graphics;

(D) To enhance the physical appearance of this Municipality by protecting the man-made and natural beauty of the area;

(E) To protect pedestrians and motorists from any damage or injury that might result from the improper construction, placement or use of street graphics;

(F) To protect the public investment in streets and highways by reducing the obstructions and distractions which might cause traffic accidents;

(G) To preserve the value of private property by assuring the compatibility of street graphics with nearby land uses; and

(H) To protect the physical and mental well-being of the general public by recognizing and encouraging a sense of aesthetic appreciation for the visual environment.

174-2: JURISDICTION. This Code shall be applicable within the corporate limits of this Municipality.

174-3: INTERPRETATION. Every provision of this Code shall be construed liberally in favor of this Municipality, and every requirement imposed herein shall be deemed minimal. Whenever

the requirements of this Code differ from the requirements of any other lawfully adopted code or ordinance, the more stringent requirement shall prevail.

174-4: DISCLAIMER OF LIABILITY.

(A) Except as may be provided otherwise by statute, ordinance or this Code, no officer, board member, agent, or employee of this Municipality shall render himself personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this Code.

(B) Any suit brought against any officer, board member, agent or employee of this Municipality as a result of any act required or permitted in the discharge of his duties under this Code, shall be defended by the Municipal Attorney until the final determination of the legal proceedings.

174-5 to 174-7: RESERVED.

DEFINITIONS

174-8: CONSTRUCTION OF TERMS. In construing the intended meaning of terminology used in this Code, the following rules shall be observed:

(A) Unless the context clearly indicates otherwise, words and phrases shall have the meanings respectively ascribed to them in Section 174-9; terms not defined in Section 174-9 shall have the meanings respectively ascribed to them in the City Zoning Code; if any term is not defined either in Section 174-9 or in the Zoning Code, said term shall have its standard English dictionary meaning.

(B) All distances shall be measured to the nearest integral foot; six (6) inches or more shall be deemed one (1) foot.

(C) References to sections shall be deemed to include all subsections within that section; but a reference to a particular subsection designates only that subsection.

(D) A general term that follows or is followed by enumerations of specific terms shall not be limited to the enumerated class unless expressly limited.

174-9: SELECTED DEFINITIONS.

"ADMINISTRATOR" The Code Administrator of this Municipality or his duly authorized representative.

"ALTER" To change the size, shape, height, or other similar characteristics of a street graphic.

"AMENDMENT" A change in the provisions of this Code, properly effected in accordance with the procedures set forth herein.

"AMORTIZATION" The elimination of nonconforming street graphics over time in accordance with the schedule set forth in this Code.

"APPEAL" A procedure whereby any person aggrieved by any decision or order of the Administrator in any matter related to the interpretation or enforcement of this Code may seek relief from the Planning Commission.

"AWNING" Any roof-like structure made of cloth, metal, or other material attached to a building and erected over a window, doorway, etc., in such a manner as to permit its being raised or retracted to a position against the building when not in use.

"BILLBOARD" Any single- or double-faced street graphic that is permanently fixed or placed on particular premises and that is used for the display of messages or advertising not associated with the establishment located on said premises. A billboard typically has provision for changing the message/advertising thereon.

"CANOPY" A roof-like structure similar to an awning, except that it cannot be raised or retracted to a position against the building.

"CHANGEABLE COPY SIGN" A sign which has provision for changing the message thereon either manually or electronically.

"CORRECTIVE ACTION ORDER" A legally-binding order to effect compliance with this Code, issued by the Administrator in accordance with the procedures set forth herein.

"ESTABLISHMENT" Either of the following:

(A) An institutional, business, commercial, or industrial activity that is the sole occupant of one or more buildings; or

(B) An institutional, business, commercial, or industrial activity that occupies a portion of a building, such that:

(1) the activity is a logical and separate entity from the other activities within the building and not a department of the whole; and

(2) the activity has either a separate entrance from the exterior of the building or a separate entrance from a common and clearly defined entryway that has direct access to the exterior of the building.

"FLUSH-MOUNTED SIGN" Any sign attached to or erected against any wall, awning, canopy, or marquee with the exposed face of said sign in a plane approximately parallel to the plane of the wall, etc., and not projecting more than eighteen (18) inches. Such sign(s) shall not be painted directly on any exterior wall.

"FREESTANDING SIGN" Any sign supported by one (1) or more uprights, poles, or braces placed in or upon the ground in a permanent manner.

"FRONTAGE" The lineal extent of the lot abutting a street or public roadway, or the lineal extent of the lot abutting a public parking area if the lot has no street frontage.

"LOT" Any tract of land intended as a unit for the purpose (whether immediate or future) of development or transfer of ownership. The term "lot" may or may not be synonymous with "Lot of Record".

"MARQUEE" Any canopy made of durable materials that is a permanent fixture of the building to which it is attached.

"MESSAGE" A communication of identification or advertising information visually perceived. Said communication may consist of words, abbreviations, numbers, symbols, pictures, geometric shapes, etc.

"MOBILE/PORTABLE MARQUEE" A term commonly used to mean any street graphic not designed to be permanently attached to a building or part thereof or to be anchored to the ground. Such street graphics primarily include, but are not limited to signs attached to wood or metal frames designed to be self-supporting and movable; paper, cardboard, or canvas signs wrapped around supporting poles; etc.

"NONCONFORMING STREET GRAPHIC" Any street graphic which existed on the effective date of this Code (or amendment thereto), but which does not comply with the regulations set forth herein.

"OFF-PREMISES ADVERTISING SIGN" See "Billboard".

"PREMISES" Any lot plus all the structures and uses thereon.

"PROJECTING SIGN" Any sign which is supported by any exterior wall of a building or suspended beneath any awning, canopy or marquee with the exposed face of said sign in a plane approximately perpendicular to the plane of the wall, etc., and projecting more than eighteen (18) inches.

"RECONSTRUCT" To re-erect a street graphic after it has been damaged or destroyed.

"RELOCATE" To move a street graphic to another portion of the premises or to different premises.

"REPLACE" To substitute a street graphic for an existing street graphic.

"ROOF LINE" The edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette, on the side of the building where the street graphic is located.

"ROOF-MOUNTED SIGN" Any sign erected or maintained on the roof of any building.

"SHOPPING CENTER IDENTIFICATION SIGN" Any sign identifying a building or group of buildings that is under single ownership or control that provides common off-street parking facilities and that is occupied by two (2) or more retail sales establishments.

"SIGN" Any object, device, display, or structure or part thereof that is used to advertise, identify, display, or attract attention to any object, person, institution, organization, business, product, service, or event related to the premises on which the sign is situated by any means, including words, letters, figures, designs, symbols, fixtures, colors, or illumination.

"SIGN AREA" The area of the one imaginary square or rectangle that would completely enclose all parts of a sign including the background.

"SIGN AREA ALLOWANCE" The total of the areas of all signs which a particular establishment is permitted to display under the terms of this Code.

"SPECIAL STREET GRAPHIC PERMIT" A permit issued by the Council after a hearing by the Planning Commission in accordance with the provisions of this Code to regulate the design and placement of street graphics in areas of special controls.

"STREET GRAPHIC" Any on-premises identification or advertising sign, or any billboard or off-premises advertising sign, visible from the public right-of-way or from any parking area used by the general public.

"STREET GRAPHIC PERMIT" A permit issued by the Administrator to regulate the erection, expansion, alteration, relocation, or reconstruction of street graphics in all parts of this Municipality except in areas of special controls.

"STREET FRONTAGE" See "Frontage".

"VARIANCE" A relaxation of the requirements of this Code that are applicable to a particular street graphic.

"WINDOW SIGN" Any sign visible from the exterior of a building which is painted on, affixed to, or suspended immediately behind a window. A permanent window sign is one that is intended to remain on display for thirty (30) days or more; a temporary window sign is one that is intended to remain on display for a shorter time period.

174-10 to 174-11: RESERVED.

GENERAL SIGN REGULATIONS

174-12: GENERAL PROHIBITION. Any sign or other street graphic not expressly permitted by this Code shall be deemed prohibited in this Municipality.

174-13: CALCULATION OF SIGN AREA. The area of every sign shall be calculated as follows:

(A) If a sign is enclosed by a box or outline, the total area (including the background) within that outline shall be deemed the "sign area".

(B) If a sign consists of individual letters, parts or symbols, the area of the one imaginary square or rectangle which would completely enclose all the letters, parts, or symbols shall be deemed the "sign area".

(C) In calculating sign area, only one side of any double-faced sign shall be counted.

(D) The area of signs of unusual shapes, such as globes, cylinders, or pyramids, shall be computed as one-half (1/2) of the total of the exposed surfaces.

174-14: SIGN AREA ALLOWANCE IMPORTANT: Within the limitations and restrictions as further provided in this Code, the total of the areas of all signs which a particular establishment is permitted to display shall be computed according to the following formula:

one and one-half (1.5) square feet of sign area per one (1) foot of lineal street frontage for the first one hundred (100) feet of such frontage, plus one (1) square foot of sign area per one (1) foot of frontage in excess of one hundred (100) feet of such frontage.

Provided, however, that no establishment in any zoning district shall display more than three hundred (300) square feet of signs.

174-15: SPECIAL SITUATIONS.

(A) If any establishment has frontage on two (2) or more streets, each side having frontage shall be considered separately for purposes of determining compliance with the provisions of this Code. However, the sign area allowances shall not be aggregated so as to allow any such establishment to display on any one frontage a greater area of signs than this Section would otherwise permit.

(B) The side of an establishment adjacent to an off-street parking area shall not be deemed frontage unless the establishment has no other frontage.

174-16: MOVEMENT PROHIBITED. No sign or other street graphic shall revolve, rotate, or mechanically move in any manner.

174-17: ILLUMINATION. Illumination of signs and other street graphics is permitted, subject to the following requirements:

(A) Only white light is permitted in residential zoning districts and within two hundred (200) feet thereof.

(B) No red, yellow, green, or other colored light shall be used at any location in such a manner as to confuse or interfere with vehicular traffic.

(C) No sign shall have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color; provided, however, that this provision shall not apply to any message on any electronically operated changeable copy sign. Beacon lights and illumination by flame are prohibited.

(D) The light from any illuminated sign or other street graphic shall be shaded, shielded, or directed so as to avoid the creation or continuation of any nuisance or traffic hazard.

(E) No exposed reflective type bulb, and no strobe light or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign in such a manner as to expose the face of the bulb, light, or lamp to any public street or to adjacent property.

174-18: STREET GRAPHICS NOT TO BE HAZARDOUS.

(A) No sign or other street graphic shall be erected, relocated or maintained so as to prevent free access or egress from any door, window, fire escape, or driveway.

(B) No sign or other street graphic shall be erected or maintained in such a manner that it interferes with, obstructs the view of, or is likely to be confused with any authorized traffic sign,

signal or device. Accordingly, no street graphic shall contain the words "stop", "go", "caution", "danger", "warning", or similar words. [See Also Section 174-17(B)]

174-19 to 174-20: RESERVED.

REGULATIONS BASED ON TYPE OR LOCATION OF SIGNS

174-21: STRICTLY PROHIBITED STREET GRAPHICS. The following street graphics are strictly prohibited everywhere in this Municipality:

- (A) Mobile/Portable Marquees.
- (B) Pennants, Streamers, ribbons, strings of light bulbs, spinners, and similar street graphics.
- (C) Signs Attached to Trees, fences or public utility poles, other than warning signs issued by public utilities.
- (D) Defunct signs, including the posts or other supports therefor, that advertise or identify an activity, business, product, or service no longer conducted on the premises where such sign is located.

174-22: PERMITTED STREET GRAPHICS. Every sign or other street graphic enumerated below that complies with the indicated requirements may be erected in any zoning district of this Municipality without a permit. The area of said signs/street graphics shall not be debited against the displaying establishment's sign area allowance.

- (A) **Construction Signs** identifying the architects, engineers, contractors, and other individuals or firms involved with the construction and/or announcing the character or purpose of the building, but not advertising any product. Such signs shall not exceed thirty-two (32) square feet in area, shall be confined to the site of the construction, and shall be removed within fourteen (14) days after the intended use of the project has begun.
- (B) **Directional and Informational Signs** erected for the convenience of the public such as signs identifying entrances, exits, parking areas, no-parking areas, restrooms, public telephones, walkways, and similar features or facilities. Such signs shall not exceed three (3) square feet in area.
- (C) **Flags** of any country, state or unit of local government.
- (D) **Garage Sale Signs** advertising a garage or yard sale on private residential property. Such signs shall not exceed four (4) square feet in area, shall be confined to the premises on which the sale is conducted, and shall not be posted for longer than five (5) days.
- (E) **Governmental or Public Signs**, such as traffic-control signs, railroad crossing signs, legal notices, signs indicating the location of underground cables, etc.
- (F) **Holiday Decorations**, such as Christmas lights and ornaments, provided that such decorations must be removed within a reasonable time after the holiday.

(G) Home Occupation Signs identifying only the name and occupation of the resident. Home occupation signs shall be non-illuminated and flush-mounted, and shall not exceed four (4) square feet in area.

(H) House Numbers and/or Name of Occupant Signs located on the lot to which the sign pertains. Such signs shall not exceed three (3) square feet in area for single-family dwellings nor six (6) square feet for multiple-family dwellings.

(I) Institutional Signs for a public, charitable, or religious institution. Such signs shall be located on the premises of the institution, shall not obstruct the vision of motorists, and shall not exceed twenty-four (24) square feet in area.

(J) Integral Signs carved into stone or inlaid so as to become part of the building and containing such information as date of erection, name of building, and memorial tributes.

(K) Interior Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, provided such signs are not visible from the exterior of said buildings.

(L) Political Campaign Signs, announcing candidates seeking public office and/or political issues and other pertinent information. Such signs shall be confined to private property.

In the Non-urban District and in any Residential District, political campaign signs shall not exceed sixteen (16) square feet in area; in other districts, such signs shall not exceed thirty-two (32) square feet. Political campaign signs shall be removed within seven (7) days after the election to which they pertain.

(M) Property Regulation Signs, such as "No Trespassing", "No Hunting", "No Fishing", etc. Such signs shall not exceed three (3) square feet in area.

(N) Public Interest Signs publicizing a charitable or non-profit event of general public interest. Such signs shall be erected only on private property. In any Residential District, such signs shall not exceed sixteen (16) square feet in area; elsewhere, such signs shall not exceed thirty-two (32) square feet. Public interest signs shall be permitted only for fourteen (14) days before and seven (7) days after the event.

(O) Real Estate Signs indicating the sale, rental, or lease of the premises on which they are located. Such signs on residential property shall not exceed four (4) square feet in area; on other property, such signs shall not exceed sixteen (16) square feet. Not more than one (1) real estate sign per street front shall be erected on any lot. Such signs shall be removed within seven (7) days after the sale, rental or lease.

(P) Residential Development Identification Structures at major entrances designed to identify a residential subdivision, apartment complex or planned unit development; containing no commercial advertising; and not exceeding forty (40) square feet in area.

(Q) Street Banners advertising a public entertainment or event. Such banners may be placed only in locations approved by the Council during the period fourteen (14) days before and seven (7) days after the event.

(R) Utility Company Signs that serve as an aid to public safety or that show the location of public telephones, underground cables, etc.

174-23: RESIDENTIAL DISTRICTS. Upon the effective date of this Code, no signs or other street graphics except those listed in Section 174-22 shall be erected in any residential district.

174-24: COMMERCIAL, INDUSTRIAL DISTRICTS. No establishment located in any commercial district or in the Industrial District shall display a total area of signs in excess of its sign area allowance. (See Section 174-14)

Additionally, signs in any Commercial District or in the Industrial District shall conform to the requirements indicated in the subsections below.

174-24.1: FLUSH-MOUNTED SIGNS. For aesthetic and safety reasons, flush-mounted signs are the preferred type of sign in this Municipality. No flush-mounted sign shall:

(A) Project more than eighteen (18) inches from the wall or surface to which it is attached (if such wall/surface is not vertical, the projection shall be measured from the closest point of the wall/surface to the sign); or

(B) Extend more than three (3) feet above the roof line of the building to which it is attached.

174-24.2: PROJECTING SIGNS. No establishment in any zoning district shall display more than one (1) projecting sign on any street front. No projecting sign shall:

(A) Project more than three (3) feet from the building to which it is attached; or

(B) Extend more than three (3) feet above the roof line of the building to which it is attached; or

(C) Project over a street, alley, or driveway, or closer than two (2) feet to the curb or edge of such vehicular way; or

(D) Extend below a point eight (8) feet above the ground or pavement; or

(E) Extend above a point twelve (12) feet above the ground or pavement; or

(F) Exceed nine (9) square feet in area.

174-24.3: SIGNS ON AWNINGS, CANOPIES, OR MARQUEES. Signs mounted flush against any awning, canopy, or marquee shall be considered flush-mounted signs, and shall comply with the regulations of Section 174-24.1. Signs suspended beneath any awning, canopy or marquee shall be considered projecting signs and shall comply with the regulations of Section 174-24.2.

174-24.4: WINDOW SIGNS. Any establishment may display window signs. Permanent window signs shall cover no more than twenty percent (20%) of any window. Permanent window signs shall be debited against the displaying establishment's sign area allowance, but temporary window signs shall not.

174-24.5: SHOPPING CENTER IDENTIFICATION SIGNS. A shopping center--as an entity--may erect an identification sign in accordance with the provisions of this Code if the total gross floor area of all the establishments located in the center exceeds fifty thousand (50,000) square feet. A shopping center identification sign shall not exceed one hundred (100) square feet in area.

174-24.6: FREESTANDING SIGNS. Not more than one (1) freestanding sign shall be displayed on any street front of any lot. All freestanding signs shall comply with the following regulations:

(A) No part of any freestanding sign shall intrude into or project over any public right-of-way.

(B) No freestanding sign shall be erected closer than twenty (20) feet to any side or rear lot line.

(C) No freestanding sign shall exceed one hundred (100) square feet in area or twelve (12) feet in any dimension; provided, however, that this paragraph shall not apply to shopping center identification signs. (See Subsection 174-24.5)

(D) When attached to a post or other supports, the top edge of a freestanding sign shall not extend more than twenty (20) feet above the ground or pavement.

174-24.7: ROOF-MOUNTED SIGNS. Roof-mounted signs are strictly prohibited everywhere in this Municipality.

174-24.8: BILLBOARDS. Billboards (including all off-premises advertising signs) are strictly prohibited everywhere in this Municipality except in the Industrial District. No billboard erected in the Industrial District shall:

(A) Be stacked on top of another billboard; or

(B) Be located closer than fifty (50) feet to any public right-of-way; or

(C) Be located closer than five hundred (500) feet to any other billboard on the same side of the roadway; or

(D) Extend more than twenty (20) feet above the ground or pavement; or

(E) Exceed three hundred (300) square feet in area.

174-25 to 174-30: RESERVED.

ADMINISTRATION AND ENFORCEMENT

174-31: ENFORCEMENT OFFICER; DUTIES. The Code Administrator, referred to herein as the Administrator, is hereby authorized and directed to administer and enforce the provisions of this Code. This broad responsibility encompasses, but is not limited to, the following specific duties:

(A) To review and pass upon applications for street graphic permits;

(B) To inspect existing and newly-constructed street graphics to determine compliance with this Code and where there are violations, to initiate appropriate corrective action;

(C) To review and forward to the Planning Commission all applications for special street graphic permits, variances, appeals, and amendments;

(D) To maintain up-to-date records of said applications and of any official actions taken pursuant thereto;

(E) To periodically review the provisions of this Code to determine whether revisions are needed, and to make recommendations on these matters to the Planning Commission;

(F) To provide information to the general public on matters related to this Code; and

(G) To perform such other duties as the Mayor, Council, or Planning Commission may from time to time prescribe.

174-32: STREET GRAPHIC PERMITS. No sign, billboard, or other street graphic--except those listed in Section 174-22--shall be erected, expanded, altered, relocated, or reconstructed without a street graphic permit issued by the Administrator.

174-33: APPLICATION. Every applicant for a street graphic permit shall submit to the Administrator, in narrative and/or graphic form, all of the items of information listed below.

ITEMS OF INFORMATION:

(A) Name, address and telephone number of the applicant;

(B) Name and address of the owner of the premises on which the street graphic is to be erected, if different from (A);

(C) Location of the building, structure, or lot where the proposed street graphic is to be erected, and the zoning district classification of said premises;

(D) Description of the proposed street graphic indicating proposed location, dimensions, area, overall height, illumination, and method of support/attachment;

(E) Relationship of the proposed street graphic to nearby traffic control devices;

(F) Amount of street frontage that the establishment which proposes to display the street graphic has, and the total area of all existing signs on said premises; and

(G) Such other information as the Administrator shall reasonably require to determine full compliance with this Code.

(See also Section 174-43; "Schedule of Fees".)

174-34: NONCONFORMING STREET GRAPHICS. A "nonconforming street graphic" means any lawfully erected sign, billboard, or other street graphic that does not conform to one or more provisions of this Code or any amendment thereto.

174-35: RESTRICTIONS. A nonconforming street graphic that does not pose an imminent peril to life or property may remain and be maintained by ordinary repairs until the amortization period has elapsed, but shall not be:

- (A) **Altered or enlarged** in such a way as to increase its nonconformity;
- (B) **Replaced** by another nonconforming street graphic (provided that changing the message on a changeable copy sign shall not be deemed a violation of this provision);
- (C) **Relocated** unless it is made to conform with this Code; or
- (D) **Reconstructed** after incurring damage in an amount exceeding fifty percent (50%) of its market value at the time of loss as determined by the Administrator.

174-36: AMORTIZATION.

(A) Any street graphic that is nonconforming on the effective date of this Code because it violates one or more of the following sections shall either be removed or made to comply with said section within the time limit indicated below:

<u>SECTION NUMBER</u>	<u>TIME LIMIT</u>
Sections 174-16; 174-17; 174-18; 174-21	90 days

(B) Any street graphic in the "B-1" Zoning District that is nonconforming on the effective date of this Code because it violates any of the sections of this Code shall either be removed or made to comply with the section within two (2) years.

(NOTE: Code was adopted 09/08/80)

174-37: CORRECTIVE ACTION ORDERS. Whenever the Administrator finds, by inspection or otherwise, that any street graphic is in violation of this Code, he shall so notify the responsible party, and shall order appropriate corrective action.

Provided that this notice requirement shall not apply whenever the Administrator determines that any street graphic poses an imminent peril to life or property.

174-38: CONTENTS OF ORDER. The order to take corrective action shall be in writing and shall include:

- (A) A description of the premises sufficient for identification;
- (B) A statement indicating the nature of the violation;
- (C) A statement of the remedial action necessary to effect compliance;
- (D) The date by which the violation must be corrected (which may be the same as the date of the order);
- (E) A statement that the alleged violator is entitled to conference with the Administrator if he so desires;
- (F) The date by which an appeal of the corrective action order must be filed, and a statement of the procedure for so filing; and

(G) A statement that failure to obey a corrective action order shall result in revocation of the street graphic permit, and may result in remedial action by this Municipality and/or the imposition of a fine.

174-39: SERVICE OF ORDER. A corrective action order shall be deemed properly served upon the owner of the offending street graphic if it is:

- (A) Served upon him personally;
- (B) Sent by registered mail to his last known address; or
- (C) Posted in a conspicuous place on or about the affected premises.

174-40: REMEDIAL ACTION BY MUNICIPALITY. Whenever the recipient of a corrective action order fails to obey said order within the time limit set forth therein, or in an emergency, the Administrator may alter/remove the offending street graphic or take any other action necessary to effect compliance with this Code.

174-41: REIMBURSEMENT FOR COSTS. Any expense incurred by this Municipality pursuant to authorized street graphic remedial action shall be billed by first-class mail to the owner of the offending street graphic. If said bill has not been paid within thirty (30) days, the unpaid charge shall constitute a lien upon the real estate where the street graphic is located. The Municipal Attorney is hereby authorized to file a Notice of Lien in the office of the Recorder of Deeds of Randolph County, Illinois to foreclose this lien, and to sue the owner of the real estate, or sign permittee, or their agents, in a civil action to recovery the money due for the foregoing services, plus all expenses incurred pursuant to collection efforts including litigation expenses, plus reasonable attorney's fees to be fixed by the court.

174-42: COMPLAINTS. Whenever any violation of this Code occurs, or is alleged to have occurred, any person may file a written complaint on forms provided by the Administrator. The Administrator shall record such complaints, promptly investigate and, if he deems necessary, initiate appropriate corrective action.

174-43: SCHEDULE OF FEES. All fees indicated in tabular form below shall be paid to the Municipal Clerk. Said fees are intended to defray the administrative costs connected with the processing/conducting of the listed permits/procedures; they do not constitute a tax or other revenue-raising device.

<u>PERMIT/PROCEDURE</u>	<u>FEE</u>
Street Graphic Permit	\$45.00
Special Street Graphic Permit	\$200.00
Appeal	\$200.00
Variance	\$200.00
Amendment	\$200.00

174-44 to 174-45: RESERVED.

APPEALS, VARIANCES, AND AMENDMENTS

174-46: APPEAL. Any person aggrieved by any decision or order of the Code Administrator may appeal to the Planning Commission on a prescribed form. Every such appeal shall be made and treated in accordance with Section 173-113, as amended.

174-47: VARIANCE. A “variance” means a relaxation of the requirements of this Code that are applicable to a particular street graphic. Any person seeking a variance shall do so in accordance with Section 173-114, as amended.

174-48: SPECIAL STREET GRAPHIC PERMIT. A “special street graphic permit” means a permit issued by the City Council after a hearing by the Planning Commission in accordance with the provisions of this Code to regulate the design and placement of street graphics in areas of special controls. Any person seeking a special street graphic permit shall do so in accordance with Section 173-108, as amended.

174-49: AMENDMENT. An “amendment” means a change in the provisions of this Code, properly effected in accordance with the procedures set forth herein. Any person seeking an amendment shall do so in accordance with Section 173-109, as amended.

174-50 to 174-51: RESERVED.