

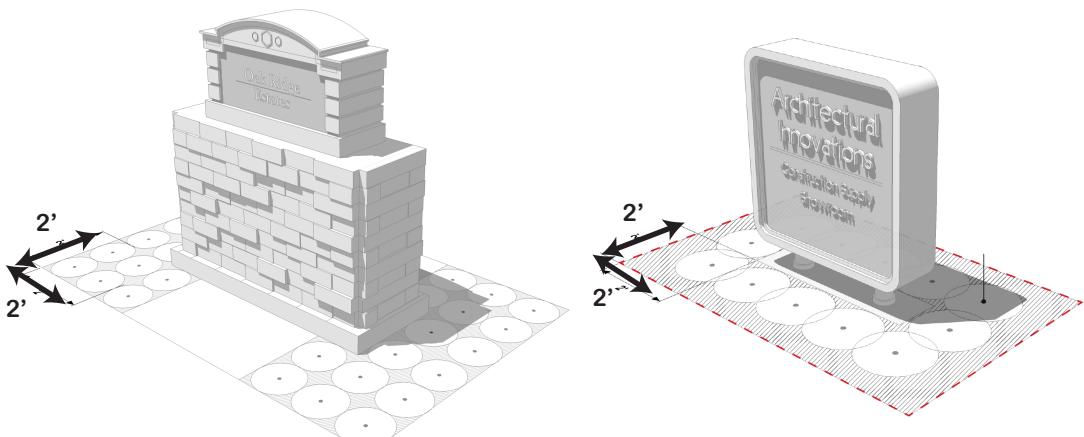
Village of Lake Zurich
GROUND SIGNS

REGULATIONS FOR ALL GROUND SIGNS:

- When the ground sign is designed with the base of the ground sign structure installed at grade, the monument base must be designed as an integral part of the sign structure. The width of the top of the sign face must be a minimum of 70% and a maximum of 130% of the width of the base.
- In order to create flexibility for ground signs installed where the ground is not level, structural (non-decorative) posts may extend out of the ground but are limited to a maximum of six inches above the adjacent ground where they are installed.
- A ground sign may be designed with decorative posts that are part of the overall sign structure and sign design, and such decorative posts may extend out of the ground for a maximum of two feet above the adjacent ground where they are installed.
- Ground signs must be set back five feet from any lot line. No ground sign may project into, over, or otherwise encroach on a public right-of-way.
- Ground signs may be internally or externally illuminated. If externally illuminated, all light must be directed onto the sign face.

GROUND SIGN LANDSCAPING:

- Landscape must extend a minimum of two feet from the sign base on all sides with small shrubs a minimum of 18 inches in height at planting in a single row around the perimeter of the sign base. The remainder of the required landscape area must be planted with trees, perennials, or other live groundcover.
- If a ground monument sign is designed with a decorative base and such decorative base extends to the ground, the single row of shrubs around the perimeter of the sign base is not required. Landscape must extend a minimum of two feet from the sign base around a minimum of 50% of the perimeter of the sign base, and must be planted with shrubs, trees, perennials, or other live groundcover.
- If landscape is required on a site, ground sign landscape is included in the total amount of landscape required on a site. Where a sign is installed in any landscape area of a site, the specific landscape requirements of this section do not apply and the sign landscape must be integrated into the overall site landscape plan. Sign landscape must be shown on the landscape plan.



GROUND SIGNS - STANDARD:

- Permitted for multi-family dwellings and non-residential uses in any district.
- One ground sign - standard is permitted per street frontage. When a lot has over 150 feet of street frontage, an additional ground sign is permitted for each additional access point to the lot along that frontage.
- Ground sign - standard height and area are limited to the maximums indicated in Table 10-2: Ground Signs – Standard.
- Any business or office district with frontage along Route 12 and IL Route 22 is permitted a ground sign that meets the standards of the B-3 District, as shown in Table 10-2.

Table 10-2: Ground Signs - Standard		
District	Maximum Area	Maximum Height
R-1	Prohibited	--
R-2	Prohibited	--
R-3	Prohibited	--
R-4	Prohibited	--
R-5	Prohibited	--
R-6	Prohibited	--
B-1	24sf	12'
B-2	24sf	12'
B-3	Less than 200' of lot frontage and less than 2 acres of lot area: 50sf 200' or more of lot frontage and 2 acres or more of lot area: 120sf	12'
O-1	24sf	12'
O-2	24sf	12'
O-3	50sf	12'
I	36sf	12'
OS	36sf	12'
IB	50sf	12'

GROUND SIGNS - MULTI-TENANT RETAIL CENTER:

- Permitted for multi-tenant retail centers in any district
- One ground sign – multi-tenant retail center is permitted per street frontage of a lot. An additional ground sign is permitted for each additional access point to the lot, however a minimum separation of 50 feet is required between ground signs.
 - Maximum sign area of 120 square feet of area per sign
 - Maximum sign height of 12 feet

GROUND SIGNS - RESIDENTIAL SUBDIVISION:

- One ground sign – residential subdivision is permitted for each access point to the development. A minimum separation of 50 feet is required between ground signs.
- Ground signs – residential subdivision are permitted a maximum sign area of 120 square feet per sign and a maximum sign height of eight feet per sign.

SUBMITTAL

Please Attach:

- Detailed color drawings of sign
- Illumination details
- Electric wiring details
- Site plan showing location of the sign, **with setbacks**
- All landscaping details
- Completed Application

FEES

\$74 Plan Review

\$74 Permit Fee

\$57 Administrative Fee

\$250 Deposit

\$1.26 per sq. ft. if illuminated

\$1.16 per sq. ft. if non-illuminated

INSPECTIONS

Pre-pour for footing/foundation

Rough Electrical

Final Inspection

Landscape Inspection

I have read and reviewed these requirements

Signature of Applicant

Date

