

16.20.040.E. Approval Standards for Conditional Use Permits. No conditional use permit may be granted unless the Zoning Board of Appeals and County Board makes specific written findings that the request meets each of the standards imposed by this section. These standards are as follows:

16.20.040.E.1. That the petitioner has demonstrated the ability to meet any applicable standards contained in [Chapters 16.56](#) (Use Standards) and [16.60](#) (Site Development Standards).

16.56.030.EE.1. No off-premises commercial advertising sign may be located within one hundred (100) feet of any residential zoning district or residential structure located in an agricultural zoning district. When an off-premises commercial advertising sign one hundred and fifty (150) square feet or larger in size is located within five hundred (500) feet of a residential zoning district, or within five hundred (500) feet of a residential structure within an agricultural zoning district, a conditional use permit is required.

Our sign is over 100' from a residential district

16.56.030.EE.2. Each off-premise commercial advertising sign must be located at least three hundred (300) feet from another off-premise advertising sign.

Our sign has greater than 300 feet spacing from another off-premise advertising sign and thus meets the spacing requirements.

16.56.030.EE.3. Off-premise commercial advertising signs must be located at least five (5) feet from any side lot line and ten (10) feet from a street lot line.

Our sign is 10 feet setback from the street lot line and 49 feet from the nearest side lot line and thus meets the setback requirements

16.56.030.EE.4. Off-premise commercial advertising signs are limited to a maximum height of thirtyfive (35) feet, as measured from the grade of the roadway.

Our sign is 35 feet to the top and thus meets the max height requirement

16.56.030.EE.5. Off-premises commercial advertising signs are limited to a maximum sign area of two hundred sixty (260) square feet unless the sign is oriented to an Interstate Highway with a posted speed limit in excess of fifty five (55) miles per hour, in which case the maximum sign area is four hundred (400) square feet.

Our sign is 242 square feet with a length of 22 feet and thus meets the size requirements.

16.56.030.EE.6. Off-premises commercial advertising signs are limited two (2) sides placed either back-to-back or in a V-type configuration, provided that the angle between V-type mounted sign faces does not exceed forty-five (45) degrees. If the angle between two (2) sign faces is greater than forty-five (45) degrees, the sign area is computed as the sum of the areas of the two (2) faces (see [Figure 16.72-3](#)).

Our sign has 2 faces in a V-type configuration of less than a 45 degree angle and thus meets the above criteria

16.56.030.EE.7. The off-premise commercial advertising sign is in sound structural condition and complies with all building and electrical codes.

Our sign complies with all applicable building and electrical codes

16.56.030.EE.8. The off-premise commercial advertising sign does not create obstacles or traffic

hazards by distracting or confusing motorists, impairing motorists' ability to see pedestrians, read other traffic signs, or see other vehicles.

Our sign is setback from the right of way by 10 feet and has a ground clearance of over 20 feet to the bottom and thus could in no way block the view of pedestrians or vehicles. There are also no nearby traffic signs that could be blocked or distracted from. Per IDOT regulations, there will also be no copy placed on the board that could be misconstrued as traffic signals to confuse motorists. The sign has also been in operation for nearly 10 years with complaints or incidents reported.

16.56.030.EE.9. A conditional use permit is required for all digital off-premise commercial advertising signs. In addition, digital off-premise commercial advertising signs must meet the following standards:

16.56.030.EE.9.a. Each message or image displayed on a digital off-premise commercial advertising signs must be static or depicted for a minimum of ten (10) seconds. Animation, streaming video, and images that move or give the appearance of movement are prohibited.

This requirement is set forth by Illinois state law and has been complied with through the signs software control program.

16.56.030.EE.9.b. A digital off-premises commercial advertising sign must not exceed a maximum illumination of three-tenths (0.3) footcandles above the ambient light level when measured from a distance equal to the square root of the square footage of the sign multiplied by one hundred. (measurement distance = $(\text{sign area}) \times 100$) All digital off-premises commercial advertising signs must have ambient light monitors installed, which automatically adjust the brightness level based on ambient light conditions.

Software from manufacturing company complies with ambient light brightness requirements

16.56.030.EE.9.c. In response to complaints, the Zoning Enforcement Officer may require that the owner of a digital off-premise commercial advertising sign submit a certification

demonstrating that the sign complies with the maximum illumination standards.

In nearly 10 years of operation, no complaints have been filed.

16.56.030.EE.9.d. All digital off-premise commercial advertising sign must be programmed to

automatically revert to a full black screen in the event of a malfunction.

Software from manufacturing company complies with this regulation

16.56.030.EE.9.e. Conversion of an existing non-digital off-premise commercial advertising sign to a digital off-premise commercial advertising sign is subject to the following: **N/A**

16.56.030.EE.9.e.i. A conforming off-premise commercial advertising sign may be converted to a digital sign with approval of a conditional use permit.

16.56.030.EE.9.e.ii. A nonconforming off-premise commercial advertising sign within a district that permits such signs may be converted to a digital off-premise commercial advertising sign if the nonconformity is remedied (i.e., the sign is brought into compliance) and a conditional use permit is approved.

16.56.030.EE.9.e.iii. A nonconforming off-premise commercial advertising sign within a district that does not permit such signs may not be converted to a digital off-premise commercial advertising sign.

16.56.030.EE.10. The owner of a digital off-premise commercial advertising sign shall provide the County with space for public service announcements including Amber Alerts, weather related evacuations, or other emergency situations.

Our sign has included all such services

16.56.030.EE.11. An off-premises commercial advertising sign may be utilized to display a noncommercial message under the same standards as the display of a commercial message, unless otherwise allowed or restricted by State laws including, but not limited to, the Illinois Election Code and/or 10 ILCS 5/1-1 *et seq.* as enforced by State Board of Elections or other appropriate officials.

N/A

16.20.040.E.2. That the site shall be so situated that the proposed use is compatible with the existing or planned future development of the area.

As an existing and future commercial use property, a sign advertising local businesses fits within the future development plans for the property in question and is situated in such a way as to not impair the property owners ability for future development.

16.20.040.E.3. That the establishment, maintenance, or operation of the conditional use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the neighboring vicinity.

Our sign will help the community by providing the services outlined in Article 16.56.030.EE.10

16.20.040.E.4. That the conditional use shall not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

This sign has operated for almost 10 years with no reports of it being injurious to the use and enjoyment of other properties.

16.20.040.E.5. That the conditional use shall not substantially diminish and impair property value within the neighborhood.

The sign has had no affect on property values.

16.20.040.E.6. That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.

Only electrical service is required for our sign.

16.20.040.E.7. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard on public streets.

No ingress or egress are required

16.20.040.E.8. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.

The applicable sign conforms to all applicable regulations of the B-1V zoning district

16.20.040.E.9. That the conditional use is reasonably in the interest of the public welfare.

Our sign is been used for 10 years to help generate awareness and increase sales for local businesses and has been a valuable asset in the community partnering with local law enforcement for emergency messages.

16.20.040.E.10. That adequate measures will be taken to provide protection to groundwater recharge and groundwater quality

The proposed sign will have no effect on groundwater