



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, August 26, 2024 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. A Motion to Approve the Meeting Minutes from July 22, 2024
5. Public Comments
6. New Business
 - a. Case#: PZC-24-03 - Public Hearing (Continued from 7/22/2024)
Address: 411 Campion Dr.
Petitioner & Owner: Gerald Cuartero
Request: Variance to Sec. 7-5-9-A of the Hampshire Subdivision Ordinance to permit a shed in an easement, whereas structures are not permitted in easements.
Action: Motion to make a recommendation regarding Case# PZC-24-03.
 - b. Case# PZC-24-06 - Public Hearing
Address: N/A
Petitioner: Village of Hampshire
Request: Text Amendment to Sec. 6-12-2 of the Hampshire Zoning Ordinance regarding Prohibited Graphics.
Action: Motion to make a recommendation regarding Case# PZC-24-06.
7. Old Business
8. Announcements
9. Adjournment

Public Comments: The Commission will allow each person who is properly registered to speak a maximum time of five (5) minutes, provided the Chairman may reduce the maximum time to three (3) minutes before public comments begin if more than five (5) persons have registered to speak. Public comment is meant to allow for expression of opinion on, or for inquiry regarding, public affairs but is not meant for debate with the Board or its members. Good order and proper decorum shall always be maintained.

Recording: Please note that all meetings held by videoconference may be recorded, and all recordings will be made public. While State Law does not require consent, by requesting an invitation, joining the meeting by link or streaming, all participants acknowledge and consent to their image and voice being recorded and made available for public viewing.

Accommodations: The Village of Hampshire, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in the meeting(s) or have questions about the accessibility of the meeting(s) or facilities, contact the Village at 847-683-2181 to allow the Village to make reasonable accommodations for these persons.



Village of Hampshire
Planning & Zoning Commission Meeting
Monday, July 22, 2024 - 7:00 PM
Hampshire Village Hall
234 South State Street, Hampshire, IL 60140

MEETING MINUTES

1. **Call to Order**

The Village of Hampshire Planning & Zoning Commission was called to order by Chairman Mroch at 7:01 P.M.

2. **Roll Call**

Present: Commissioners Grace Duchaj, Rick Frillman, Scott McBride, Bill Rossetti, Sharon Egger, Lawrence Rapach and Chairman Bryan Mroch.

3. **Pledge of Allegiance**

Chairman Mroch led the Pledge of Allegiance.

4. **A Motion to Approve the Meeting Minutes from June 24, 2024**

Motion: Commissioner Rossetti.

Second: Commissioner McBride.

Ayes: Commissioners Duchaj, McBride, Rossetti, Egger, and Rapach.

Nays: None.

Abstain: Commissioner Frillman.

Motion Approved.

5. **Public Comments**

No Public Comments.

6. **New Business**

a. **Case#: PZC-24-02 - Public Hearing**

Address: Lot 20 Washington Ave. / PIN# 01-22-351-019

Petitioner & Owner: Samantha Schneeberger

Request: The following requests are being made:

(1) Request for Map Amendment (Rezoning) from M-1, Restricted Industrial, District to R-2, Single-Family Residence, District.

(2) Request for Text Amendment to Sec. 6-7-2-B of the

Hampshire Zoning Ordinance to permit Greenhouse as a Special Use in the R-2 Zoning District.

(3) Request for Special Use per Sec. 6-7-2-B of the Hampshire Zoning Ordinance to permit a Greenhouse.

Mr. Khan presented the request and provided background information on the project stating that the greenhouse has already been built and these requests are to bring the property into compliance with the zoning ordinance.

The Petitioner provided additional background information on the request and stating the intended use of the property.

The Plan Commission discussed the requests and were generally in favor of the requests.

A motion to approve Request for Map Amendment (Rezoning) from M-1, Restricted Industrial, District to R-2, Single-Family Residence, District was made by S. McBride, seconded by G. Duchaj, with a vote of 6 aye, 0 nay. Motion carried.

A motion to approve the Request for Text Amendment to Sec. 6-7-2-B of the Hampshire Zoning Ordinance to permit Greenhouse as a Special Use in the R2 Zoning District was made by G. Duchaj, seconded by S. McBride, with a vote of 5 aye, 1 nay. Motion carried.

A motion to approve the Request for Special Use per Sec. 6-7-2-B of the Hampshire Zoning Ordinance to permit a Greenhouse was made by L. Rapach, seconded by G. Duchaj, with a vote of 5 aye, 1 nay. Motion carried.

b. Case#: PZC-24-03 - Public Hearing

Address: 411 Campion Dr.

Petitioner & Owner: Gerald Cuartero

Request: Variance to Sec. 7-5-9-A of the Hampshire Subdivision Ordinance to permit a shed in an easement, whereas structures are not permitted in easements.

Mr. Khan presented the request and asked for the Commission to table/continue the request to next meeting date while Village staff gathers

more information on the request, specifically what utilities are in the easement on the subject property.

A motion to table until August 26th, 2024 was made by S. McBride, seconded by B. Rossetti, with a vote of 6 aye, 0 nay. Motion carried.

7. **Old Business**

None.

8. **Announcements**

None.

9. **Adjournment**

Motion: Commissioner McBride.

Second: Commissioner Duchaj.

Ayes: Commissioners Duchaj, Frillman, McBride, Rossetti, Egger, and Rapach.

Nayes: None.

Abstain: None.

Adjourned at: 7:34 P.M.

Submitted August 26th, 2024.

Richard Frillman, Secretary

APPROVED:



Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on August 26, 2024
RE: PZC-24-03 - 411 Campion Dr. - Variance

PROPOSAL: Gerald Cuartero (Petitioner & Owner) is requesting the approval of the following to construct a shed in an easement:

1. Variance to Sec. 7-5-9-A of the Hampshire Subdivision Ordinance to permit a shed in an easement, whereas structures are not permitted in an easement.





BACKGROUND: The petitioner received a permit from the Village on 5/31/2023 to construct a patio and slab for a future shed. As shown on the Plat of Survey the shed was proposed to be and was constructed in the rear utility easement.

The slab should not have been approved as part of the permit as Sec. 7-5-9-A does not permit structures in any easement.

On 5/22/2024, the petitioner applied for a shed permit and was notified the shed could not be constructed in an easement.

It was found that prior to 2024, that the Village’s contractor SafeBuilt who is responsible for permitting was not directed to or was not reviewing permits for zoning compliance.

ANALYSIS: The subject property is approximately 0.24 acres (10,454 sq. ft.) and is located on the south side of Campion Dr. located near the southwest corner of the intersection of Campion Dr. and Jessamine Ln. The subject property is improved with an approximately 2,481 sq. ft. two-story with a basement single-family residence with a two-car attached garage.

The subject property is zoned PRD, Planned Residential District.

The following are the adjacent property zoning and uses:
 North: PRD, Planned Residential District - Residential
 South: French Harmony Rd. Right-of-Way
 East: PRD, Planned Residential District - Residential
 West: PRD, Planned Residential District - Residential

Zoning Bulk Standards: The following are the applicable zoning bulk standards for accessory structure.

Code Section	Description	Requirement	Proposed
Sec. 6-3-7-B-2	Structure Height	≤ 15 ft.	8 ft.
Sec. 6-3-7-B-3-a-(1)	Building Separation	≥ 5 ft.	Greater than 5 ft.
Sec. 6-3-7-B-3-a-(2)	Yard Location	Rear or Back-Half of Side	Rear
Sec. 6-3-7-B-3-a-(3)	Property Line Setback	≥ 5 ft.	5 ft.
Sec. 6-3-7-B-3-a-(4)	Alley Setback	≥ 10 ft.	N/A
Sec. 6-3-7-B-3-a-(5)	Lot Coverage (Max 30% of Rear-Yard)	≤ 1,539 sq. ft.	700 sq. ft.*

* Calculation includes 600 sq. ft. patio.



REQUIRED FINDINGS OF FACT: The following are the required findings of fact for a Variance per Sec. 7-5-7-A-2:

1. Because of the particular physical surroundings, shape or topography conditions of the specific property involved, a particular and extraordinary hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out.
2. The conditions upon which the request for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property, and have not been created by any person having an interest in the property.
3. The purpose of the variation is not based exclusively upon a desire to make more money out of the property.
4. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

PROPOSED FINDINGS OF FACT: The proposed findings of fact shall be as follows:

1. The subject property does not have unique physical surroundings, shape or topography that prevents the shed from being placed outside the utility easement.
2. The request is being made due to an error by the Village to allow for the concrete pad for the shed to be constructed in the easement. This condition was not created by the petitioner or any other individual having an interest in the property.
3. The proposed variance will not result in increased property value or result in the petitioner making more money than if the shed was placed outside the easement.
4. The proposed variance will not be detrimental to the public safety or general welfare as a shed is a common accessory structure for residential properties.

PUBLIC COMMENTS: Village staff has not received any public comments regarding this petition as of August 21, 2024.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is not recommending any conditions of approval.



Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

RECOMMENDED MOTION:

I move to accept and adopt Staff's Findings of Fact included in the Agenda Supplement and recommend approval of PZC-24-03 for a variance to Sec. 7-5-9-A of the subdivision ordinance to permit a shed in an easement, whereas structures are not permitted in an easement.

DOCUMENTS ATTACHED:

1. Land Use Application
2. Plat of Survey
3. Shed Drawing
4. Petitioner's Response to Findings of Fact
5. Easement Waiver
6. Certificate of Publication of Public Hearing Legal Notice



Village of Hampshire
234 S. State Street, Hampshire, IL 60140
Phone: 847-683-2181 ▪ www.hampshireil.org

Land Use Application

Date: 05/28/2024

The Undersigned respectfully petitions the Village of Hampshire to review and consider granting the following approval(s) on the land herein described.
(check all that apply)

- Variance*
- Special Use Permit*
- Rezoning from _____ District to _____ District (ex. M1 to M2)*
- Annexation*
- Subdivision
- Other Site Plan: _____

*requires a 15-30 day public notice period

APPLICANT INFORMATION

APPLICANT (print or type)

Name: GERALD QUARTERO Email: [REDACTED]
Address: 411 CAMPION DR Phone: [REDACTED]
HAMPSHIRE, IL. 60140

CONTACT PERSON (if different from applicant)

Name: _____ Email: _____
Address: _____ Phone: _____

IS THE APPLICANT THE OWNER OF THE SUBJECT PROPERTY?

YES NO

If the applicant is not the owner of the subject property, a written and signed statement from the owner authorizing the applicant to file must be attached to this application.

IS THE OWNER A TRUSTEE/BENEFICIARY OF A LAND TRUST?

YES NO

If the owner of the subject property is a trustee of a land trust or beneficiaries of a land trust, a disclosure statement identifying each beneficiary of such land trust by name and address, and defining his/her interest therein, shall be attached hereto.

PROPERTY INFORMATION

Name of Development (if any): GERALD CARTERO

Address: 411 CAMPION DR. HAMPSHIRE, IL. 60140

Parcel Number(s): 01-21-270-007

Total Area (acres): .23 ACRES

Legal Description: must be attached to this application

Fire Protection District: _____

School District: _____

Library District: _____

Park District: _____

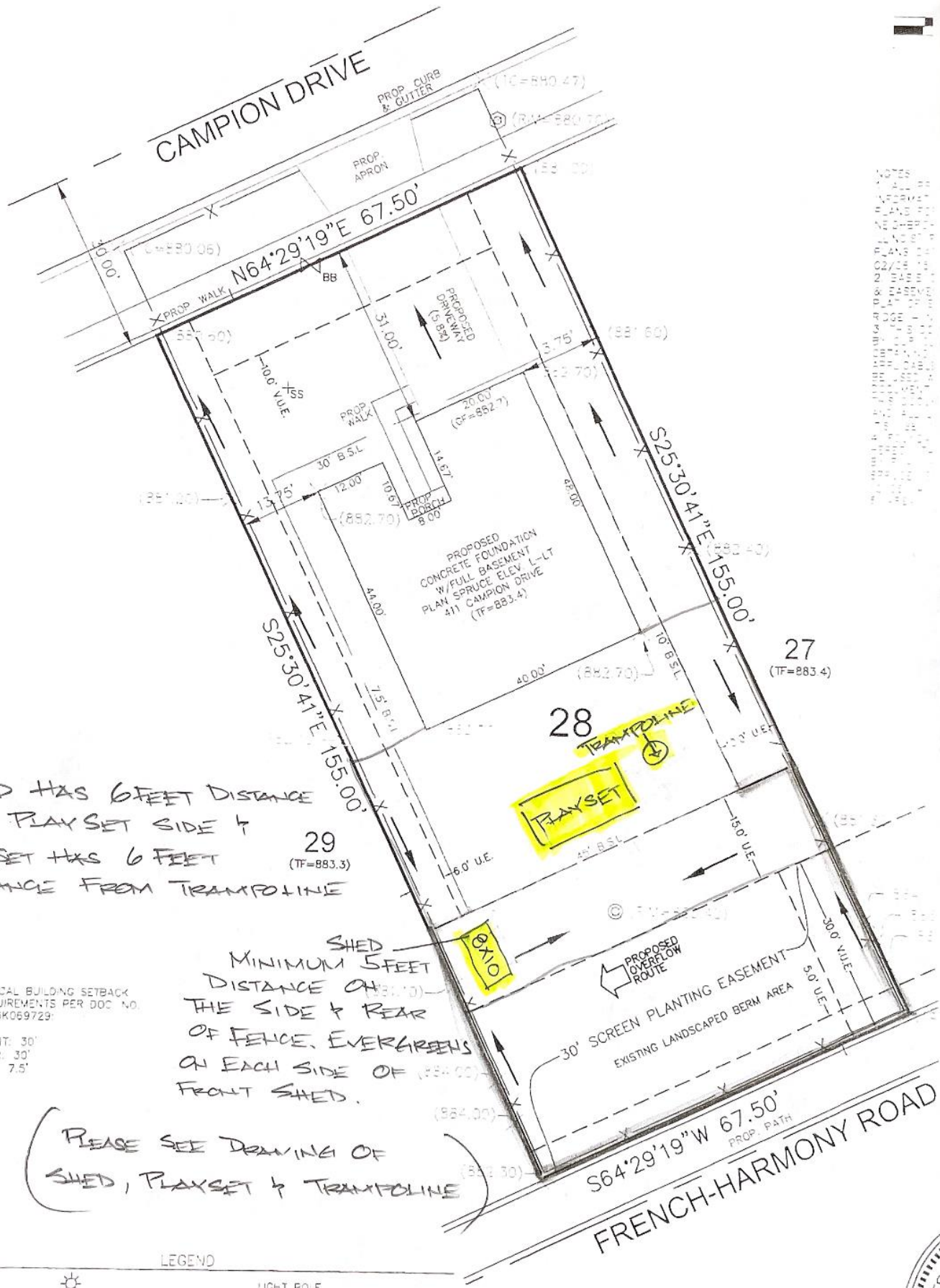
Township: _____

Current Zoning District: PRD

Current Use:
SINGLE FAMILY RESIDENCE

Proposed Zoning/Variance/Use:
VARIANCE TO PERMIT SHED ON EASEMENT.

Reason/ Explanation for Zoning/ Variance/ Use:
THE VILLAGE APPROVED A PERMIT FOR A SHED PAD
IN THE EASEMENT. THIS REQUEST IS TO PERMIT
SHED IN THE EASEMENT.



SHED HAS 6 FEET DISTANCE FROM PLAYSET SIDE & PLAYSET HAS 6 FEET DISTANCE FROM TRAMPOLINE SIDE.

SHED MINIMUM 5 FEET DISTANCE ON THE SIDE & REAR OF FENCE, EVERGREENS ON EACH SIDE OF FRONT SHED.

PLEASE SEE DRAWING OF SHED, PLAYSET & TRAMPOLINE

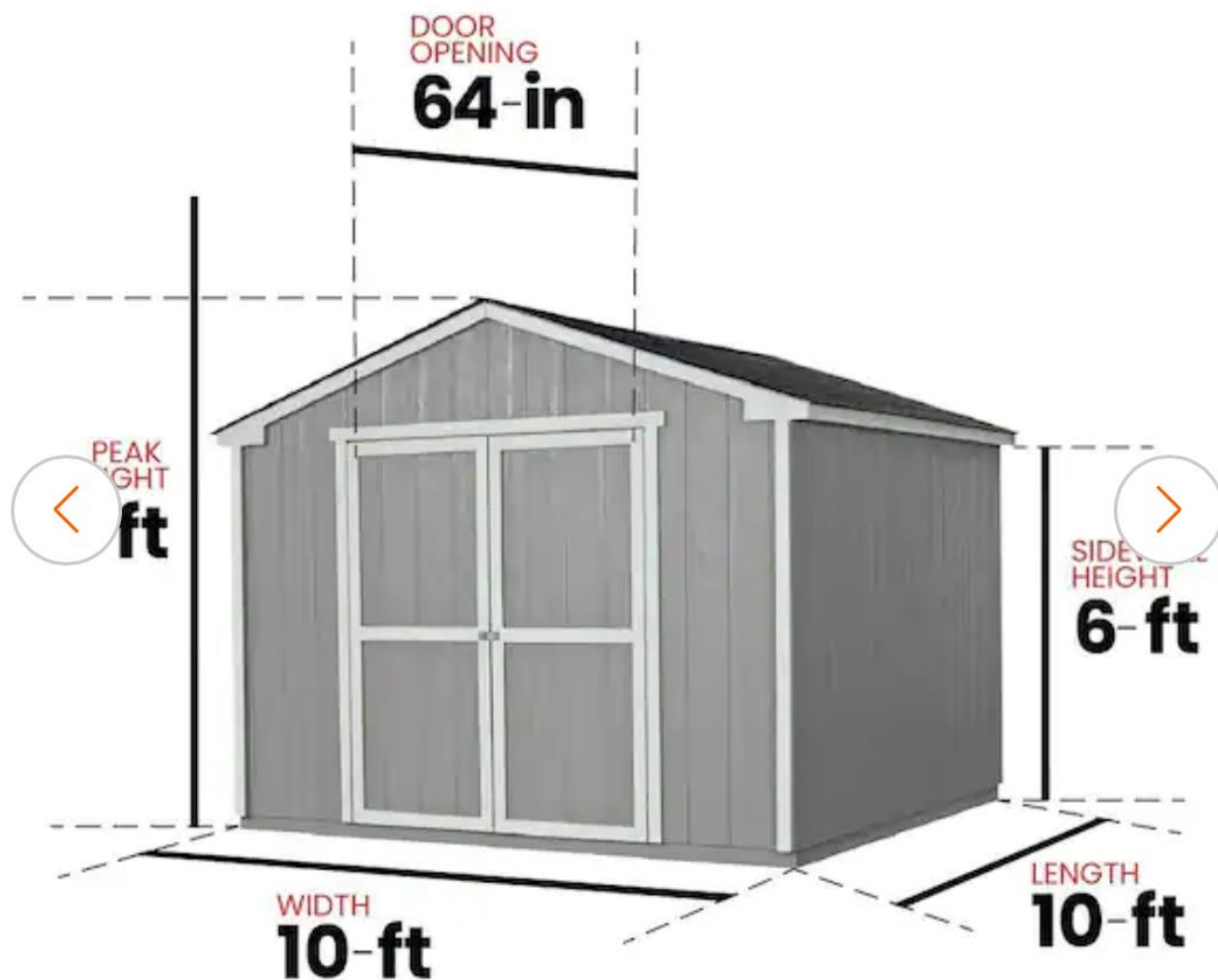
TYPICAL BUILDING SETBACK REQUIREMENTS PER DOC. NO. 20C6K069729:

FRONT: 30'
 REAR: 30'
 SIDE: 7.5'

Handy Home Products

Professionally Installed Princeton 10 ft. x 10 ft. Backyard Wood Storage Shed with Onyx Black Shingles (100 sq. ft.)

★★★★☆ (1670) ✓



Petitioner's Response to Findings of Fact for Variance

I am applying a permit for a shed located in my backyard. In 2022, I was approved for a shed to be installed but I was unable to complete it because we decided to have a shed concrete slab installed first. In 2023, I was approved for a shed concrete slab 10X10 and the project was completed. This year 2024, I applied for a shed to be installed on top of the shed concrete slab but I was denied because they told me it was on the utility easement. Why was I approved on the year 2022 and not on the year 2024? I already have a shed concrete slab installed in 2023 and I'm just trying to get a shed on top of the shed concrete slab and their denying my permit request. What requirements do I need to get this project done? I followed all protocols in getting an approval from the HOA and I am being denied for a shed permit when I was approved in 2022. What do you want me to do with the shed concrete slab that was approved in 2023? Are you going to reimburse me the money I spent for installing the shed concrete slab that the Hampshire Village approved?

WAIVER AND RELEASE OF LIABILITY

This Waiver and Release of Liability (this "Release") is made the 6 day of AUGUST 2024, by and between the Village of Hampshire, Illinois (the "Village") and GERALD CARTERO, (the "Owner"), the owner(s) of the property located at 411 Campion Drive, Hampshire, Illinois, 60140 (the "Property"); and

WHEREAS, the Owner of the Property desires to construct or install a shed, fence or other improvement (collectively, the "Improvements") on the Property in an easement (the "Easement"); and

WHEREAS, Section 6-14-3 of the Municipal Code of Hampshire of 1985 (the "Village Code") authorizes the planning and zoning commission (the "PZC") to hold public hearings on applications for variations and thereafter to submit reports of findings and recommendations to the Board of Trustees of the Village; and

WHEREAS, the Owner has submitted an application to the PZC requesting a variance from Section 7-5-9-A of the Village Code to allow the Owner to construct or install the Improvements in the Easement (the "Variance"); and

WHEREAS, the Village, utility companies, including franchised utility companies, other individuals or entities and their respective agents, employees and contractors (collectively, the "Easement Entities") may have legal rights to use and access the Easement; and

WHEREAS, to ensure that the Owner is aware of all risks involved with installing or constructing the Improvements in the Easement, even if the Variance is granted, the Owner and the Village have determined that it is in their best interests to enter into this Release.

NOW, THEREFORE, for the mutual promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Owner and the Village agree as follows:

1. **Recitals.** That the recitals set forth above are incorporated herein and made a part hereof as if fully set forth herein.

2. **Acknowledgement.** The Owner understands and acknowledges that if the Variance is granted, the Variance does not rescind, remove or alter any rights that the Easement Entities have to enter, access or use the Easement. The Owner understands the inherent risks (including loss, replacement and destruction of the Improvements) associated with constructing or installing the Improvements in the Easement and agrees that the Improvements are constructed or installed at the Owner's risk. The Owner accepts all responsibility and assumes all costs associated with the destruction, removal and/or replacement of the Improvements located in the Easement. The Released Parties (defined below) shall not be responsible for any maintenance, replacement and/or repair of the Improvements.

3. **Waiver and Release.** The Owner for itself and any heir, successor, grantee, purchaser, assign, executor, tenant, administrator and/or licensee of the Owner and future owners of the Property (collectively, "Successors") hereby remises, releases, waives, covenants not to sue

and forever discharges the Village, its elected or appointed officials, officers, employees, contractors, representatives, engineers, attorneys, successors of the same and the Easement Entities (collectively the "Released Parties") of and from any and all causes of action, suits, damages, judgments, rights, claims (including, but not limited to, claims of negligence), demands, liabilities, damages (including, but not limited to, consequential, incidental, compensatory, punitive and/or exemplary), debts, attorneys' fees, costs, liens, dues, expenses and compensation of all kinds, known and unknown, foreseen or unforeseen, which may arise out of or be related in any way to the grant of the Variance, the construction or installation of the Improvements within the Easement or damages to the Improvements arising out of any work or act performed by the Released Parties including, without limitation, any act or failure to act by the Released Parties. The Owner states that the Owner has read and understands the terms of this Release, and the Owner intends to be legally bound by same.

4. **Indemnification.** The Owner and its Successors shall defend, hold harmless and indemnify the Released Parties from and against any and all claims, demands, losses, judgements, liabilities, disputes, damages, causes of action, lawsuits, injuries, fines, costs and expenses, attorneys' and witness fees, and expenses incidental thereto that may arise out of the grant of the Variance, the installation or construction of the Improvements in the Easement or the destruction, removal or replacement of the Improvements.

5. **Governing Law.** This Release shall be governed by, construed, and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois. This Agreement shall be enforced in the Circuit Court of Kane County, Illinois.

6. **Counterparts.** This Release may be executed in counterparts, each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

7. **Recording.** The Village may, in its discretion, have this Release e recorded with the Kane County Recorder's Office.

I, THE OWNER, EXECUTE THIS RELEASE AS A FREE AND VOLUNTARY ACT AND INTEND IT TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF ALL LIABILITY TO THE GREATEST EXTENT ALLOWED BY LAW.

Property Owner(s):



Signature

GERALD QUARTERO

type or print name

Signature

type or print name

Village:

Signature

type or print name

Signature

type or print name

**NOTICE OF PUBLIC HEARING
VILLAGE OF HAMPSHIRE PLANNING & ZONING
COMMISSION**

NOTICE IS HEREBY given that on July 22, 2024 at 7:00 p.m., or as soon thereafter as the case may be heard, at the Hampshire Village Hall, 234 S. State Street, Hampshire, IL 60140, Gerald Cuartero (Petitioner & Owner) shall appear before the Hampshire Planning & Zoning Commission for a Public Hearing on the following for the property located at 411 Campion Drive, Hampshire, IL 60140:

1. Request for Variance to Sec. 7-5-9-A of the Hampshire Subdivision Ordinance to permit a shed in an easement, whereas structures are not permitted in an easement.

The Subject Property is identified by the following PIN: 01-21-270-007.

The above petition is open to inspection at the Hampshire Village Hall, 234 S. State Street, Hampshire, IL 60140.

Written comments, questions, and/or statements can be submitted by email to mkhan@hampshireil.org or by mail addressed to:

Village of Hampshire
Attn: Mo Khan – PZC-24-03
PO Box 457
Hampshire, IL 60140

NOTE: Any person who has a disability requiring a reasonable accommodation to participate in this public hearing should contact Karen Stuehler, Village Clerk, 234 S. State Street, Hampshire, IL 60140 or call 847-683-2131 within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days advance notice.

Karen Stuehler, Village Clerk
Published in Daily Herald July 2, 2024 (4617238)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Fox Valley Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/02/2024 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____

Designee of the Publisher of the Daily Herald

Control # 4617238





Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 | www.hampshireil.org

AGENDA SUPPLEMENT

TO: Planning & Zoning Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Planning & Zoning Commission Meeting on August 26, 2024
RE: PZC-24-06 - Community Graphic Regulations (Prohibited Signs) - Text Amendment

PROPOSAL: The Village of Hampshire is requesting a Text Amendment to Sec. 6-12-2 of the Hampshire Zoning Ordinance regarding prohibited graphics.

The proposed text amendment would eliminate festoon lighting as a prohibited graphic and add backlit or internally illuminated wall signs in the Downtown Special Graphics Area to the prohibited list.

BACKGROUND: The Business Development Commission has had discussion regarding prohibiting backlit or internally illuminated wall signs in the Downtown Special Graphics Area. The Downtown Special Graphics Area is defined by the following streets:

1. State Street from Allen Road to Jackson Avenue
2. Washington Avenue from State Street to Elm Street
3. Jefferson Avenue from Park Street to Elm Street
4. Rinn Avenue from Park Street to State Street

The Business Development Commission opined that the backlit or internally illuminated wall signs are not consistent with a historic downtown/main street and recommended adding such signs to the list of prohibited signs.

ANALYSIS: Festoon lighting is not a graphic/sign and as such should not be regulated by the Community Graphic section of the zoning ordinance. Additionally, the Village recently adopted outdoor lighting regulations and requirements that will regulate lighting such as festoon lighting.

Adding backlit or internally illuminated wall signs for the Downtown Special Graphics Area to the prohibited list of graphics/signs will not require existing backlit or internally illuminated signs to be removed. Existing signs will be considered legal non-



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conforming. Legal non-conforming signs can be kept and maintenance can occur to keep signs in working order.

REQUIRED FINDINGS OF FACT: There are no required Findings of Fact provided for text amendments by the zoning ordinance.

PROPOSED FINDINGS OF FACT: There are no required Findings of Fact provided for text amendments by the zoning ordinance.

PUBLIC COMMENTS: No public comments were provided at the Business Development Commission meeting on August 14, 2024 nor any provided for the Planning & Zoning Commission as of August 21, 2024.

STAFF RECOMMENDED CONDITIONS OF APPROVAL: Village staff is not recommending any conditions of approval.

RECOMMENDED MOTION: I move to recommend approval of PZC-24-06 for a text amendment to Sec. 6-12-2 of the Hampshire Zoning Ordinance regarding prohibited graphics.

DOCUMENTS ATTACHED:

1. Business Development Commission Agenda Supplement, dated 8/14/24
2. Red-Line Text - Sec. 6-12-2
3. Clean Text - Sec. 6-12-2



Village of Hampshire
234 S. State Street, Hampshire IL 60140
Phone: 847-683-2181 www.hampshireil.org

Agenda Supplement

TO: Business Development Commission
FROM: Mo Khan, Assistant Village Manager for Development
FOR: Business Development Commission Meeting on August 14, 2024
RE: Prohibited Graphics in Downtown Special Graphics Area

Background: The Business Development Commission has discussed prohibiting internally illuminated or backlit wall signs in the downtown area.

Analysis: Village staff has drafted proposed text amendment to Sec. 6-12-2 of the Hampshire Zoning Ordinance that regulates prohibited graphics in the Village. The language reads that internally illuminated or backlit wall signs will be prohibited in the Downtown Special Graphics Area, which are defined by the following streets:

1. State Street from Allen Road to Jackson Avenue
2. Washington Avenue from State Street to Elm Street
3. Jefferson Avenue from Park Street to Elm Street
4. Rinn Avenue from Park Street to State Street

Village staff also eliminated festoon lighting as a prohibited graphic as the Village has installed its own festoon lighting in the downtown area. Additionally, the Village has adopted outdoor lighting regulations, which will regulate lights such as festoon lighting so as not to be a nuisance.

Documents Attached:

1. Red-Line Text - Sec. 6-12-2
2. Clean Text - Sec. 6-12-2

6-12-2: PROHIBITED GRAPHICS

The following community graphics are prohibited:

- A. Attention-getting devices, unless they are specifically permitted by another section of this Article.
- B. Flashing signs, except public information signs.
- C. Moving signs.
- D. Projecting signs.
- E. Portable signs, except as may be permitted under the authority for temporary signs.
- F. ~~Festoon lighting~~Back-lit or internally illuminated wall signs in the Downtown Special Graphics Area, defined as those properties front on the following streets, inclusive of the intersections of these roadways:
 - 1. State Street from Allen Road to Jackson Avenue;
 - 2. Washington Avenue from State Street to Elm Street;
 - 3. Jefferson Avenue from Park Street to Elm Street; and
 - 4. Rinn Avenue from Park Street to Sate Street.
- G. Roof signs.
- H. Vehicle signs.
- I. Any sign or sign structure which constitutes a hazard to public health or safety, as determined by the enforcement official.
- J. Signs, which, by reason of size, location, content, coloring or manner of illumination, obstruct the vision of drivers or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads, as determined by the enforcement official.
- K. Signs which makes use of words such as “stop”, “look”, “one-way”, “danger”, “yield”, or any similar words, phrases, symbols, lights, or characters in such a manner as to interfere with, mislead, or confuse traffic.
- L. Any on premises sign which advertises a business no longer conducted or a product no longer sold on the premises where such signs are located.
- M. Any off premises signs which advertises a business no longer conducted or product no longer sold.
- N. Signs on trees, utility poles, or public property.

6-12-2: PROHIBITED GRAPHICS

The following community graphics are prohibited:

- A. Attention-getting devices, unless they are specifically permitted by another section of this Article.
- B. Flashing signs, except public information signs.
- C. Moving signs.
- D. Projecting signs.
- E. Portable signs, except as may be permitted under the authority for temporary signs.
- F. Back-lit or internally illuminated wall signs in the Downtown Special Graphics Area, defined as those properties front on the following streets, inclusive of the intersections of these roadways:
 - 1. State Street from Allen Road to Jackson Avenue;
 - 2. Washington Avenue from State Street to Elm Street;
 - 3. Jefferson Avenue from Park Street to Elm Street; and
 - 4. Rinn Avenue from Park Street to Sate Street.
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- L. Any on premises sign which advertises a business no longer conducted or a product no longer solder on the premises where such signs are located.
- M. Any off premises signs which advertises a business no longer conducted or product no longer sold.
- N. Signs on trees, utility poles, or public property.