

direct attachment to a rigid wall, frame, or structure. All such signs shall be free of any exposed extra bracing, angle iron, guy wires, cables, temporary or impermanent anchoring or footings, or similar appurtenances.

(c) *Maintenance.* All signs shall be maintained at all times in good structural condition, and shall remain in compliance at all times with all building and electrical codes, and in conformance with the provisions of this ordinance. Every sign shall be maintained at all times in a neat and attractive condition. All supports for any sign shall be kept painted/treated to prevent rust or deterioration.

(d) *Obstruction.* No sign shall be erected so as to obstruct any fire escape, required exit, window, door opening, or wall opening intended as a means of ingress or egress. No sign shall be erected or maintained in any manner which would interfere with, obstruct the view of, or create likely confusion with any authorized traffic sign, signal, or device. No sign shall be erected or maintained in a manner which would interfere with line of sight or create any sort of traffic hazard or impediment to the ingress or egress of traffic to and from any public or private street or way within the Village of East Alton.

(e) *Ventilation interference.* No sign shall be erected so as to interfere with any opening required for ventilation.

(f) *Above ground clearance.* All signs shall be located in such a way that they maintain horizontal and vertical clearance from all electric power lines, communication lines, and other similar utility installations.

(g) *Ground clearance.* All signs and their supporting structures shall be maintained with sufficient clearance from surface and underground utilities, conduits, or easements for water, sewage, natural gas, electric or communication equipment. In addition, the placement of signs and their supporting structures shall not interfere with any natural or artificial drainage ways.

(h) *Interference with warning instructional signs.* No sign shall be erected so as to interfere with the view of any existing warning or instructional sign.

(i) *Minimum wind loads.* All signs shall be constructed in a manner which will withstand minimum wind loads which conform to the provisions of the building code of the Village of East Alton.

(j) *Line of sight requirements at intersections.* In addition, any sign, other than an official governmental or traffic control sign, located at a street intersection shall be placed such that there is a clear view between the heights of 2' feet and 10' feet in a triangle formed by the corner and points on the curb from the intersection or entrance way according to section 10-1-7: FIGURES (SKETCHES AND ILLUSTRATIONS)

(k) *Illumination.* No sign shall be illuminated in any manner which creates or causes any nuisance to the public or surrounding properties or which creates any type of traffic hazard.

Where applicable, the more specific illumination requirements applicable to particular types of signs or installations shall apply.

10-3-5-16: COMPLIANCE REQUIREMENTS FOR ALL SIGNS: All signs within the Village of East Alton from and after the effective date of this Ordinance shall meet the following requirements of compliance:

(a) *Removal of signs.* Any sign for which a permit has been issued and which permit has lapsed or been revoked, or a sign for which the time allowed for the continuance of the sign as nonconforming has expired, shall be removed by the owner of the zoning lot upon which the sign is located within 30 days of the event which requires such removal.

(b) *Signs in right-of-way.* Any sign installed or placed on public property, or on, in, or above public rights-of-way, except in compliance with the provisions of this ordinance, shall be removed by the owner and shall be subject to immediate forfeiture to the public and confiscation as provided for herein.

(c) *Obsolete or defunct signs.* Any sign which advertises a business or activity no longer conducted on the zoning lot on which the sign is located shall be removed by the owner of the zoning lot within 90 days of the cessation of the business or other activity advertised by the sign. Removal may be deferred in the event the sign is to be utilized by a subsequent occupant of the establishment or premises, provided that the message of the sign shall be removed and replaced within 30 days after the discontinuance of the prior use or closure of the establishment which related to the previous sign. For purposes of this paragraph, business, or activities which are seasonal in nature shall not be considered a cessation of business or other activity.

(d) *Unsafe signs.* Any sign which is unsafe, unsecured, or a menace posing a danger to the public safety shall be removed by the owner immediately upon notice to the owner of the zoning lot by the Village.

(e) *Deteriorated or abandoned signs.* Any sign which has been abandoned or which has not been properly maintained, including cleaning and painting of painted surfaces and replacement of damaged parts, shall be removed within 30 days by the owner of the zoning lot after notice has been given by the Village, unless within said 30-day period, the sign is brought into proper maintenance.

(f) *Signs installed without permit.* Any sign which has been installed in violation of any applicable building code or in violation of this ordinance shall be removed by the owner of the zoning lot upon which the sign is installed after notice has been given by the Village to such owner. Removal shall occur within 30 day of the date such notice is given.

(g) *Hazardous signs.* No sign of any type shall be erected, located, or maintained:

(1) So as to interfere with any line of sight for any vehicular or pedestrian traffic;

- (2) So as to interfere with, obstruct the view of, or cause confusion with any authorized traffic sign, signal, or device;
- (3) So as to prevent free access or egress from any door, window, fire escape, or driveway; or
- (4) So as to create any sort of hazard or danger to any other nearby structure, property, or the public.

10-3-5-17: VIOLATIONS: Any of the following shall be a violation of this ordinance and by any other applicable federal or state law:

- (a) To install, create, erect, or maintain any sign in any way which is inconsistent with any plan or permit governing such sign or the zoning lot on which the sign is located.
- (b) To install, create, erect, or maintain any sign requiring a permit without such a permit.
- (c) To install, create, erect, or maintain any prohibited sign.
- (d) To install, create, erect, or maintain any non-permitted signs in the public right-of-way or on public property.
- (e) To install, create, erect, or maintain any sign which is allowed without a permit, but which violates the standards and requirements applicable to such signs.
- (f) To install, create, erect, or maintain any temporary sign which violates the standards and requirements applicable to such signs.
- (g) To fail to remove any sign which is installed, created, erected, or maintained in violation of this ordinance, or for which authorization has lapsed.
- (h) To fail or refuse to comply with any requirement or provision of this ordinance or to fail or refuse to obey or comply with any order or directive issued pursuant to the provisions of this ordinance.
- (i) To continue any violation under this ordinance. Each day of a continued violation shall be considered a separate violation when applying the penalty provisions of this ordinance.

Each sign installed, created, erected or maintained in violation of this ordinance shall be considered a separate violation when applying the penalty portions of this ordinance.

10-3-5-18: ENFORCEMENT: Whenever the zoning administrator or any other officer designated by the President and Board of Trustees of the Village of East Alton to enforce or administer the provisions of this ordinance finds by inspection or otherwise that any sign is in violation of this ordinance, that officer shall so notify the responsible party (who, in the absence

of other information shall be the owner of the zoning lot upon which the sign is located), and the officer shall direct appropriate corrective action or removal.

(a) A notice directing corrective action shall be in writing and should include the following:

- (1) A description of the premises sufficient for identification (parcel identification number or common street address being sufficient).
- (2) A statement indicating the nature of the violation.
- (3) A statement of the remedial action necessary to achieve compliance.
- (4) A date by which the violation must be corrected (which date may be the same as the date of the notice, except as otherwise provided in this ordinance).
- (5) A statement that the responsible party is entitled to a conference with the officer issuing the notice, if desired.
- (6) The date by which an appeal of the notice must be filed with the Village.
- (7) A statement that the failure to obey the notice may result in revocation of a permit issued for the sign, and/or may result in remedial action by the Village, and/or may result in the imposition of a fine or other penalty.

A notice which complies substantially with the foregoing shall be sufficient, and it shall not be a defense to compliance or enforcement that the notice may omit one or more of the items listed so long as the notice is sufficient to inform the responsible party of the violation and the need for corrective action.

(b) In the event the owner or responsible person does not comply with the notice, the remedies of the Village shall include, but not be limited to, the following:

- (1) Seeking from a court of proper jurisdiction, an injunction or other order of restraint or abatement which requires the removal of the sign(s) or the correction of the nonconformity or violation.
- (2) Seeking the imposition of any penalties provided for in this ordinance.
- (3) Taking such measures, with or without court order or sanction, which may be deemed necessary in the discretion of the zoning administrator or any other officer designated by the President and Board of Trustees of the Village of East Alton to enforce or administer the provisions of this ordinance in the event a sign poses an immediate hazard or imminent danger to the public health or safety. Such measures may include, but are not limited to, having the sign removed or demolished.

(c) As to any signs improperly located on public property or in the public right of way, the Village may authorize its employees or agents to remove or confiscate such signs without notice and may impose a reasonable fee for the return of such signs and/or a charge for the expense of removal or disposition.

(d) All of the remedies provided for herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy for a certain violation or some part thereof, the remedy shall remain available for any other violations or portions of the same violation. In the event the Village of East Alton is required to incur any expense, including but not limited to inspection, removal, or demolition expenses, in connection with the enforcement of the provisions of this ordinance, the person against whom such enforcement action is directed shall be responsible for the costs, including legal fees and expenses, court costs, and similar expenses, incurred by the village in carrying out such enforcement.

The failure of the responsible person to reimburse such expenses within 30 days of the date such expenses are the subject of a billing by the Village, shall give rise to and result in a lien in favor of the Village with respect to such expenses against the real estate upon which the subject sign is located or to which it is related. The claim for reimbursement may be the subject of a separate action at law by the Village for recovery of the amount due, and the lien may be the subject of an action of foreclosure under the applicable laws of the State of Illinois, or both of such actions may be combined with and made a part of any enforcement of action under this ordinance.

10-3-5-19: NOTICE PROCEDURES: Any notice required to be issued under the provisions of this ordinance will be deemed to be properly served upon the owner of any zoning lot, premises, establishments, or other responsible party if it is (1) served personally on such person or the agent or employee of such person, (2) sent by certified mail by the United States mail to the last known address of such person, or (3) posted in a conspicuous place on or about the zoning lot, establishment, or premises where the subject sign or signs are located.

10-3-5-20: VARIANCES: The Zoning Board of Appeals shall have the authority to grant a variance as to the height, setback, and spacing provisions of this ordinance, but it shall not be authorized to grant a variance as to the number, size, or illumination requirements of the ordinance. Application for a variance shall adhere to the procedures established within the Village of East Alton for the consideration of a zoning variance.

10-3-5-21: APPEALS: The decision of the zoning administrator or any other officer charged with the responsibility of administering any part or all of this ordinance may be the subject of appeal by any owner or other responsible person to the Zoning Board of Appeals. Any such appeal shall be filed in writing within 30 days of the date of such decision. Any such appeal shall be considered under the same procedures as applicable to decisions of the zoning administrator under any zoning ordinance in effect in the Village of East Alton. Except as to signs which pose an immediate hazard or imminent danger to the public health or safety, an appeal shall act as a stay of the enforcement notice from which appeal is taken.

10-3-5-22: PENALTIES: Any person, firm, corporation, establishment, or other entity which violates, disobeys, omits, neglects, refuses to comply with, or resists the enforcement of any of

the provisions of this ordinance shall be fined not less than \$15.00 and no more than \$500.00 for anyone offense. Each day such violation or failure to comply is permitted to exist after notification thereof shall constitute a separate offense.

10-3-5-23: FEES:

(a) The Village Board shall, by ordinance determine the applicable fees to be charged for any application to be filed pursuant to the provisions of this ordinance. The Village Board shall also, by resolution, establish any other fees referred to by this ordinance.

(b) Any charitable, service, or not-for-profit organization shall not be required to pay any fee required by this ordinance for the use of a temporary sign which shall be used no longer than a period of 90 days. For the purposes of this ordinance the term "charitable organization" shall mean any organization which has no capital stock and no provision for making dividends and profits, but derives its funds mainly from public and private charity, and holds them in trust for the objects and purposes expressed in its charter. Verification of these facts may be made by presenting the organizations corporate papers, charter documents and/or IRS 501(c) documentation.

10-3-6: CHURCHES AND PLACES OF FORMAL WORSHIP: In any district where churches are permitted, the following additional requirements shall be met:

A. For each seventy-five (75) seats (where benches are provided, each twenty-four inches (24") of said bench shall constitute a seat) or fraction thereof (not including Sunday school accommodations), the site shall contain at least one-half (1/2) acre of land.

B. Each principal building shall be located at least twenty-five (25) from all property lines.

10-3-7: GARAGE, REPAIR: In repair garages, all repair work, servicing, storage of parts and equipment and the dismantling of vehicles shall be done completely within an enclosed building, or shall be enclosed by a solid fence at least six feet (6') in height.

10-3-8: GASOLINE SERVICE STATIONS: In districts where gasoline service stations are permitted, the establishment of such uses shall be subject to the following requirements:

A. All gasoline pumps, lubrication or similar devices and other service facilities shall be located at least twenty feet (20') from any street right-of-way line.

B. All fuel and oil storage, pumps or other such fuel or lubricant dispensing devices shall be located at least twenty feet (20') from any side or rear lot line.

C. No access drive shall be within two hundred feet (200') of a fire station, school, public library, church, park, playground, or other public assembly place.

D. No access or drive shall be within twenty feet (20') of any corner formed by the intersection of

the rights-of-way of two (2) streets. On a corner where a traffic signal or stop sign exists, such entrance or exit shall be located at such distance and such manner so as not to cause or increase traffic hazard or undue congestion.

E. A permanent curb of at least four inches (4") in height shall be provided between the public sidewalk and the gasoline pump island, parallel to and extending the complete length of the pump island.

F. All devices for dispensing or selling milk, ice, cold drinks, and the like shall be located within or immediately adjacent to the principal building.

10-3-9: MODULAR, MANUFACTURED HOMES:

A. Manufactured Home Parks. In any district where manufactured home parks are permitted, the establishment of such accommodations shall be subject to the following requirements:

1. Minimum lot size and minimum yard dimensions. The following regulations relative to the minimum lot size and minimum yard dimensions shall apply to the entire tract of land on which the manufactured home park is situated:
 - (a) A manufactured home park shall be located on a tract of land not less than five (5) acres in area, with minimum width and depth dimensions of two hundred feet (200').
 - (b) Any building, structure, or manufactured home shall be located at least twenty five feet (25') from any front or rear lot line or any side lot line adjacent to a street and at least ten feet (10') from any other lot line.
2. No building or structure within the manufactured home park will exceed the height of thirty-five feet (35').
3. Off-Street Parking and Access Ways.
 - (a) There shall be provided, within the boundaries of the manufactured home park site, not less than two (2) off-street parking spaces for each manufactured home space.
 - (b) The manufactured home park site shall have direct access to a public street or highway by an access way of at least forty feet (40') in width.
 - (c) Each manufactured home space shall abut on a driveway or access way, at least twenty four feet (24') wide, with unobstructed access to a public street. Each manufactured home space shall be located within one hundred feet (100') of such driveway or access way. Appropriate turn around space shall be provided at the terminus of any dead end access ways in the manufactured home park sufficient to accommodate emergency vehicles.
4. Individual Manufactured Home Spaces. The minimum individual area width and depth requirements for manufactured home spaces shall be as follows:

Area	Width	Depth
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Independent Manufactured Home Space	4,000 Sq. Ft.	42 Ft.	70 Ft.
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Spaces shall be arranged and manufactured homes parked in such manner that there is an open space of at least fifteen feet by thirty feet (15' by 30') at the rear of and as a part of each manufactured home space, except that where a common recreation area is provided that contains at least one hundred (100) square feet for each manufactured home space, with a minimum total area of five thousand (5,000) square feet and the minimum width and depth dimension of one hundred feet (100'), the individual manufactured home space may have the following minimum area, width and depth dimensions:

	Area	Width	Depth
Independent Manufactured Home Space	3,500 sq. ft.	42 ft.	60 ft.

5. Only residential uses and uses accessory thereto shall be permitted in a manufactured home park.

B. Manufactured Homes-Individual:

1. In any district where an individual manufactured home is permitted (other than in manufactured home park) the individual manufactured home shall be deemed to be a one-family residential structure for the district in which it is located.
2. Any manufactured home shall be located on a permanent foundation with the wheels removed and shall be connected to public utilities in accordance with all requirements for any residential structure in the municipality.
3. Parking for Inspection and Sales-Manufactured Homes. A manufactured home may be parked for inspection and for sale on any lawful automobile or trailer sales lot.

C. Modular Homes: Modular homes are permitted within the municipality but are regulated by the following guidelines:

1. Modular homes are permitted in any Zoning District which allows Single-Family Residents. Any modular home which is placed on a lot in either of these districts must meet all the regulations given for the district.
2. Only State-approved modular homes shall be permitted in these districts. To meet the State requirements, the units must comply with the CABO One and Two Family Dwelling Code, the Illinois State Plumbing Code, the National Electric Code and the ASHRAE Energy Standard. If the unit does comply with these codes, a yellow State of Illinois sticker is placed by the manufacturer on either the electrical box or underneath the kitchen sink.

3. Any modular home that is constructed at a factory without the installation of the utilities such as plumbing, electrical and heating systems are subject to the same local regulations as a site-built house.
4. A list of companies who construct modular homes that meet these requirements is prepared and distributed by the Illinois Department of Public Health.
5. **Manufactured Homes:** Manufactured homes are only permitted in the TR-1 district. Any pre-constructed dwelling unit which contains the red HUD approved label shall be considered a Manufactured home. The placement of any such home within this Village shall comply with the regulations and guidelines established for the TR-1 district.
6. Any Mobile Home, Modular Home or Manufactured Home, which is legally existing at the time of the adoption of this Ordinance and which does not conform with the district regulations in which it is located, shall be deemed to be a non-conforming use as defined in Title 10 and shall be subject to Chapter 6, Non-Conforming Uses. Any illegal Mobile Home, Modular Home or Manufactured Home which existed and which was placed prior to the adoption of this Ordinance and which does not meet the specific requirements of this Ordinance, shall be deemed to be a continuation of an illegal use and shall be subject to fine and removal the same as any other illegal use.

10-3-10: TRAVEL TRAILERS: The parking of not more than one unoccupied camp trailer and/or utility trailer (not exceeding ten feet (10') wide and forty-five feet (45') long) in the rear yard, garage or carport only is hereby permitted, provided that no living quarters or businesses shall be maintained in any such camp trailer and/or utility trailer, and provided further that the parking of camp trailer and/or utility trailer shall comply with the yard requirements for accessory buildings of the district in which it is located.

10-3-11: PUBLIC BUILDINGS: In any district where municipally owned or other publicly owned buildings are permitted, the following additional requirements shall be met:

A. In any residential or agricultural district all municipal or other publicly owned buildings shall be located at least twenty-five feet (25') from all property lines.

B. In any residential or business district there shall be no permanent storage of heavy construction or maintenance equipment (such as excavating, road building, or hauling equipment).

10-3-12: PUBLIC UTILITY STATIONS; EXCHANGES; ESSENTIAL SERVICES: Electrical substations, gas regulator stations or telephone exchange facilities in any residential district shall be subject to the following regulations:

A. No public office or repair facilities shall be maintained in connection with substations or exchanges.

B. The building housing any such facility shall be designed and constructed to conform to the general character of the neighborhood.

C. The area on which the facility is located shall be landscaped and maintained in conformance with the general character of the surrounding area.

D. Where all facilities and equipment are entirely within a completely enclosed building, the minimum lot may be as follows: Lot width shall not be less than the total width of the building plus the total of the minimum required side yards, lot depth shall not be less than the depth of the building plus the minimum required front yard plus two foot (2') minimum rear yard.

E. Where facilities or equipment are located outside the completely enclosed building, no such facilities or equipment shall be located closer than fifteen feet (15') to any side or rear lot line.

F. If transformers are exposed, there shall be provided an enclosing fence or wall, at least six feet (6') in height, and adequate to shield view and noise of the same from the outside view the handling of materials on the premises. However, shielding will not be required which will restrict air movement necessary for equipment cooling.

10-3-13: SCHOOLS, PRIVATE AND PAROCHIAL: In any district where private or parochial schools are permitted, the following additional requirements shall be met:

A. For each one hundred (100) students or fraction thereof, the site, shall contain one and twenty-five hundredths (1.25) acres of land.

B. Each principal building shall be located at least twenty-five feet (25') from all property lines.

10-3-14: DRIVE-IN THEATERS: In any district where drive-in theaters are permitted, the establishment of such theaters shall be subject to the following requirements:

A. Projection screens and parking areas shall not be closer than fifty feet (50') from any street right-of-way line and not closer than one hundred feet (100') from any residential district boundary.

B. The projection surface of motion picture screens shall not be visible from any major traffic street.

C. Loudspeakers shall be limited to the individual type which are designed to be heard by the occupants of one car only.

D. Entrances and exits shall connect only to major arterial or collector streets and shall be designed so as not unduly to interfere with or unnecessarily impede traffic flow.

E. Entrance waiting space for cars shall be provided to accommodate not less than five percent (

5%) of the theater's parking capacity.

10-3-15: NURSING HOMES: In any district where nursing homes are permitted, the following requirements shall be met:

A. The minimum site for any nursing home shall be two (2) acres, provided that for a nursing home containing more than forty (40) beds, the minimum site area shall be the greater of: two (2) acres, or the number of acres determined by the following formula:

$$\frac{(\text{Number of Beds}) \times (\% \text{ of Total Floor Area at Ground Level})}{2000} = \text{Site Size of Acres}$$

B. All principal buildings shall be located at least twenty-five feet (25') from all lot lines.

C. The site shall have a least length and/or width dimension of two hundred feet (200').

10-3-16: NURSERY SCHOOLS: In any district where nursery schools are permitted, the following additional requirements shall be met: (Ord. 776; 5-12-71)

A. For each child, at least fifty (50) square feet of floor space shall be provided in addition to that provided for sleeping purposes. (Ord. 827; 6-4-74)

B. For each child, at least one hundred (100) square feet of outdoor, enclosed (fenced) play area shall be provided.

10-3-17: PLANT NURSERIES AND GREENHOUSES: In any district where tree and plant nurseries and greenhouses are permitted, the establishment of such uses shall be subject to the following requirements:

A. No fertilizer, compost, manure or other odor or dust producing substance shall be stored within fifty feet (50') of any property line.

B. Greenhouse heating plants shall be in an enclosed building and shall not be less than fifty feet (50') from any property line.

C. Along any side or rear lot line, there shall be provided and maintained a planting or other appropriate screen of such size and density as to provide visual screening from adjacent residential properties.

10-3-18: HOSPITALS AND SANITARIUMS: In any district where hospitals and sanitariums are permitted, the following additional requirements shall be met:

The minimum site for any hospital or sanitarium shall be five (5) acres, provided that for a hospital or sanitarium containing more than fifty (50) beds, the minimum site shall be the greater of: five (5) acres, or the number of acres determined by the following formula:

$$\frac{(\text{Number of Beds}) \times (\% \text{ of Total Floor Area at Ground Level})}{500} = \text{Site Size in Acres}$$

B. All principal buildings shall be located at least twenty-five feet (25') from all lot lines.

C. The site shall have a least length and/or width dimension of two hundred feet (200'). (Ord. 776; 5-12-71)