



**Village of Elburn
Building & Zoning**

112 N. Main Street
Elburn, IL 60119
(630) 365-5061
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General Requirements for Construction Signs:

Inspections Required:

1. Final

It is the responsibility of the homeowner/contractor to arrange to have all underground utilities located prior to any digging. Please contact J.U.L.I.E. (Joint Utility Location Information for Excavators) @ (800) 892-0123.

Construction signs shall be allowed in all zoning districts for the purpose of identifying the construction of individual buildings or projects as follows:

1. Construction signs shall not be erected any earlier than four (4) months prior to the actual commencement of construction.
2. All construction signs shall be confined to the construction site.
3. All construction signs shall be removed within ten (10) days of completion of construction and, in all cases, prior to the issuance of an occupancy permit, unless otherwise approved by the Zoning Enforcement Officer.
4. Upon removal of the construction sign, advertisement of the sale, lease or rent of the property may be achieved through the use of a real estate sign, in accordance with Section 1.5 B(1) or 1.5 E(7) of the Sign Ordinance.
5. **All signs** shall be free of obscenities, which are statements, words, suggestions, or pictures of an indecent or immoral character, such as will offend public morals or decency. The content of construction signs shall be limited to **only the following**:
 - A. Project, including name and/or logo
 - B. Builder or developer, architect, engineer and contractor
 - C. Lending institution
 - D. Opening date
 - E. Type of unit(s) being offered including the price as well as financing and amenities (if applicable)
 - F. Leasing agent

No more than one (1) construction sign shall be allowed per street frontage per project, unless otherwise approved by the Village Board, after review and recommendation by the Planning Commission at a public meeting.

Construction signs may be double-sided. The maximum size of any construction sign shall not exceed:

1. Sixteen (16) square feet per sign face installed on individual zoning lots
2. Sixty-four (64) square feet per sign face installed for planned developments or subdivisions of three (3) or more acres in area.

The height of construction signs shall not exceed:

1. Four feet (4'), when installed on individual zoning lots.
2. Ten feet (10'), when installed for planned developments or subdivisions of three (3) or more acres.

Construction signs shall be set back not less than:

1. Fifteen feet (15') from any property line.
2. Fifteen feet (15') from the back of curb of an adjacent access drive.
3. Twenty feet (20') from the back of the curb of an adjacent public street.

Construction signs ***shall not*** be illuminated.

All signs shall be erected or maintained in such a manner as to maintain free and clear vision of motorists.

No sign shall be permitted which distracts the attention of the driver of a vehicle by reason of the position, shape or color thereof.