

**VILLAGE OF GLENCOE**

**ORDINANCE NO. 2009-12-3245**

**AN ORDINANCE AMENDING SECTION 5-105 OF THE  
GLENCOE ZONING CODE RELATING TO REAL ESTATE SIGNS**

**WHEREAS**, Section 5-105 of the Glencoe Zoning Code regulates signs in all districts of the Village; and

**WHEREAS**, the regulation of signs is essential to supporting the objectives of the Zoning Code and the Comprehensive Plan, to preserve and enhance the appearance and safety of the Village, and to protect the property values of Glencoe; and

**WHEREAS**, all signs within the Village should be compatible with existing land uses and/or buildings with regard to size, location, color, construction, materials, and the time and manner of display; and

**WHEREAS**, the Village also wishes to guarantee the First Amendment rights of those who wish to express themselves through the use of signs containing specific messages; and

**WHEREAS**, the Village Board referred to the Zoning Commission proposed amendments to the Village's sign regulations of the Glencoe Zoning Code regarding real estate signs; and

**WHEREAS**, pursuant to notice duly published in the *Glencoe News*, the Zoning Commission of the Village of Glencoe did on May 4, 2009 commence a public hearing on possible modifications to the Glencoe Zoning Code regarding real estate signs, which public hearing concluded on May 4, 2009; and

**WHEREAS**, based on the evidence presented at that public hearing, the Zoning Commission recommended approval of various amendments to the sign regulations of the Zoning Code regarding real estate signs; and

**WHEREAS**, having considered the recommendations of the Zoning Commission, the President and Board of Trustees have determined that the best interests of the Village and its residents will be served by amending the Village's sign regulations as hereinafter set forth;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Glencoe, County of Cook, State of Illinois, as follows:

**SECTION ONE:**      **Recitals.** The foregoing recitals are by this reference made a part of this Ordinance as if fully set forth in this Section.

**SECTION TWO:**      **Amendments to Section 5-105 of the Glencoe Zoning Code.**  
Section 5-105, entitled "Signs," of Article 5, entitled "Regulations of General Applicability," of the Glencoe Zoning Code, shall be and is hereby amended in the following respects:

(a) Subparagraph t, entitled "Real Estate Sign," of Paragraph 1, entitled "Functional Types," of Subsection 5-105D, entitled "Classification of Signs," is hereby amended in its entirety so that Subparagraph 5-105D1(t) hereafter will be and read as follows:

t.      Real Estate Sign. A sign limited to information pertaining to the sale or lease of the premises on which the sign is located, which may include the name, address, and contact information of the real estate broker or leasing agent and information concerning events occurring on the premises relating to such sale or lease.

(b) Paragraph 15, entitled "Real Estate Signs," of Subsection 5-105F, entitled "Signs Permitted in Any District Without Certificate of Zoning Compliance or Fee," is hereby amended in its entirety so that Subparagraph 5-105F15 hereafter will be and read as follows:

15.      Real Estate Signs. Such signs shall be limited to one non-illuminated wall or ground sign per zoning lot frontage, shall be no more than ~~five~~ six feet in height, and may include up to two attachments neither of which may exceed 24 inches by six inches in size. A real estate sign, including all attachments, shall not exceed the following signage areas:

- a.      R-A, R-B, and R-C Districts: no more than six square feet per zoning lot.
- b.      R-D, B-1, and B-2 Districts: no more than 12 square feet per zoning lot.

Every such sign shall be removed promptly, but in no event later than ~~within~~ seven days following the closing on the sale of the property or the execution of a ~~sales contract or rental lease~~ of for the property or, for multi-unit developments or structures, within 14 days following the date upon which such development or structure is 90 percent sold or leased. The name, address, and telephone number of the person responsible for such removal shall be clearly marked on the sign. Real estate "sold by" signs shall not be permitted pursuant to this Paragraph.

**SECTION THREE: Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, publication in pamphlet form, and posting in the manner provided by law.

PASSED THIS 21<sup>st</sup> DAY OF MAY 2009.

AYES: Cowans, Debb, Melamed, Shubart and Solomon (5)

NAYS: None (0)

ABSENT: Keefe (1)

ABSTAIN: None (0)

APPROVED THIS 21<sup>st</sup> DAY OF MAY 2009.

/s/ Scott M. Feldman  
Village President

ATTEST:

/s/ David A. Clark  
Deputy Village Clerk

Published in pamphlet form this 21<sup>st</sup> day of May 2009.

/s/ David A. Clark  
Deputy Village Clerk

Posted this 21<sup>st</sup> day of May 2009.

/s/ David A. Clark  
Deputy Village Clerk

Approved as to form.

/s/ Victor Filippini  
Village Attorney