

VILLAGE OF GLENCOE

RESOLUTION NO. R-02-2009

**A RESOLUTION REFERRING THE ZONING COMMISSION
TO REVIEW REAL ESTATE SIGN REGULATIONS**

WHEREAS, the Village's Zoning Code establishes specific Purposes for regulations dealing with the display of signs in the Village of Glencoe; and

WHEREAS, the Village's Zoning Code, Section 5-105 specifies that the regulation of **signs** by this **Code** is intended to promote and protect the public health, safety, and welfare by reducing the depreciation of property values caused by **signs** that are incompatible with surrounding land uses; by creating a more attractive economic and business climate within the **business districts** of the **Village**; by enhancing and protecting the physical appearance of all areas of the **Village**; by protecting **signs** from obstruction by other **signs**; and by reducing the distractions, obstructions, and hazards to pedestrian and auto traffic caused by the indiscriminate placement and use of **signs**; and

WHEREAS, a review and enforcement of the Zoning Code provisions related to the display of real estate signs has led to inquiries from local realtors regarding the application of these provisions; noting that height restrictions are inconsistent with industry standards for height, that requirements related to removal of signing are too restrictive and inconsistent with marketing standards for the community, in conflict with Zoning Code Section 5-105 (F); to wit:

Real Estate Signs. Such **signs** shall be limited to one non-illuminated **wall or ground sign** per **zoning lot street frontage**, shall be no more than five feet in **height**, and 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 within seven days following the execution of a sales contract or rental lease of 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, and

WHEREAS, the public interest may be advanced by amending the Zoning Code to accommodate a practical application of the display of real estate signs, consistent with industry and community standards and not adverse to the goals of the Zoning Code of the Village, and;

WHEREAS, the Village Board of Trustees believes that such amendments to the Zoning Code merit additional review and therefore warrant a public hearing and recommendation for possible amendment by the Glencoe Zoning Commission;

NOW, THEREFORE, BE IT RESOLVED 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 incorporated in, and made a part of, this Resolution by this reference as findings of the Village Board of Trustees of the Village of Glencoe.

SECTION TWO: REFERRAL TO ZONING COMMISSION. The President and Board of Trustees hereby authorize and direct the Zoning Commission to conduct a public hearing and thereafter to make a recommendation on possible amendments to the Zoning Code related to the display of riders above the primary real estate signs and time for removal of signs.

SECTION THREE: ACTION TIMETABLE. The Zoning Commission shall conduct the public hearing on possible amendments to the Zoning Code related to the display of real estate signs at its earliest opportunity and shall deliver its recommendation to the Village Board expeditiously, but in no event later than June 5, 2009.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS 19th DAY OF MARCH 2009.

AYES: Feldman, Melamed, Shubart, and Solomon (4)

NAYS: Cowans (1)

ABSENT: Debb and Keefe (2)

APPROVED THIS 19th DAY OF MARCH 2009.

/s/ Scott M. Feldman

Village President

ATTEST:

/s/ David A. Clark

Deputy Village Clerk