Item #1B:

Report Of The PCZBA Meeting – October 4, 2016:

Amendments To Sign Regulations Re: Real Estate Signs

10/06/16

Village of Long Grove Illinois

MEMORANDUM

TO:	Village of Long Grove Planning Commission & Zoning Board of Appeals
FROM:	JAMES M. HOGUE, Village Planner
DATE:	September 29, 2016
RE:	Public Hearing – Modification to Title 5, Chapter 5, Section 5-9-5 "Signs"

PUBLIC HEARING – Consideration of a request for amendment (s) to the Village Code for the Village of Long Grove, and specifically Title 5, Chapter 9, Section 5-9-5 "Signs" of the zoning regulations, including without modification to the regulations regarding signage in the Village of Long Grove, Illinois.

BACKGROUND

On May 4th 2016 staff was made aware of illegal "Small Real Estate" signs placed on properties at 111, 302/308 Old McHenry Road and 404, 405 and 440 Robert Parker Coffin Road. The properties in question are zoned under the B-1 Historic District regulations under the jurisdiction of the Village of Long Grove.

This request is being made by the Village Board in response to the aforementioned signage posted in the B-1 District. The issue of signage was last considered with the comprehensive update to the Village Zoning Code in 2007 and minor amendments to the B-1 District signage in 2011 (attached).

CURRENT VILLAGE REGULATIONS

An excerpt of Section 5-9-5 "Signs" of the Village Zoning Code, dealing with the B-1 District is attached for consideration by the PCZBA. These regulations reflect the changes made as part of the 2011 update to the zoning sign regulations. No other modification to the sign regulations has been considered since that time.

"For Sale" signs are considered "small real estate signs" and do not require a permit if in conformance with the criteria listed below;

(F) Signs That Do Not Require A Permit: The following permanent and temporary signs may be erected and maintained in any district, unless otherwise provided, without obtaining a sign permit, subject to the following limitations:

1. Small Real Estate Signs: Two (2) temporary real estate signs, which shall include "Open House" signs, shall be permitted per lot or per principal structure. The maximum size for each real estate sign shall not exceed six (6) square feet, and no such sign shall be illuminated. No real estate sign shall project beyond the lot line into the public right of way or onto private property that is not owned by the

party installing or owning the sign. All such signs shall be removed within forty eight (48) hours of the closing or lease or sale of the lot.

Such signage erected outside these parameters is considered illegal signage and subject to enforcement processes and procedures.

OTHER COMMUNITY REGULATIONS

Also attached are "For Sale" sign regulations for the communities of Kildeer, Lake Forest, Hawthorne Woods, and Barrington.

In general these regulations are more or less consistent in that;

- Subject to specific criteria these signs are permit and review exempt;
- Signs must be removed for the property after a specified time period after closing;
- Signs shall be non-illuminated;
- Signs must be out of the public right-of-way.

These regulations tend to differ on the size and number of such signs permitted in the community.

CONCLUSIONS

The current "for sale" sign regulations adopted by the village are very much consistent with similar regulations in nearby communities. Research by staff has found that the "For Sale" sign regulations have remained more or less consistent since adopted with the first Village Zoning code in 1957.

These regulations were modified in the 2007 update to the zoning code but more for clarity than content however. In general these regulations have performed well over the years until the incident which occurred earlier this year.

In dealing with signage the PCZBA may consider such things as number of signs, sign placement, sign materials, size of signs and/or other physical aspects of such signage. Copy, or the message on the sign, is one area which is "hands off" in terms of regulation due to 1st Amendment Rights. Counsel should be consulted regarding sign regulation to ensure the legality of such regulation.

If modification is considered, staff suggests perhaps not allowing such signage to be placed on buildings which is part of the concern with signage posted in the downtown. Another consideration would be to "standardize" the type of "for sale" sign permissible in the "B-1" District. This action may have cost implications to realtors and others in that "custom" sign (as opposed to a "standard small real estate sign") would need to be created for what is essentially a temporary sign.

PCZBA ACTION

It is anticipated that the public hearing on the 4th of October will be and information gathering session. Input from the meeting will be used to put together a draft ordinance for consideration by the PCZBA. The public hearing on the 4th should be continued to a specific date, time and place to allow public comment and PCZBA discussion of the proposed ordinance amendment at a later date.

Should you have any questions or concerns feel free to contact me at (847) 634-9440.

LONG GROVE – B-1 District Signage Regulations

E) Historic Business District Signs: Signs within the B1 historic business district must comply with the regulations of general applicability as set forth throughout this section, except as specifically set forth in this subsection (E). Signs within this area should reflect the historic and eclectic character of the historic business district and be integrated with the landscaping and architecture to the greatest extent possible. The following regulations apply to signs within the B1 historic business district:

1. Open Signs: A business may display one illuminated open sign, provided that such illuminated "Open" sign: a) is no more than one square foot in area, b) includes lighted white letters on an unlit background, c) does not exceed an illumination level of eight hundred forty (840) lumens, and d) otherwise complies with those provisions of subsection (D)1 of this section that are not inconsistent with this subsection (E)1, except that the approval of the architectural commission shall not be required. A business may not display a lighted open sign at times when the business is not open to the public for normal business.

2. Neon Illumination: Neon illumination of signs is only permitted: a) if neon is used as part of an "Open" sign that meets the requirements of subsection (E)1 of this section, or b) upon application and approval of a variation from the requirements of this code pursuant to subsection5-11-15(E)1(c) of this title. For purposes of a request for a variation for neon sign illumination, a practical difficulty or particular hardship may be found to exist when the neon illumination of signs would be traditionally appropriate for the nature of the business and if such proposed sign is appropriate to the architectural style or era of construction of the business.

3. Maintenance: If signs are not properly maintained they must be removed or replaced. Proper maintenance includes: a) repairing of any damage caused by weather or other impact, b) ensuring signs do not pose a hazard, or provide misleading information, to pedestrians or motorists, c) repairing cracks, fading, or general deterioration.

4. Materials: Signs should be constructed of high quality, long lasting and natural building materials, which may include painted wood, metal, or stone, but may not include particle board, plastic, or highly reflective metallic material unless expressly approved by the architectural commission.

5. Awnings: Businesses having awnings may include the business's name as copy along the lower edge or fringe of an awning, but any awning displaying such copy shall be considered a wall or canopy sign as allowed by subsection (E)7 of this section and included in the maximum sign area calculation for that location.

6. Flags: Flags, in good condition and totaling not more than fifteen (15) square feet per zoning lot or per principal structure, may be displayed.

7. Number: The limit of signs per business establishment is one ground sign, one nameplate sign, and one wall sign or one canopy sign. Such signs, singularly or in combination, shall not exceed the maximum permitted sign area.

8. Total Size: Except as otherwise authorized by variation pursuant to subsection 5-11-15(E)1(c) of this title, the cumulative total square footage for all signs shall not exceed the following:

MAXIMUM SIGN AREA PERMITTED IN THE
B1 BUSINESS ZONING DISTRICT
(In Square Feet)

Total Area Of Business In Square Feet	B1 Setback (building and all signs) less than 50' from nearest edge of pavement of main roadway unless otherwise approved by architectural commission	B1 Setback (building and all signs) at least 50' from nearest edge of pavement of main roadway
1 - 1,000	12	16
1,001 - 3,000	20	26
3,001 - 5,000	30	38
5,001 or greater	30	38

Except as otherwise provided, square footage, for the purpose of this subsection (E), shall be calculated based on single sign face of any double faced sign.

9. Temporary Banner Signs: The village planner may authorize temporary banner signs that conform with subsection (G)2(i) of this section for a period not exceeding sixty (60) days for signs that relate to the business, service, pursuit, or event conducted on or within the premises on which the sign is displayed.

10. Sandwich Board Signs: The village planner may authorize one sandwich board sign, with cumulative total of all sign faces not exceeding twelve (12) square feet in addition to the total number and square footage of signs otherwise authorized, if requested as part of a business's annual business license application. The authorization to display a sandwich board sign must be renewed annually with the business license and include site plan identifying the general placement of the sign as well as a scaled drawing (or "proof") identifying the dimensions, materials and copy of the sign. Sandwich board signs may not obstruct pedestrian or vehicular ingress or egress, and must be placed inside the structure when the business authorized to display such sign is closed to the public. Such signage shall be nonilluminated and may not adversely impact the health, safety, and welfare of the general public. Sandwich board signs may not be located on, or otherwise obstruct, pedestrian walkways, parking lots, and streets and be adjacent to the destination they are intended to serve but may not be displayed in the right of way. For purposes of this subsection (E), a "sandwich board sign" shall be a portable and temporary A-frame sign that is designed to be self-supporting by nature, which sign may have two (2) sign faces and should be simple, unique and constructed of high quality materials that complement the landscaping and architecture of the B1 district.

11. Setbacks: Unless otherwise specified, setbacks shall be subject to the review and approval of the architectural commission.

KILDEER

-20-19: EXEMPTIONS:

The provisions and regulations of this Chapter shall not apply to the following signs; provided, however, said signs shall be subject to the provisions of unsafe and unlawful signs.

A. Restrictions In Residential Districts: No signs may be installed or erected within residential districts with the exception of the following:

A single sign for the purpose of advertising the sale of property may be installed within a residential district, provided that the sign conforms to all of the following criteria:

1. No sign may be illuminated or electrically operated, nor may any sign consist of any moving parts.
2. No sign shall exceed the dimensions of four (4) square feet.
3. All signs installed in residential districts in accordance with this Section shall be limited to on-site advertising purposes only.
4. All signs situated within a residential district pursuant to the provisions of this Section shall be removed no later than ten (10) days subsequent to the completion of the purpose of the sign; to wit: the signing of a purchase contract.
5. All signs shall be of wood and/or metal construction.
6. All signs shall have a total height no greater than four feet (4') as measured from the top of the sign to ground level.
7. No sign shall be situated closer than thirty five feet (35') to the side zoning lot line, and shall not be located within the Village right of way.

B. Plaques or tablets, denoting names of buildings and date of erection or names of buildings or dates cut into any masonry surface (commonly known as cornerstone).

C. Decorations displayed in connection with civic, patriotic, or religious holidays for a period not to exceed thirty (30) days.

D. Flags, emblems, notices and signs of an official court, public office, or governmental unit displayed for noncommercial purposes.

E. Traditional holiday lighting schemes.

HAMPTON WAYS

9-12-5: EXEMPT SIGNS:

The following signs are permitted for the following uses and purposes without a permit; provided, that all conditions and restrictions of this Section and of Section 9-12-4 of this Chapter, are satisfied:

A. Address identification signs and nameplates, subject to the following:

1. The total sign area shall not exceed one square foot.
2. The sign shall include only the address and name of the occupant or business establishment.
3. The sign must be flat against the building.
4. The sign shall not be internally illuminated or include external lights as a specific part of the sign.

B. For sale, for rent and garage sale signs, subject to the following:

1. There shall be not more than one such sign per zoning lot, except that on a corner lot two (2) signs, one facing each street, shall be permitted.
2. No single sign face shall exceed six (6) square feet.
3. Not more than two (2) sign faces are permitted per sign.
4. No ground sign shall be located higher than seven feet (7') above established grade.
5. No sign shall project beyond the property line.
6. No sign shall be internally illuminated or include external lights as a specific part of the sign.
7. For sale and for rent signs shall be removed within seven (7) days after the sale or lease has been accomplished. Labels or messages indicating that the property has been sold or leased are permitted; however, the total for sale or for rent sign and sold or leased designation shall be removed within seven (7) days after the sold or leased designation has been added.
8. Garage sale signs may be displayed only on the day of the garage sale.

C. Traffic And Parking Signs: Traffic and parking signs, subject to the following:

1. Signs designating parking area entrances or exits are limited to one sign for each exit or entrance and one sign indicating conditions of use.
2. No single sign face shall exceed six (6) square feet.

4.19 TEMPORARY SIGNS NOT SUBJECT TO A PERMIT

A permit shall not be required for the following temporary signs, unless illuminated, when erected or displayed as set forth below and in accordance with all other requirements of the zoning district in which they are located. This category of sign includes, but is not limited to, new development signs, new construction signs, political signs, and real estate signs. All signs that are illuminated shall require a permit.

TABLE 4.19-A: TEMPORARY SIGNS NOT SUBJECT TO A PERMIT

DISTRICT	All Zoning Districts		
	NUMBER OF SIGNS	**MAXIMUM SIGN AREA**	**MAXIMUM SIGN HEIGHT**
NUMBER OF SIGNS, SIZE AND HEIGHT	Parcels less than one (1) acre: • One (1) sign per street frontage. • No more than two (2) signs per zoning lot. • No zoning lot shall display more than 32 sqft. of signage regardless of the number of street frontages. • Except these limitations shall not apply to political signs	16 sqft.	6 ft.
	Parcels between one (1) and two (2) acres: • One (1) sign per street frontage. • No more than two (2) signs per zoning lot. • No zoning lot shall display more than 64 sqft. of signage regardless of the number of street frontages. • Except these limitations shall not apply to political signs	32 sqft.	8 ft.
	Parcels more than two (2) acres: • One (1) sign per street frontage. • No more than two (2) signs per zoning lot. • No zoning lot shall display more than 100 sqft. of signage regardless of the number of street frontages. • Except these limitations shall not apply to political signs	50 sqft.	10 ft.
LOCATION SETBACK	• Signs that relate to a specific location shall be posted only on the private property which is the subject of the sign. • Such signs shall be set back at least 25 feet from the edge of pavement of any adjacent street. Where the principal structure is less than 25 feet from the edge of the adjacent street, signs shall be set as close to the structure as possible, with no more than 5 feet between the sign and the structure, but only on private property. • Such signs cannot be placed on public rights- of-way. • Such signs cannot be placed on any property without the consent of the current owner of record of such property.		
DISPLAY PERIOD	In order to avoid unnecessary interference with vehicular traffic, signs shall be removed within 48 hours after the conclusion of any event advertised or referred to in such signage, and removal of new development, and construction signs shall be required after the occupancy of 75% total floor space or units except that this restriction shall not be applicable to the display of political campaign signs on residential property as and to the extent provided by 65 ILCS 5/11-13-1/		
OTHER	• Notwithstanding anything contained in this Chapter to the contrary, real estate signs may be installed in a vacant panel on a freestanding sign, provided the proposed sign panel meets all other applicable zoning regulations. • Illumination of temporary signs is not permitted.		

LAKE FOREST

RESIDENCE DISTRICT SIGNS

§ 153.40 SIGNS ANNOUNCING THE SALE OR LEASE OF LAND.

No signs shall be installed or permitted on properties located in the residence zoning districts except in accordance with the following provisions and §§ 153.41 through 153.43.

(A) *Real estate signs.*

(1) One real estate sign, not exceeding two square feet in area per side and four feet in height to the highest part of the sign or post, announcing the sale or lease of a property, shall be permitted on the private property, but not on the public right-of-way.

(2) (a) A maximum of two open house signs may be placed in the public right-of-way no more frequently than two days a week and for a period of time not to exceed six hours per day.

(b) The open house signs shall conform to the size requirements of real estate signs as set forth in division (A)(1) above and may be placed on the parkway of the public right-of-way:

1. Abutting the private property to which the open house sign relates;

2. At an intersection of the street on which the private property is located with another street; and/or

3. Of the closest major intersection to the private property.

(c) In no event shall any open house sign be located in a manner or location that obstructs views of motorists using the rights-of-way.

(3) Prior to the installation of a sign(s) permitted in divisions (A)(1) and (A)(2) above, each real estate firm that operates within the city shall have its general sign program, including all signs intended for display, reviewed and approved by the Building Review Board as to color, lettering, size, general design and appearance.

(4) When a property is offered for sale by the owner of said property, the sign used to announce that said property is for sale, shall conform to the provisions of divisions (A)(1) and (A)(2) above.

(5) When a new home and property are offered for sale by a contractor who is not already referenced on a subdivision tract sign, an individual sign may be used to announce that said home and/or property are for sale. Said sign shall conform to the provisions of divisions (A)(1) and (A)(2) above and may be used for a maximum of one year.

(6) A real estate sign must be removed within 48 hours of the closing of the premises sale or during any leasehold of the premises, other than 90 days before a current lease is about to expire.

(B) *Tract signs.*

(1) In tracts of land containing more than 20 acres, one tract sign not exceeding 32 square feet in total surface area and six feet in height shall be permitted, subject to approval by the Building Review Board as to color, lettering, size, general design and appearance.

(2) Further, no such sign may be installed within 50 feet of the front property line. Said sign shall be removed within 24 months after the installation or 30 days after completion of sales, whichever is sooner.

(3) During the period of time when said sign is in place no individual real estate sign(s) shall be permitted on any of the lots or portion of the land within the subdivision or tract, except that an individual home owner may advertise the resale of any individual home or lot.

(4) However, if there is more than one developer or owner of lots within a subdivision, said tract sign may be amended with approval by the Building Review Board, to provide additional information related to multiple ownership. If the Board denies the right to amend the existing sign, it may recommend that a second sign be erected in the interior of the subdivision to provide for such information. Said sign shall adhere to all of the requirements of tract signs as to size, height, color, location and period of installation, as listed above.

(Prior Code, Ch. 36, § 1, Art. IV, A) (Ord. 93-64, passed 10-4-1993; Ord. 95-19, passed 6-5-1995; Ord. 07-01, passed 1-2-2007; Ord. 2008-05, passed 1-22-2008)

§ 153.41 NONRESIDENTIAL LAND USES.

One sign not exceeding 12 square feet in total surface area shall be permitted, subject to approval by Building Review Board, on the premises of all nonresidential land uses which are permitted by special use permit in accordance with § 159.045(L) of the Zoning Code. However, in the case where the land use involves a campus type setting or more than one building, the Building Review Board may approve signs as are deemed necessary to provide adequate direction and/or information throughout the property.

(Prior Code, Ch. 36, § 1, Art. IV, B) (Ord. 93-64, passed 10-4-1993)

VILLAGE OF LONG GROVE, ILLINOIS NOTICE OF A PUBLIC HEARING FOR CONSIDERATION OF AMENDMENT(S) TO THE VILLAGE CODE FOR THE VILLAGE OF LONG GROVE AND SPECIFICALLY, TITLE 5, CHAPTER 9, SECTION 5-9-5; "SIGNS" OF THE ZONING REGULATIONS WITHIN THE VILLAGE OF LONG GROVE, ILLINOIS

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, October 4, 2016 at 7:00 p.m., a public hearing will be held at the special meeting of the Plan Commission & Zoning Board Appeals of the Village of Long Grove, Lake County, Illinois, at the Long Grove Village Hall, 3110 RFD, Long Grove, Illinois 60047 (unless otherwise posted), in connection with a proposal for amendment(s) to the Village Code for the Village of Long Grove, and specifically Title 5, Chapter 9, Section 5-9-5 "Signs"of the Zoning Regulations, including without limitation modifications to the regulations regarding signage in the Village of Long Grove, Illinois. Persons attending the hearing shall have the opportunity to provide written and oral comments and questions concerning the proposed amendments.

The Plan Commission & Zoning Board of Appeals reserve the rights to continue the hearing to a later date and time should that become necessary.

James M. Hogue
Village Planner
Village of Long Grove

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Daily Herald

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I further certify that the 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 7150, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published September 16, 2016 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

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