Item #4:
Referral To PCZBA Text Amendment(s)
Historic Downtown B-1 Sign Regulations

Village of Long Grove Illinois

MEMORANDUM

To: David Lothspeich, Village Manager

From: James M. Hogue, Village Planner

Date: June 28, 2016

RE: "For Sale Signs"

BACKGROUND

Per the Village Sign Regulations "For Sale Signs" are defined and permitted as follows;

REAL ESTATE SIGN: A business sign temporarily placed upon a lot for the purpose of either selling, leasing or renting that particular lot.

(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.

"For Sale" signs, in conformance with these regulations, are allowed as a matter of right without any permitting or review. Violations are handled on a complaint basis and become an enforcement issue.

CURRENT SITUATION

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.

Inspection of the signage by staff identified signs measuring 2' x 4' (8 square feet) which exceeded the 6 square foot maximum permissible per the Village Code as noted above.

Additionally there were three (3) signs posted on the 404 Robert Parker Coffin Road property which exceeded the maximum number of permissible signs on any principal structure.

Staff contacted the property with instructions to remove the illegal signage immediately. The property owner, upon receiving notification from the Village, chose to bring the signage into compliance with the aforementioned regulations. Re-inspection by staff confirmed that the number and size of the signage was brought into compliance with the Village Code as it relates to "For Sale" signs.

As such, this signage is now legal and may remain as long as the parameters of the Village Code are met. As a side note, while illegal signage violations occur relatively frequently, violations regard "For Sale" signs are relatively infrequent and are typically resolved quickly by either removal or having the signs brought into compliance with the Village Code.

Lake County, Illinois

LakeCounty
Geographic Information System

Lake County
Department of Information Technology
18 N County St
Waukegan IL 60085
(847) 377-2373

Map Printed on 6/28/2016

N

Tax Parcels

Trails

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.