

90-O-11

AN ORDINANCE

**Amending Certain Portions of Title 4, Chapter 12
of the Evanston City Code, "Sign Regulations"**

NOW BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
EVANSTON, COOK COUNTY, ILLINOIS, THAT:

SECTION 1: Subsection (M) of Section 4-12-6 of the Evanston City Code of 1979, as amended ("City Code"), "Exempt Signs," is hereby further amended to read as follows:

- (M) Management Signs:** Signs not exceeding two feet (2') wide by three feet (3') high that indicate the real estate management agent for a premises and the agent's contact information. Management signs may display the words "For Rent" in letters no more than three inches (3") in height.

SECTION 2: Section 4-12-10 of the City Code, "Permitted Sign Types," is hereby further amended by the enactment of a new Subsection (M) thereof, "Blade Signs," to read as follows:

(M) Blade Signs:

1. **Position:** Blade signs shall be project from and be perpendicular to a building's façade, and the top of any such sign shall not be more than fifteen feet, six inches (15'6") above grade at the building.
2. **Area:** Blade signs shall not measure more than two feet (2') wide nor more than three feet (3') high.
3. **Clearance:** The bottom of any blade sign shall be at least seven feet, six inches (7'6") above grade at the building.
4. **Illumination:** Blade signs shall not be illuminated.
5. **Number:** There shall be no more than one (1) blade sign per business.

SECTION 3: Subsection 4-12-16-(E)-1-e of the City Code, "Hearing Notice," is hereby further amended to read as follows:

- e. The sign shall be posted not less than seven (7) days before the hearing to which it refers. It shall be removed within five (5) days after the final decision of the Sign Review and Appeals Board on the petition.

SECTION 4: Subsection 4-12-15-(B) of the City Code is hereby further amended to read as follows:

(B) Jurisdiction: The Board is hereby vested with the following jurisdiction and authority:

1. **Appeals:** The Board shall hear all appeals from any order, requirement, decision, determination, or interpretation of the Administrative Officer acting within the authority vested from this Chapter and make written findings and decisions for the disposition of such appeals.
2. **Variations:** The Board shall hear all petitions for variations from the provisions of this Chapter, make written findings, and approve, modify, approve with conditions or deny such petitions for variations.
3. **Unified Business Centers:** The Board shall hear all requests for the establishment or amendment of comprehensive sign plans for unified business centers, make written findings, and approve, modify, approve with conditions or deny such requests.

SECTION 5: Section 4-12-19 of the City Code, "Special Sign Districts," is hereby deleted in its entirety, with all subsequent Sections of Title 4, Chapter 12, re-numbered accordingly.

SECTION 6: The definition of "Comprehensive Sign Plan" included in Subsection 4-12-3-(C) of the City Code, "Definitions," is hereby further amended to read as follows: "A set of criteria and a format approved by the Sign Review and Appeals Board for all signs to be located on the premises of a Unified Business Center."

SECTION 7: Subsection 4-12-17-(E) of the City Code is hereby further amended to read as follows:

(E) **Standards:** Variations may be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by this Chapter. No variation shall be granted unless the Board makes findings of fact with regards to each of the following standards:

1. **Hardship:** The proposed variation will alleviate some demonstrable and unusual hardship that arises due to factors including, but not limited to, location, site configuration, and/or building configuration.
2. **Reasonable Return:** The proposed variation will contribute to a reasonable return from the business advertised.
3. **Not Harm Public Welfare:** The proposed variation will not be materially detrimental to the public welfare.
4. **Consistent with Intent:** The proposed variation promotes the purpose of the Sign Regulations set forth in Section 2 of this Chapter.

SECTION 8: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 9: If any provision of this ordinance or application thereof to any person or circumstance is held unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this ordinance that can be given effect without the invalid application or provision, and each invalid application of this ordinance is severable.

SECTION 10: The findings and recitals contained herein are declared to be prima facie evidence of the law of the City and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 11: This ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Introduced: October 24, 2011

Approved:

Adopted: November 14, 2011

November 16, 2011

Elizabeth B. Tisdahl
Elizabeth B. Tisdahl, Mayor

Attest:

Approved as to form:

Rodney Greene
Rodney Greene, City Clerk

W. Grant Farrar
W. Grant Farrar, Corporation Counsel