



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**January 7, 2016 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the December 17, 2015 Regular Meeting

Item #1: PUBLIC HEARING

CONSIDER AMENDING THE VILLAGE ZONING ORDINANCE FOR THE PURPOSE MAKING CERTAIN CHANGES TO THE VILLAGE SIGN REGULATIONS AND ESTABLISHING A RICH TOWNSHIP ENTERTAINMENT DISTRICT. THE AMENDMENT PROPOSED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

AMENDMENTS TO SECTION IX. (SIGN REGULATIONS) to address inconsistencies and administrative difficulties with the current sign regulations:

1. Section IX. B. 2. (APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED): Minor revisions supplementing submittal requirements.
2. Section IX.C.11.k. (GENERAL PROVISIONS): Removes regulations for Institutional signs from the 'Exemption' section and incorporates them under the regulations for "Non-residential and Institutional uses" in "Residential Zoning Districts" (Section IX.D.2.a.& b.).
3. Section IX.D.1.a. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations): Reorganizes development standards for signs by categorizing regulations per zoning district and redefines the methodology for calculating sign area.
4. Section IX.D.1.b (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, WALL SIGNS): Provides general regulations for wall signs in all zoning districts including limiting wall signs to only two (2) rows of text; defines background color of a sign as part of the sign area; and clarifies location criteria for single and multi-tenant business wall signs.
5. Section IX.D.1.c. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, FREESTANDING SIGNS): Provides general regulations for freestanding signs in all zoning districts including the prohibition of advertising on sign bases; clarifies the allowable sign area for freestanding signs and setback requirements; establishes a maximum sign height and method of measuring sign height; and requires individual panels in a freestanding sign to be consistent in color, method of illumination, material and design.
6. Section IX.D.2a.& b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Residential Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, and R-7)): Prohibits wall signs for residential uses or home occupations in residential districts; provides for freestanding signs at the entrance of a residential subdivision, residential community or project; and clarifies regulations for non-residential and institutional uses.
7. Section IX.D.3a&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-1, B-2, B-3, & B-5)): Clarifies the allowable area for freestanding signs; proposes a maximum lettering and sign height for wall signs; and provides for additional freestanding signs if the business has significant road frontage.

8. Section IX.D.4.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-4)), Section IX.D.5.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Office & Restricted Industrial (ORI)), and Section IX.D.6.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Manufacturing (M-1)): Provides a maximum letter and sign height; and clarifies regulations for wall signs versus freestanding signs.
 9. Section IX.F. (Prohibited Signs): Expands prohibited signs to include vehicle signs (when parked in a manner to function as additional advertising); door signs; and off-premise signs.
 10. Section IX.I. (Electronic Message Centers and Signs): Amends existing regulations to include limitations on the brightness levels, dimming requirements, audio, and the timing of electronic display.
 11. Section IX.I. (Sign Regulations for Special Areas and Particular Uses): Creates a new section to address special considerations such as I-80 Corridor and Automobile Service Stations.
 12. Definitions: Adds definitions for Area, Freestanding Sign; Area, Wall Sign; Box Sign, Building Frontage; Door Signs; Height, Freestanding Sign; Height, Wall Sign; Roof Sign; Sign, Electronic Message; Sign, Tri-vision;
- A. **AMENDMENTS TO SECTION V.D (OVERLAY DISTRICT REGULATIONS)** to create a new overlay district called the “Rich Township Entertainment District” containing new use requirements and specific sign regulations within a new Section V.D.3.
1. Section V.D.3.A. RICH TOWNSHIP ENTERTAINMENT OVERLAY DISTRICT: Creates a new overlay district that is applicable to the commercially used and zoned properties (non-residential and non-industrial properties) within Rich Township. The overlay district would apply a new set of commercial principal, special, and prohibited uses that are oriented toward the creation of tourism-based, entertainment district.
 2. Section V.D.3.B RICH TOWNSHIP ENTERTAINMENT OVERLAY DISTRICT: Allows the re-use of a non-conforming free-standing sign, located along the I-80 corridor, to be expanded in size and also changed to a static district-wide identification sign and a dynamic variable electronic message sign used to exclusively to promote the businesses and events within the Rich Township Entertainment District, Village-sponsored events, and emergency notices.

Good of the Order

Adjourn Meeting

ORDER OF PUBLIC HEARING

- A. Opening of Public Hearing
- B. Swearing in Petitioner, Objectors, and Interested Persons
- C. Confirmation of notices being published and mailed in accordance with State law and Village Code/Zoning Ordinance requirements
- D. Petitioner Presentation
 - i. Cross Examination
 - ii. Questions by Public Body
- E. Objectors Presentation(s)
 - i. Cross Examination
 - ii. Questions by Public Body
- F. Interested Persons Presentation(s)
 - i. Cross Examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- G. Petitioner Rebuttal (if any)
- H. Village Staff Presentation
 - i. Cross Examination
 - ii. Questions by Public Body
 - iii. Rebuttal
- I. Final questions by Public Body
- J. Closing remarks by Petitioner, Objectors, Interested Persons, and Village Staff
- K. Close or continuation of Public Hearing

PUBLIC HEARING REMINDERS

- All public hearings of a Public Body are meetings as defined by the Illinois Open Meetings Act (5 ILCS 120/1 et seq.).
- Prior to the commencement of the public hearing, the Chair will determine whether there are any Objectors or other Interested Persons and if an attorney represents any Objector, group of Objectors or Interested Persons.
- All individuals desiring to participate in the public hearing process shall sign in/register with Village staff prior to the public hearing.
- All individuals desiring to participate in the public hearing process must participate in a swearing of an oath.
- The Chair may impose reasonable limitations on evidence or testimony presented by persons and parties, such as barring repetitious, irrelevant or immaterial testimony.
- The Chair may take such actions as are required to maintain an orderly and civil hearing.



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

DECEMBER 17, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on December 17, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Gina Miller
Mark Moylan
Art Pierce
Bill Reidy
Tim Stanton
Rita Walker, Chairman

Absent Plan Commissioner(s):

Jeff Ficaro
Tom Mahoney
Bob McClellan

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Walker called to order the regular meeting of the Plan Commission for December 17, 2015 at 7:30 p.m.

APPROVAL OF MINUTES

Minutes of the December 3, 2015 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER PIERCE to approve the Minutes as presented. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 17, 2015 MEETING

RE: ORDINANCE AMENDING THE VILLAGE ZONING ORDINANCE SECTION IX (SIGN REGULATIONS) AND SECTION II (DEFINITIONS) TO UPDATE THE VILLAGE SIGN REGULATIONS RELATED TO WALL AND MONUMENT SIGNAGE AND SECTON V.D (OVERLAY DISTRICT REGULATIONS) TO ESTABLISH A RICH TOWNSHIP ENTERTAINMENT DISTRICT OVERLAY DISTRICT

Consider a text amendment to the Village Zoning Ordinance, particularly Section IX (Sign Regulations), Section II (Definitions), and Section V.D (Overlay District Regulations). These text amendments would update and improve signage regulations for wall and monument signs within the Village and would also establish a new Rich Township Entertainment Overlay District with unique use and signage regulations.

Present were the following:

Plan Commissioners:

Gina Miller
Mark Moylan
Art Pierce
Bill Reidy
Tim Stanton
Rita Walker, Chairman

Absent Plan Commissioner(s):

Jeff Ficaro
Tom Mahoney
Bob McClellan

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner
Debra Kotas, Commission Secretary

In an effort to make the current sign regulations less complex and easier to read, PAULA WALLRICH, Deputy Planning Director, presented amendments to the existing Ordinance. She noted that while quite a bit of changes are proposed, most is simply better organization of the information. She added that the proposed amendments provide better clarification and address any inconsistencies with the Ordinance.

MS. WALLRICH reported at the December 3, 2015 Plan Commission workshop, the following areas were identified as needing to be addressed:

1. Improve readability of the Sign Regulations;
2. Clarify maximum sign face areas for each type of signage;
3. Change methodology for calculating sign face area;
4. Create clear setback and line-of-site requirements for ground signs;
5. Create clear maximum letter height requirements for wall signs;
6. Update electronic message requirements.

MS. WALLRICH reported one of the problems is when a freestanding sign becomes obsolete. She explained as a tenant goes out of business, their respective sign panel is turned around. The regulations will ensure that there needs to be clear panels that are consistent in background color with the others on the sign. In an effort to discourage box signs, she showed how the sign face area will need to be measured to the frame of back lit box sign. She stated if a larger sign is desired, it would require channel lit letters. She reported the current Ordinance had no way to determine what is the area of a freestanding sign. She explained industry standard is just to examine the sign panel.

With regards to Wall Signs, MS. WALLRICH stated that these signs are determined on the basis of linear footage of building or tenant frontage. For better clarification in the Ordinance, she explained the new calculation for a wall sign will be based on frontage of a ROW or along the principal point of access/front door. She added a wall sign cannot extend above face of building. As a result of issues arising from the recently approved Planet Fitness, she explained background color will now be included in the sign area calculations. She added that no more than two (2) lines of text will be permitted on a wall sign.

Not addressed in current Ordinance is where to place the wall sign. MS. WALLRICH reviewed location requirements. She explained a single-tenant building with only one (1) business, the sign will need to be centered over the door, and multi-tenant spaces with varying sizes will use the same center line.

MS. WALLRICH proceeded to discuss Freestanding Signs. In an effort to achieve architectural compatibility between a freestanding sign and the building, additional criteria has been added to the existing Ordinance for determining what is architecturally compatible by using the four (4) new following guidelines:

1. similar materials and color;
2. harmony and design;
3. similar architectural features; and,
4. cannot block any architectural components of the building.

Using photographs, MS. WALLRICH showed how the base of a freestanding sign must be fully enclosed with no pole or post being visible. While the existing Ordinance requires landscape around a sign, she reported that this has now been quantified as 2 square feet (sf) per 1 sf of area, with a minimum of 20 sf of landscape and maximum of 200 sf. She added that no advertising will be permitted on the base of freestanding sign.

MS. WALLRICH reported that the existing Ordinance did not explain how to measure the height of a freestanding sign. While the current Ordinance states no greater than ten feet (10'), she explained that it is not clear how that 10' is measured. She clarified that the height is to be measured from the average natural grade to the top of the sign.

In an effort to regulate and improve the appearance of panel signs, MS. WALLRICH reported that multi-panels signs must be consistent in color, method of illumination, material and design with back panels being the same. In an effort to eliminate non-conforming signs in the Village, she explained that no new tenant signage will be allowed on an existing non-conforming sign until that sign is brought into conformity.

MS. WALLRICH reviewed changes to the Ordinance by Zoning Districts. She explained the sign requirements are now arranged in a table format by each zoning district. She proceeded to review a table for Residential Zoning Districts noting that wall signs are prohibited in residential areas, however, freestanding signs are allowed limited at one (1) per entrance with a maximum of two (2), an allowable area of 5 sf, with no maximum letter height, and a maximum sign height of five feet (5'). She showed non-residential uses within the Residential Zoning Districts, including churches or schools, are allowed 1 wall sign per frontage with a maximum of 2 wall signs, 1 sf per 1 linear foot of frontage to a maximum of sixty (60) sf, letter height of 36" and a maximum sign height of 84". She explained freestanding signs requirements will remain the same at 1 per ROW with a maximum of 2 freestanding signs, 16 sf, in allowable area, and a maximum height of 6'.

MS. WALLRICH then reviewed a table regarding wall signs for all Business Zoning Districts, except B-4. She stated the changes involved the size of the building when determining wall sign regulations. She highlighted the following:

- buildings <10,000 sf are allowed a maximum letter height 30" and maximum sign height of 78"
- buildings 10,001-25,000 sf are allowed a maximum letter height of 36" and maximum sign height of 84"
- buildings 25,001-80,000 sf are allowed a maximum letter height of 48" and maximum sign height of 84"
- buildings 80,000+ sf are allowed a maximum letter height of 96' and maximum sign height of 96"

MS. WALLRICH reported that freestanding signs were confusing in the Ordinance relative to their square footage. Recognizing that some commercial centers in the Village have very long frontages with several entrances, she explained Staff found that it made sense to allow more than 1 sign, therefore, the following changes are proposed:

- <500 LF frontage 1 freestanding sign allowed
- >500 LF frontage 2 freestanding signs allowed, 300' apart
- >1,000 LF frontage 3 freestanding signs allowed, 300' apart

MS. WALLRICH also reported that sign face area was never addressed in the current Ordinance. Staff proposes 1 sf per 2.5 LF lot frontage with the following maximums:

- <350,000 square feet 40 sf
- 350,000-500,00 sf 100 sf
- >500,000 sf 125 sf

MS. WALLRICH then reviewed signage involving the B-4 Zoning District explaining this is the more restrictive office district, however, there are areas within B-4 having other uses. Regarding wall signs, she stated the current Ordinance standards remain the same with only a change to the lettering height, now proposed at a maximum of 30". She explained the current Ordinance did not designate between wall and freestanding signs in the District, therefore, the proposed amendment will clarify standards for freestanding signs at 1 per ROW frontage with a maximum of 2 signs, a maximum height of 10', and area calculated at 1 sf per 2.5 LF of frontage.

MS. WALLRICH then reviewed sign standards for the ORI District, noting the only proposed change is a maximum letter height of 36" for wall signs. She stated that freestanding sign regulations will remain the same except for how area is calculated and smaller maximum allowable areas as follows:

- <350,000 square feet 40 sf
- 350,000-500,00 sf 80 sf
- >500,000 sf 80 sf

MS. WALLRICH explained that wall sign regulations for the M-1 General Manufacturing District will remain the same except for a maximum lettering height of 36" and maximum sign height of 84". She stated that monument sign standards are similar to those in ORI, but must include the name of the commercial center and address.

MS. WALLRICH reported the addition of vehicle signs, door signs, and off-premise signs to the list of Prohibited Signage.

CHAIRMAN WALKER inquired how area business will be notified of these changes that may affect them. Staff reported that the Village's Code Enforcement Officer will visit any violating businesses to discuss the changes to the Ordinance.

MS. WALLRICH proceeded to address electronic message signs. She reported using industry standards in updating the following requirements for electronic message boards:

1. must be located on a monument sign;
2. amount of electronic messaging allowed increased from 20% to 50% of sign face area;
3. 8-second change intervals;
4. dimmer control;

5. no audio allowed;
6. no video, flashing lights or blinking lights allowed.

MS. WALLRICH reported that several new Definitions have also been added to the Ordinance that will assist with the understanding and administering of the sign regulations. She reviewed the definition regarding "Building Frontage", explaining a tenant with an entrance door and that also faces a public right of way will be allowed 2 signs where as a tenant in the same building have 1 entrance door and not facing a public right of way will be limited to 1 sign. She also referenced the definition for a "Roof Sign" that are not allowed.

In summary, AMY CONNOLLY, Planning Director, explained that most dimensional standards for signage did not change, however, the proposed amendments provide clarification of the existing Ordinance. She explained the intent was to examine what are the most difficult things that are encountered daily in administering the Sign Ordinance and to clarify these immediately.

In conclusion, MS. WALLRICH reported a public hearing regarding the proposed amendments to the Sign Ordinance is scheduled for January 7, 2016.

Prior to the public hearing, COMMISSIONER REIDY suggested information be made available to the Plan Commission including those ordinances from other area villages used by Staff in drafting the proposed amendments to the Sign Ordinance and what studies were referred to for research. MS. CONNOLLY reported that industry standards from the Federal Highway Administration were utilized, particularly when addressing electronic messaging.

COMMISSIONER REIDY also inquired if any studies were available that correlate signage to sales. MS. CONNOLLY stated she did not believe this information was relevant since the Ordinance is not changing the amount of signage in the Village but simply clarifying portions of the Ordinance.

MS. CONNOLLY reported within the same Ordinance, a public hearing will also address a Rich Township Entertainment Overlay District. She explained the reason they are related is when the possibility of creating this District was initially discussed, it had been suggested to re-use the existing non-conforming sign along I-80 that previously belonged to the First Midwest Amphitheater. She explained the sign has a large impact on tourism in the community and is currently not in use. Staff proposes to redeploy the sign as an economic incentive tool to advertise businesses within Rich Township, the township within the Village that has the highest taxes. She added that only those commercial businesses within the Rich Township Entertainment District would be allowed to advertise on the sign in the hopes of increasing tourism and build economic development. She added that the sign may also be used to advertise Village-sponsored events, traffic or weather notices.

MS. CONNOLLY reported the Rich Township Overlay District has particular boundaries and within the boundaries would be special uses, prohibited uses and principal permitted uses including restaurants, microbreweries, concert venues, event halls, golf courses, hotels/motels, commercial recreation, retail, wedding chapels, tourism-oriented businesses and wayfinding.

MS. CONNOLLY explained the existing sign would become an electronic sign that would conform to the same sign regulations within the Ordinance. She proceeded to compare the existing sign dimensions with the proposed sign dimensions that include an increase in sign height to 80', a larger sign face area with LED on the entire sign that will display 1 video advertisement at a time. She reported the sign will become a legal, non-conforming sign that will continue to be owned by the current property owner, adding they will be responsible for the expense of all sign face changes.

COMMISSIONER MOYLAN commented the sign would be a great way to promote the Convention Center, bring in more tax revenue, more tourism, and provide a general wayfinding benefit to the Village, however, both he and COMMISSIONER STANTON expressed concern with other Village businesses not being able to advertise on the sign.

MS. CONNOLLY again stressed the importance of limiting this to the Rich Township area that is not seeing the same growth as the rest of the Village. She added the sign will serve an economic development purpose and be an incentive to those businesses in the District paying the highest property taxes, create uses for that District and stimulate development within the District.

In conclusion, MS. CONNOLLY stated all updates to the Zoning Ordinance related to signage discussed tonight and the establishment of a Rich Township Entertainment Overlay District will be part of one (1) ordinance having a public hearing on January 7, 2016.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER PIERCE seconded by COMMISSIONER MOYLAN to adjourn the regular meeting of the Plan Commission of December 17, 2015 at 9:23 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



Memorandum

Planning Department

To: Village of Tinley Park Plan Commission

From: Amy Connolly, AICP, Planning Director
Paula J. Wallrich, AICP, Deputy Planning Director
Stephanie Kisler, Planner

Date: December 30, 2015

Re: Proposed Text Amendments: Sign Regulations & Rich Township Entertainment District

SIGN REGULATIONS

In an effort to address inconsistencies and administrative difficulties with the current sign regulations in the Village's Zoning Ordinance, Staff has prepared a Text Amendment to Section IX of the Zoning Ordinance – "Sign Regulations".

At the December 3, 2015 Plan Commission workshop, Staff identified the following areas that needed to be addressed with this proposed Text Amendment:

1. Clarify maximum sign face areas for each type of signage;
2. Regulate signage in a table by Zoning District;
3. Change sign face area measurement to boxes/geometry around the sign;
4. Update electronic message center requirements;
5. Create clear setback/line-of-sight requirements for ground signs; and
6. Create clear letter height requirements for wall signs.

These issues along with a few others have been addressed and are noted in the summary below. Staff referenced the Orland Park Sign Ordinance for some of the proposed amendments, particularly the freestanding signs, due to the adjacency of some of our major commercial corridors and signage. The Commission is encouraged to reference the attached proposed Text Amendment as they read this summary.

For the January 7 public hearing, Village staff has placed all the proposed text amendments into ordinance format and has submitted our draft for formal review by the Village Attorney. All changes requested by the Village Attorney have been made to the draft ordinance. Plan Commission members will note that a significant amount of graphics were added to this final draft in order to illustrate concepts and aid in understanding intent of the ordinance.

- A. Section IX. B. 2. (APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED): Minor revisions that supplement submittal requirements.
- B. Section IX.C.11.k. (GENERAL PROVISIONS): This section on Institutional signs has been moved from the 'Exemption' section and incorporated under the regulations for "Non-residential and Institutional uses in Residential Districts" (Section IX, subsection D) with the following revisions.

The current regulations are unclear as to the allowable area for wall signs versus freestanding signs. The proposed amendment clarifies this. In addition, the proposed amendment provides regulations



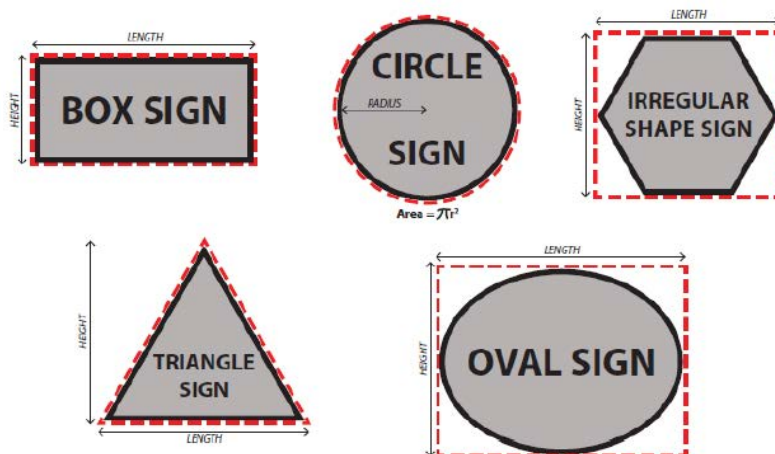
regarding text and overall sign height for wall signs which help to keep the sign in scale with the building. The existing ordinance states a maximum of “16 SF for each face for a total of 32 SF”. If this reflects a wall sign it is unclear as to whether this allows for more than one wall sign. A height maximum of 6’ is stipulated for a free standing sign. The proposed amendment clarifies that one wall sign is allowed per road frontage. Distinction is also made between allowable areas and heights for a wall sign and a free standing sign for non-residential and institutional uses (non-residential uses) in Residential Zoning Districts as indicated in the following table:

SIGNS IN R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS					
Land Use	Sign Type	# of Signs	Allowable Sign Face Area	Maximum Letter Height	Maximum Height
Residential	Wall Sign	<i>Prohibited</i>			
	Freestanding Sign	1 per entrance ¹ ; maximum of 2	5 SF	N/A	5’
Non-Residential & Institutional	Wall Sign	1 per building frontage; maximum of 2	½ SF per one (1) LF of building/tenant frontage; maximum of 60 SF per sign	36”	84”
	Freestanding Sign	1 per building/tenant frontage; maximum of 2	30 SF	N/A	6’

¹ Per entrance to residential subdivision, residential community, or project.

GFA= Gross Floor Area; SF= Square foot; LF= Linear foot

- C. Section IX.D.1.a. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations): This section has been reorganized. The proposed amendment categorizes the regulations by zoning districts. This makes the ordinance easier to administrate and more reader- friendly. This section also redefines the method of calculating sign area. The current ordinance calculates sign face area by adding the area of each letter of a wall sign. This is nearly impossible for staff to verify and is inconsistent with industry standards. The proposed amendment calculates the sign face area by drawing a continual line around the extremes of the sign, art, and background color and uses the area of the smallest geometric shape that encloses it. The diagram in the attached amendment illustrates this concept.



- D. Section IX.D.1.b (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, WALL SIGNS): This section lists general regulations for wall signs regardless of the zoning district. Some of these regulations already exist in the current ordinance, some of the proposed amendments include:
1. Including the background color of a sign as part of the sign face area;
 2. Limit the number of rows of lettering to two (2);
 3. Define location requirements for single and multi-tenant businesses; and
 4. Clarify the definition of a qualifying business that is allowed wall signage (must have its own secured entrance).
 5. Clarifying that wall signs are not allowed for residential uses, including home occupations.
- E. Section IX.D.1.c. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, FREESTANDING SIGNS): This section lists general regulations for freestanding signs regardless of the zoning district. Some of these regulations already exist in the current ordinance, some of the proposed amendments include:
1. Architectural and landscape guidelines for freestanding signs
 2. No advertising or lettering is permitted on the base of the sign except for address;
 3. Clarifies that total allowable sign area for a freestanding sign includes both sign faces if they cannot be seen at the same time;
 4. Clarifies how the sign height is measured (specifying average natural grade); and
 5. Requires individual panels in a freestanding sign to be consistent in color, method of illumination, material and design.
- F. Section IX.D.2 a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Residential Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, and R-7)): The existing ordinance allowed for home occupation signs and wall signs for residential uses. The amendment clarifies that wall signs are not permitted for residential uses or home occupations, but does allow for a freestanding sign at the entrance of a subdivision, residential community or housing project for a maximum of two (2) freestanding signs. Allowable sign area and height are defined. Regulations for non-residential and institutional uses are also proposed that were not clearly defined in the existing ordinance. These have now been placed in an easy to read table.
- G. Section IX.D.3a&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-1, B-2, B-3, & B-5)): The proposed amendment maintains the current ratio for allowable sign area of 1 SF per 1 LF of building frontage for wall signs not to exceed 120 s.f.. A maximum letter height and sign maximum height for wall signs were added, based upon Gross Floor Area of a building to keep sign in scale of the building (larger building = larger lettering/larger sign). Freestanding signs were changed to allow more freestanding signs if building lot frontages exceed 500 linear feet. This is to acknowledge that very large strip centers should have more than one freestanding sign. Sign face area for freestanding signs is now based upon gross floor area; the previous ordinance was silent on freestanding sign face area.
- H. Section IX.D.4.a&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-4)): This section deals with the B-4 district and acknowledges that signs in this district should reflect the less intensive uses of the district (office uses). As is currently stated in the sign regulations, the allowable sign face area is calculated by a smaller ratio (1/2 SF per 1 LF). The current ordinance is confusing however in distinguishing sign face area for wall signs versus freestanding signs. The proposed amendment clarifies this.
- I. Section IX.D.5. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Office & Restricted Industrial (ORI) and General Manufacturing Districts (M-1)): This section has now been combined for both ORI and M-1. The current ordinance delegates all review and approvals to the Plan Commission and Zoning Administrator without specific guidelines for size or height of signs. We have amended this to be consistent with signage in the Business Districts, but note that the industrial buildings tend to be very large and should be scaled appropriately. We have also provided guidelines for both wall signs and freestanding signs in these districts.



WALL SIGNS IN ORI & M-1 ZONING DISTRICTS			
# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
1 per building/ tenant frontage; maximum of 2 wall signs	One-half (1/2) SF per one (1) LF of building/ tenant frontage not to exceed 120 SF per sign.	36" (3')	84" (7')

GFA= Gross Floor Area
SF= Square foot
LF= Linear foot

- J. Section IX.F. (Prohibited Signs): Prohibited Signs has been expanded to include vehicle signs, , door signs with certain limitations and off premise signs.
- K. Section IX.I. (Electronic Message Centers and Signs): This section expands the existing regulations to include limitation on the brightness levels, dimming requirements, audio, and the timing of electronic display. Note that the previous ordinance measured electronic message centers as 20% of the total sign elevation. This ordinance measures electronic signs as 50% of allowable sign face area. We believe this will result in a more consistent electronic message center sign.
- L. Section IX.J. (Sign Regulations for Special Areas and Particular Uses): This section includes existing regulations for the I-80 corridor and Automobile Service Stations.
- M. Definitions: There are several new definitions that will assist with the understanding and administration of the sign regulations.

Rich Township Entertainment District

Last spring, the Village of Tinley Park hosted Roger Brooks, an international expert on tourism. Mr. Brooks provided a report to the Village based upon his experiences as a secret shopper tourist in the Village. Mr. Brooks reported that the Village was not providing enough signage and information to help tourist navigate in the community. He advised the Village to further develop its tourism resources.

Over the past several years, the Village has struggled with encouraging development in Rich Township, which is a Cook County Township that has one of the highest property tax rates for commercial development in the State. The Village has successfully leveraged some tourism-oriented Rich Township development (such as the Convention Center and the Hollywood Casino Amphitheater) through financial incentives to developers and on-going public services (tourism marketing, police services for high traffic events). However, the Roger Brooks visit has purred interest in further developing tourism resources, such as additional shopping areas, wayfinding signage, outlot development at the Convention Center, and building upon existing resources such as the Hollywood Casino Amphitheater, Odyssey Golf Range, and Odyssey Fun World.

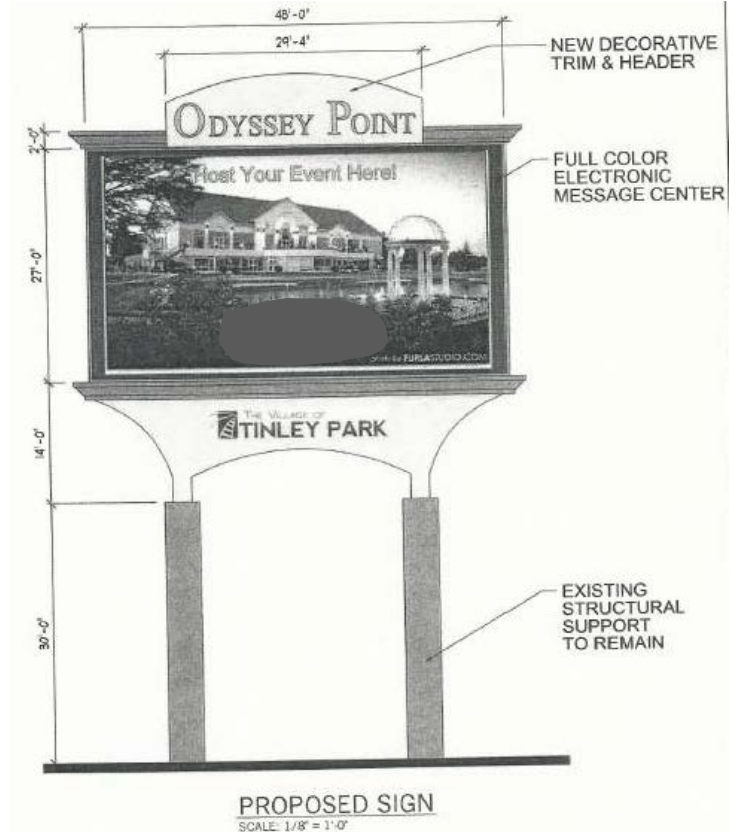
One idea that has gained some traction is the re-use of the existing sign along I-80 that previously belonged to the First Midwest Bank Amphitheater. It's a large, freestanding sign with a small electronic message board. The sign is currently not in use and is not illuminated. There has been discussion about whether or not the redeployment of this sign could help generate economic development and awareness about tourism resources. Additionally, we believe there could be some general wayfinding benefit to an I-80 sign.



Existing Sign



Proposed Sign



Existing Sign versus Rich Township Sign

	Sign Height	Sign Width	Sign Face Area
Existing Sign	70'	29'4"	750 s.f. (approx.) per side
Proposed Sign	80'+	48'	1300 s.f. per side (27' x 48')

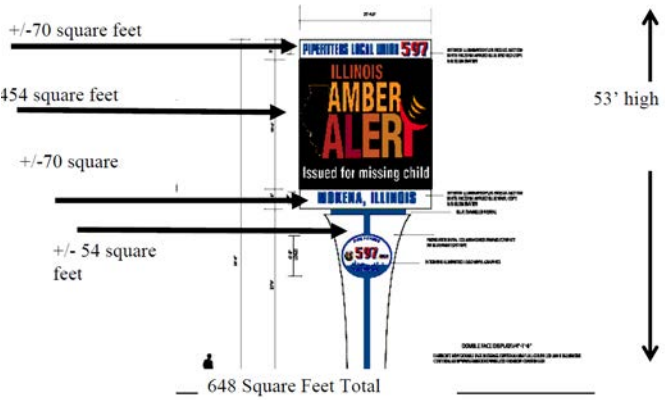
Since the Roger Brooks visit last May, the Village administration has had several discussions with the majority property owner within Rich Township (this property owner owns approximately 40% of the land within Rich Township, Tinley Park) related to a proposal for a hospitality sign along I-80, as a way to re-use the existing amphitheater sign. These discussions were related to methods for improving the viability of Rich Township property for redevelopment. The Village administration was amenable to the re-use of the sign as long as the sign benefitted only the Rich Township area. Planning staff was brought into the discussion in November relating to a specific proposal and is now able to share with the Plan Commission the "conceptual" proposal for the re-use of the existing sign, which you can see in the diagram at the right, above. (*Note that Odyssey Point is not necessarily the name of the District, just a conceptual idea*). The Rich Township overlay would allow the conceptual sign, but a sign permit would still be required before any sign could be erected/modified.

The Village contacted Mokena regarding the size of the Pipefitters Union sign along I-80, which is a prominent Interstate-oriented sign with a large electronic message component. According to Alan Zordan, Community Development Director at the Village of Mokena the Pipefitter's sign is 53 feet high and contains a total of 648 s.f. of sign face area per side. Mr. Zordan notes that this sign was approved as a special "one time only" waiver from code standards. He says that they have had a couple of complaints about glare on I-80 under certain weather conditions (rainy or foggy) due to the reflection of the sign on wet pavement. Mr. Zordan felt that the glare was significantly reduced by utilizing dark color backgrounds as opposed to white or bright yellow.



Staff notes that the Mokena Pipefitter’s sign is a useful comparison for understanding the size of the conceptual sign proposed. However, the intent of the proposed Rich Township Entertainment District sign is different than the intent of the Mokena Pipefitter’s sign. The District-wide sign is intended to promote and advertise for a hospitality/retail district of over 600 acres whereas the Pipefitter’s sign is to advertise for a particular business on one lot. It is because of this difference that staff can recommend considering a larger size for the Rich Township sign – we are proposing to promote a large area and a large sign could be appropriate. .

Mokena Pipefitter’s Union Sign



Planning Department is generally supportive of the idea of re-use of an existing sign, particularly if there are geographical restrictions on who may advertise on the sign and it must be required to be maintained. We feel that the sign would have greater impact and benefit if the sign were easily changeable.

In order to avoid this sign being used for general off-premise/billboard type advertising, we would recommend that only the businesses within the Rich Township Entertainment District be allowed to advertise on the sign (with the exception of Special Events held within the District and Village-sponsored events). We believe certain limitations would restrict the benefit to the Rich Township business that are most in need of assistance in promotion/marketing and would fit an economic development intent for the overlay district.

The goal of the overlay district would be to establish the district for tourism-oriented purposes and build-upon this overlay as we develop more tourism-oriented businesses and resources. We can also orient the permitted uses in this district to encourage certain businesses which contribute to tourism and discourage certain businesses that do not contribute to tourism.

As such, the Planning Staff and Village attorneys have draft a conceptual "Rich Township Entertainment Overlay District for your consideration. The District contains the following elements:

1. A schedule of permitted, special, and prohibited uses within the District. This list of modeled after the use list for Brookside Marketplace's PUD and focuses on the development of entertainment, tourism, and retail uses (and uses that are supportive of those tourism-oriented uses).
2. A new signage regulation that would permit one double-sided freestanding district-wide sign. This sign has the following restrictions:
 - a. Advertising is limited to Rich Township Entertainment Overlay District businesses only, as well as Village-sponsored events and special events (concerts) within the District or special safety announcements (weather, etc.):
 - b. The sign has certain specific height and sign face requirements;
 - c. The sign can be an dynamic electronic message system; and
 - d. There is no temporary signage allowed on this sign.
3. There are provisions in this overlay district for a Village-wide Wayfinding program focusing on tourism and visitors.

SUGGESTED MOTION

If the Plan Commission wishes to make a motion relating to the proposed text amendments, the following motion is in the proper form:

...make a motion to recommend that the Village Board approve an ordinance making certain text amendments to Section XI (Sign Regulations), Section II (Rules and Definitions), and Section V.D. (Rich Township Entertainment Overlay District) of the Tinley Park Zoning Ordinance, as presented at this meeting.

We further adopt findings of fact that support the adoption of these text amendments as presented in the staff report and any findings of fact as discussed by the Plan Commission at this public hearing.

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ORDINANCE NO. 2016-O-__

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XI (SIGN REGULATIONS), SECTION II (RULES AND DEFINITIONS), AND SECTION V.D.2 (RICH TOWNSHIP ENTERTAINMENT DISTRICT) OF THE TINLEY PARK ZONING ORDINANCE

WHEREAS, the Village of Tinley Park is a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and may exercise powers pertaining to its local governmental affairs; and

WHEREAS, staff has recommended several changes to the sign regulations and definitions to clarify certain inconsistencies in the regulations and facilitate the administration of this section of the Zoning Ordinance, and

WHEREAS, certain amendments to the Tinley Park Zoning Ordinance have been proposed and processed in accordance with the provisions of the Tinley Park Zoning Ordinance; and

WHEREAS, after due notice as required by law the Plan Commission of the Village has held a public hearing on said amendments and submitted its findings and recommendation that the proposed amendments be adopted, and this President and Board of Trustees has duly considered said findings and recommendations.

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendation of the Plan Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length.

Section 2: That this President and Board of Trustees, after considering the report and findings and recommendation of the Plan Commission and other matters properly before it, finds, in addition to the findings set forth in Section 1 hereof as follows:

- (a) That the purpose of the proposed text amendments is to clarify inconsistencies within Section II and Section IX of the Zoning Ordinance, facilitate administration of the regulations and provide guidance to improve the legibility and safety of signs erected in the Village of Tinley Park; and
- (b) That the proposed text amendments are designed to improve the aesthetics and scale of signage erected within the Village of Tinley Park; and

(c) That the proposed text amendments will contribute favorably to the economic development of the Village as a whole.

(d) That the proposed text amendments foster the intent and purpose of the Zoning Ordinance as set forth in Section I of the Zoning Ordinance and are in the best interests of the Village and its residents.

Section 3: That Section II (Definitions) is hereby amended by deleting the existing definitions for the following terms: Sign, Ground; Sign, Roof; and Sign, Surface Area.

Section 4: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance, subsection B. (Applicability of Sign Regulations and Permits Required), 2.(Permits Required), a. is hereby amended by adding certain terms (in **bold**) so that that sentence reads: “Name, address, **email address**, and telephone number of the applicant **and/or Management Company**.”

Section 5: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance, subsection B.2 (Applicability of Sign Regulations and Permits Required), 2.(Permits Required),c. is hereby amended by adding certain terms (in **bold**) so that that sentence reads: Position of the sign in relation to nearby buildings, structures, street’s grade, easements, and overhead utilities, **dimensioned on a Plat of Survey**.

Section 6: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance subsection B.(Applicability of Sign Regulations and Permits Required), 2.(Permits Required), e. is hereby amended by adding certain terms (in **bold**) so that that sentence reads: Sketch showing sign faces, exposed surfaces, and proposed message thereof accurately represented in scale as to size (with dimensions noted on plan), proportion, and color (**color elevations**).

Section 7: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance subsection B. (Applicability of Sign Regulations and Permits Required), 2.(Permits Required), f. is hereby amended by adding: “Indicate building/tenant frontage and Gross Floor Area (GFA) of building and/or tenant space.”.

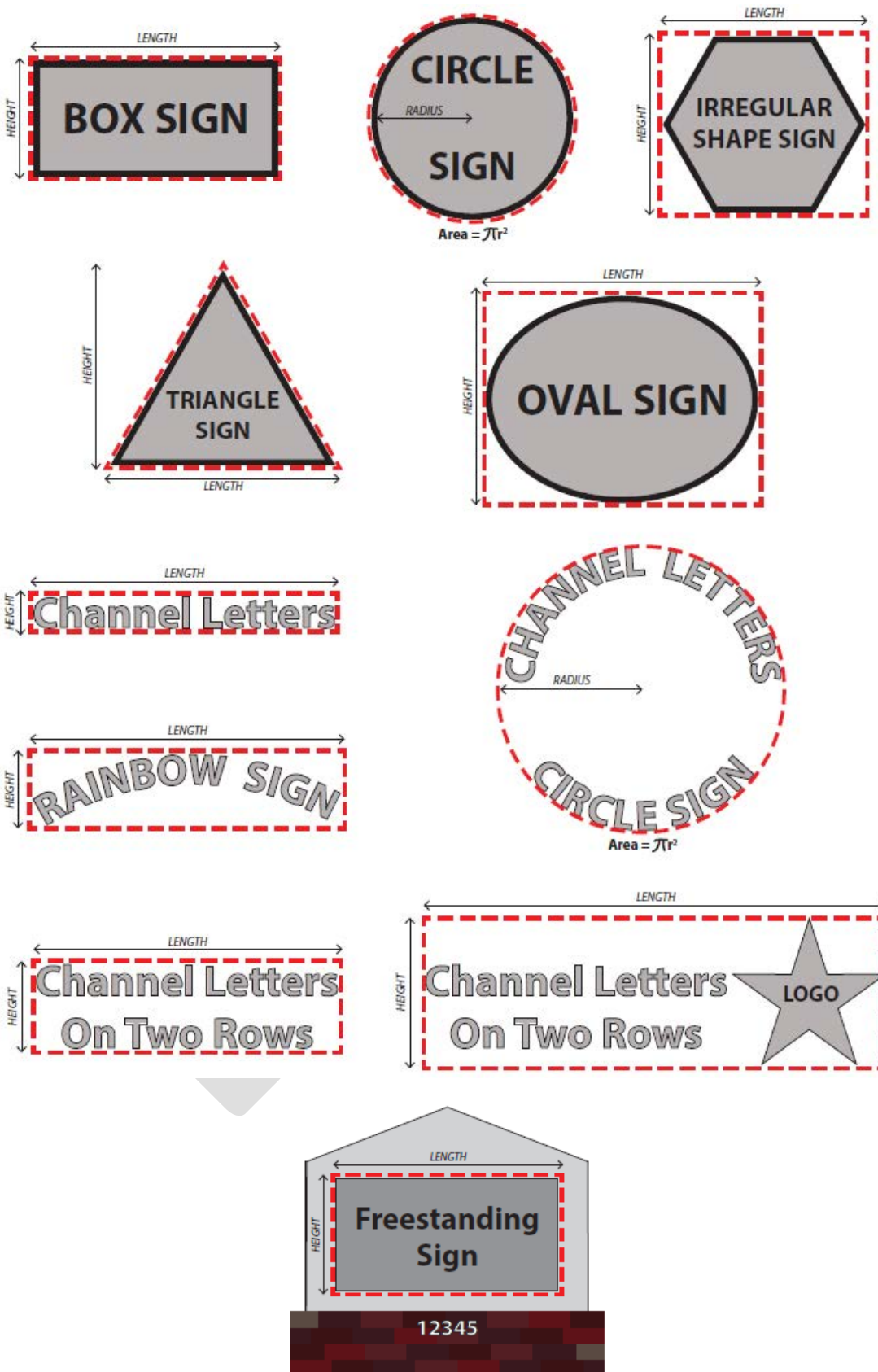
Section 8: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance subsection C. (General Provisions), subsection 10. (Removal of Obsolete Signs) is hereby amended by adding the following: “If the sign to be removed is located on a multi-panel freestanding sign, the panel must be completely replaced with a plain panel consistent in color to the existing panels.”.

Section 9: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance subsection C. (General Provisions), subsection 11. (Exemption) is hereby amended by deleting subsection k. (Institutional Signs);

Section 10: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance subsection D (Development Standards) is hereby amended by deleting in their entirety subsections 1 through 5; **thereof.**

Section 11: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance subsection D. (Development Standards) is hereby amended by adding:

1. **General Regulations:** These regulations apply to all signs except as provided in subsection **H** (Sign Regulations for Special Areas and Particular Uses).
 - a. **SIGN FACE AREA:** The area of a sign face shall be determined by calculating the area within a single continuous perimeter encompassing the entire advertising copy or art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation, or other figures, together with any other material, design or color forming an integral part of the display. The area within the single continuous perimeter shall be calculated by determining the area of the smallest measurable square, circle, rectangle, or triangle within the single continuous perimeter, including the frame, border, or other material, which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed.



b. WALL SIGNS

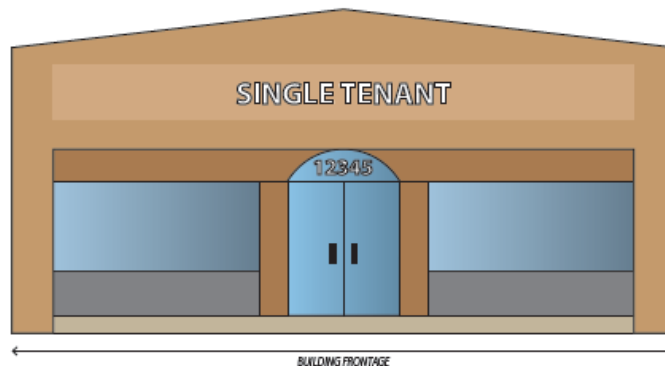
- i. Regulations for Wall Signs are determined by the linear frontage of the building or tenant space (tenant frontage limits) facing a public right-of-way. For uses in single tenant or multi-tenant buildings that do not face a public right-of-way, the allowable area for a wall sign shall be determined by the linear frontage of the building façade or tenant space which includes the primary entrance.



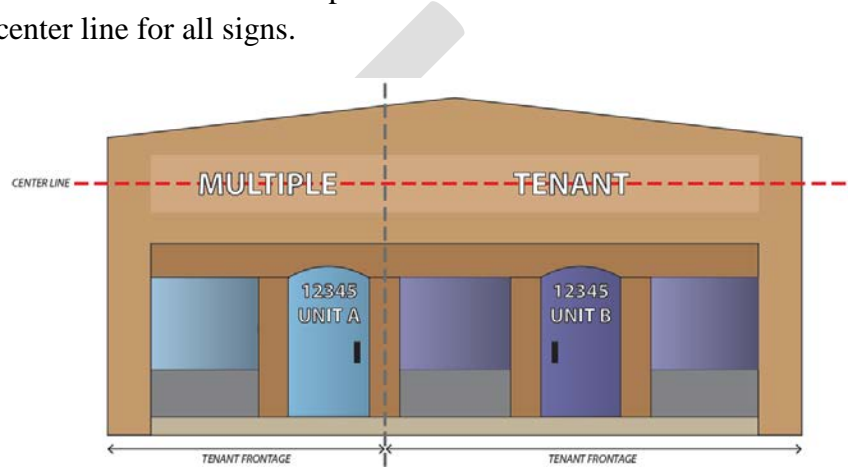
- ii. All wall signs shall be located on the same zoning lot as the use they identify.
- iii. No wall sign shall extend above the top line of the face of the building, nor shall any wall sign project into the public right-of-way, or extend more than twelve (12) inches from the face of the building.
- iv. Wall signs are not allowed for residential uses, including home occupations.
- v. Businesses located within another business, without having a distinct secured entrance, are not eligible for a wall sign.
- vi. When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be measured and shall constitute the sign area if such area is larger than the geometric forms encompassing the sign message.



- vii. No more than two lines of lettering shall be allowed on any wall sign.
- viii. Location Requirements for Wall Signs:
 1. Building with a Single Tenant: The location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.



2. Building with Multiple Tenants: The location of the sign should be centered within the tenant's frontage limits along the building frontage of the business. Effort shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building frontage, the tenant shall locate the sign as close to the center of the building frontage as possible. All wall signs for multi-tenant structures must be placed in accordance with an established center line for all signs.



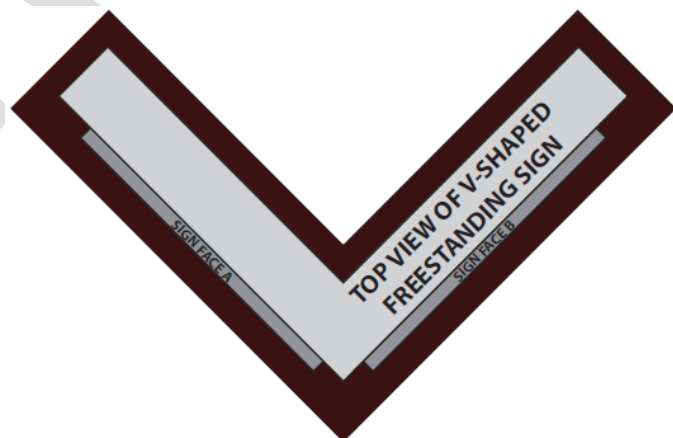
c. FREESTANDING SIGNS

- i. Any permanent freestanding sign constructed in any residential, business, office or industrial district shall be architecturally compatible with the building(s) it identifies. Such architectural compatibility shall be determined by the Plan Commission through the Site Plan Approval process for new construction. Architectural compatibility for permanent freestanding signs constructed by an existing business or use shall be determined by the Zoning Administrator through the permit approval process. The following architectural guidelines shall be considered in the review of freestanding signs:
1. Same or similar materials (color, scale, finish) to the materials used for the principal building;
 2. In harmony or consistent in design to the principal building;
 3. Similar architectural treatments as on the principal building; and
 4. Sign shall not block or obstruct architectural features of the principal building.

- ii. Structural supports for a freestanding sign shall be fully enclosed and be equal in width to the sign face or wider; structure supports shall not be exposed to view. The base of the freestanding sign shall be designed to be an architectural enhancement to the sign.
- iii. Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall include extensive landscaping around the base of the sign to screen the base of the sign from view from the adjoining street and adjoining properties. The total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet. The landscape area shall contain well-maintained living landscape materials.
- iv. No advertising or lettering of any type shall be permitted on such sign base except for the address.
- v. When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the total sign face area shall be the sign face area of one side of the sign. In all other circumstances, the sign face area of a freestanding sign shall be the total sign face area of all sign faces on the freestanding sign. Freestanding signs shall not project into, over or otherwise encroach upon a public right-of-way and must be located on private property (in appropriate easements, if necessary).

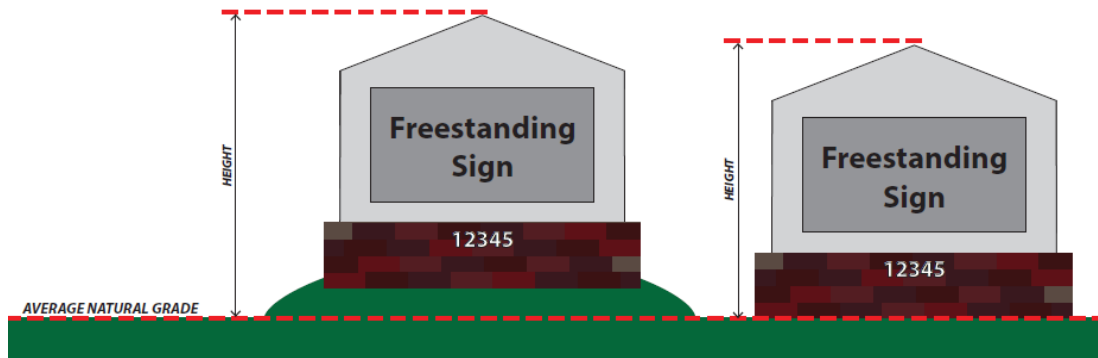


Total Sign Face Area = Sign Face A



Total Sign Face Area = Sign Face A + Sign Face B

- vi. The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground level to the top of the sign, including any decorative element, which may enclose the sign.



- vii. All sign panels advertising individual businesses within a freestanding sign must be consistent in color, method of illumination, material, and design.

2. Residential Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, & R-7)

Signs in residential districts shall be illuminated by non-flashing direct or indirect illumination from a source of artificial lighting customarily accessory to residential uses. Signs in multi-family district shall include only the name and address of the building or the management company. Wall and freestanding signs shall be allowed in the residential districts in accordance with the following table:

SIGNS IN R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS					
Land Use	Sign Type	# of Signs	Allowable Sign Face Area	Maximum Letter Height	Maximum Height
Residential	Wall Sign	<i>Prohibited</i>			
	Freestanding Sign	1 per entrance ¹ ; maximum of 2	5 SF	N/A	5'
Non-Residential & Institutional	Wall Sign	1 per building frontage; maximum of 2	½ SF per one (1) LF of building/tenant frontage; maximum of 60 SF per sign	36"	84"
	Freestanding Sign	1 per building/tenant frontage; maximum of 2	30 SF	N/A	6'

¹ Per entrance to residential subdivision, residential community, or project.

GFA= Gross Floor Area; SF= Square foot; LF= Linear foot

3. **Business Zoning Districts (B-1, B-2, B-3, & B-5)**

- a. **WALL SIGNS:** Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these. Wall signs shall be allowed in the business districts (B-1, B-2, B-3, & B-5) in accordance with the following table:

WALL SIGNS IN B-1, B-2, B-3, & B-5 ZONING DISTRICTS				
Gross Floor Area	# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
Up to 10,000 SF of GFA for business/tenant	1 per building/tenant frontage; maximum of 2 wall signs	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	30" (2.5')	78" (6.5')
10,001- 25,000SF of GFA for business/tenant	1 per building/tenant frontage; maximum of 2 wall signs	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	36" (3')	84" (7')
25,001-80,000 SF of GFA for business/tenant	1 per building/tenant frontage; maximum of 2 wall signs	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	48" (4')	84" (7')
Over 80,000 SF of GFA for business/tenant	1 per building/tenant frontage; maximum of 2 wall signs	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	96" (8')	96" (8')

GFA= Gross Floor Area

SF= Square foot

LF= Linear foot

b. **FREESTANDING SIGNS**

- i. **Buildings** shall be allowed one (1) freestanding sign per public frontage but with a maximum of two (2) freestanding signs, except those buildings with lot frontages greater than five hundred (500) linear feet may have two (2) freestanding signs on the frontage(s) that are greater than five hundred (500) linear feet. Buildings with lot frontages greater than one thousand (1,000) linear feet may have up to three (3) freestanding signs on the frontage(s) that are greater than one thousand (1,000) linear feet. In no case shall freestanding signs be located closer than three hundred (300) feet apart.
- ii. Freestanding signs are limited to ten (10) feet in height.

- iii. The allowable sign area for freestanding signs shall be one (1) SF per 2.5 LF of lot frontage, but determined in accordance with the following limitations:

Gross Floor Area	Maximum Allowable Sign Face Area
< 350,000 SF	60 SF
350,000-500,000 SF	100 SF
>500,000 SF	125 SF

4. **Business Zoning Districts (B-4)**

- a. **WALL SIGNS:** Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these. Wall signs shall be allowed in the B-4 districts in accordance with the following table:

WALL SIGNS IN B-4 ZONING DISTRICTS			
# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
1 per building/ W tenant frontage; maximum of 2 wall signs	One-half (1/2) SF per one (1) LF of building/ tenant frontage not to exceed 60 SF per sign.	30" (2.5')	78" (6.5')

GFA= Gross Floor Area

SF= Square foot

LF= Linear foot

b. **FREESTANDING SIGNS**

- i. **Buildings** shall be allowed one (1) freestanding sign per public frontage for a maximum of two (2) freestanding signs per building.
- ii. Freestanding signs are limited to ten (10) feet in height.
- iii. The allowable sign area for freestanding signs shall be one (1) SF per 2.5 LF of lot frontage, but determined in accordance with the following limitations:

Gross Floor Area	Maximum Allowable Sign Face Area
< 350,000 SF	40 SF
350,000-500,000 SF	100 SF
>500,000 SF	125 SF

5. **Office and Restricted Industrial (ORI) and General Manufacturing (M-1) Zoning Districts**

- a. WALL SIGNS: Wall signs shall be restricted to the business or trademarked name and/or logo. Wall signs shall be allowed in the ORI and M-1 Districts in accordance with the following table:

WALL SIGNS IN ORI & M-1 ZONING DISTRICTS			
# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
1 per building/ tenant frontage; maximum of 2 wall signs	One-half (1/2) SF per one (1) LF of building/ tenant frontage not to exceed 120 SF per sign.	36" (3')	84" (7')

GFA= Gross Floor Area

SF= Square foot

LF= Linear foot

b. FREESTANDING SIGNS

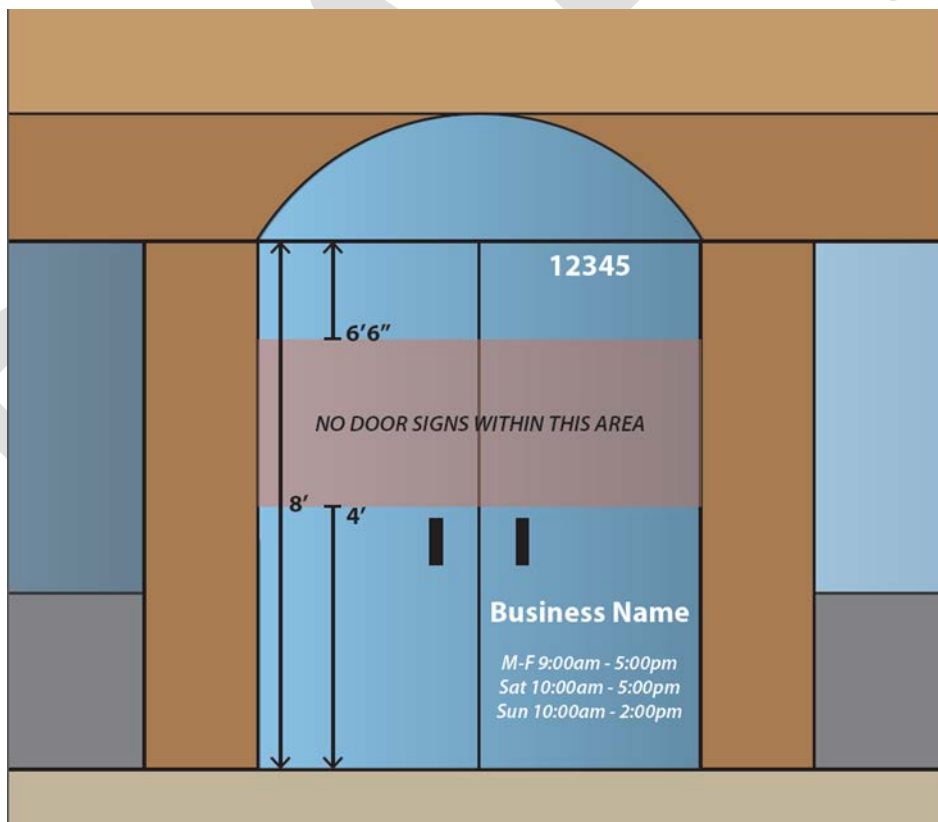
- i. **Buildings** shall be allowed one (1) freestanding sign per public frontage but with a maximum of two (2) freestanding signs per building.
- ii. Freestanding signs are limited to ten (10) feet in height.
- iii. The allowable sign area for freestanding signs shall be one (1) SF per 2.5 LF of lot frontage but determined in accordance with the following limitations:

Gross Floor Area	Maximum Allowable Sign Face Area
< 350,000 SF	60 SF
≥350,000 SF	80 SF
>4 Stories	80 SF

- iv. The name of the center/building and address must be included on the freestanding sign.

Section 11: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance subsection D. (Development Standards), subsection 6. (Prohibited Signs), is hereby amended by adding the following subsections:

- m. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property, or private property for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein, is used during business hours for deliveries or for an activity related to the subject business, except in no case shall said vehicle with vehicle signs, as defined herein, park in a public right-of-way, public property, or private property in close proximity to the subject business during non-business hours of the subject business.
- n. Door Signs, except individual letters affixed to the door of a business indicating the business name and business hours of operation only; letters must be of one consistent color, a maximum of four (4) inches in height and may only be affixed to the door at a height 4' and below, or at 6.5' and above. Logos are not permitted as part of a door sign. Addresses may be affixed on the door but at a height of 6.5' or above.



- o. Off-premise signs.

Section 12: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance subsection D. (Development Standards), subsection 9. (Electronic Message Centers and Signs), is hereby amended by changing the section title to: Electronic Message Centers (EMC) and Signs, and Dynamic Variable Electronic Message (DVEM), and amending portions of the section (in **bold**) so that the section reads as follows:

General Regulations: These regulations apply to all electronic message signs except as provided in Section I (Sign Regulations for Special Areas and Particular Uses).

- a. Electronic message centers shall be located on a freestanding sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure;
- b. Freestanding signs containing electronic message centers shall conform to all other regulations applicable to freestanding signs as regulated by the zoning district of the subject property;
- c. **Changes of images shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change nor shall the images and messages displayed on the dynamic display sign flash or blink. They must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least an eight (8) second interval before being reset or replaced with another message, content or image;**
- d. **Transition between messages must be a minimum of two (2) seconds;**
- e. The electronic message center portion of a freestanding sign shall comprise no more than **fifty (50) percent** of the total sign face area of the freestanding sign;
- f. **Electronic message signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:**
 - i. **All electronic message signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.**
 - ii. **Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the sign's face at its maximum brightness during daylight hours.**
 - iii. **Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the sign's face at its**

maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.

- iv. **Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.**
- v. **Electronic message signs must be equipped with a dimmer control and a photo cell which constantly keep track of ambient light conditions and adjust sign brightness accordingly.**
- g. **Audio speakers in association with such signs are prohibited.**
- h. **Any electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within 24 hours.**
- i. **Electronic message signs shall not display any type of animation, flashing text, or symbols, and other attention getting display styles;**
- j. **The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties; and**
- k. **Properties with freestanding signs containing electronic message centers shall not be permitted to have any other type of temporary signage, including but not limited to “For Sale”, “For Rent”, or “For Lease” signs.**
- l. **The Village of Tinley Park may request public service announcements related to community events to be displayed upon signs with electronic message centers. Additionally, the Village may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed upon signs with electronic message centers. Upon notification, the sign operators shall promptly display specific messages as provided by the Village.**

Section 13: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance is hereby amended by adding a subsection H. (Sign Regulations for Special Areas and Particular Uses) which reads as follows:

- 1. I-80 Corridor:** Properties that directly abut the right-of-way of Interstate 80 between the boundaries of 183rd Street, 191st Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park (the “I-80 Corridor”), will be allowed additional

wall signage over the maximum allowable wall signage in a particular zoning district. The amount of additional signage shall be limited to no more than four (4) percent of the building face area that most directly faces Interstate 80. Such signage shall be limited to wall signs only which shall be mounted on the building face directly facing I-80 only.

2. **Automobile Service Stations:** Each service station shall be allowed to display, in addition to signs permitted under Section IX of this ordinance, one double-faced gasoline rate sign not to exceed twenty (20) square feet in area. Said sign shall be attached to the main identification sign.

Section 14: That Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance is hereby amended by adding a subsection I (Definitions):

The following supplement definitions provided in Section II.

Area, Freestanding Sign Face: The area within a single continuous perimeter encompassing the entire advertising copy of art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display, however it shall not include any structural or framing element lying outside the limits of the sign face and not forming an integral part of the display.

Area, Wall Sign Face: The area within a single continuous perimeter encompassing the entire advertising copy of art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation, or other figures, together with any other material, design, or color forming an integral part of the display.

Box Sign: A translucent back-lit panel enclosed within a frame.

Building Frontage: The facade of the building that faces a public right-of-way, and/or includes the primary entrance to the business.

Door Signs: A sign affixed or painted on an entrance door located on the building frontage that includes information other than the address of the business.

Floor Area, Gross: The Gross Floor Area is the sum of the gross horizontal areas of the floors within outside walls of a building including basements, elevator shafts, and stairwells at each story; floor space used for mechanical equipment, penthouse, half story, and mezzanine or interior balcony, and the gross floor area of any and all accessory buildings.

Freestanding Sign: Any sign supported wholly or in part by some structure other than the building or buildings housing the use to which the sign pertains. Freestanding signs shall also include Ground, Monument, and Pylon Signs.

Height, Freestanding Sign: The vertical distance from the top of the sign including the support structure and any decorative design element, to the average adjacent natural grade. If the ground at the base is augmented in a manner that adds height to the sign but not the surrounding buildings, the height shall be measured from the nearest paved travel way.

Height, Wall Sign: The greatest vertical dimension of the single continuous perimeter line used to define the sign area.

Institutional Uses: Public, charitable, educational, or religious uses. Also, traditional non-residential uses that are typically allowed for residentially zoned properties, such as nursing homes, congregate elderly housing, convalescent home, public library, hospital, transit facility, medical use in a residential zoning district, childcare center in a residential zone, or cemetery.

Nit: Definition to come (candelas per square meter; also define in term of Lux and foot candle)

Roof Sign: A sign erected, constructed, supported or maintained in whole or part upon or above the highest point of the roof line, parapet, or fascia of the building. For buildings with a hip, gambrel, or gable roof this would be above the eave line; for mansard roofs, this would be above the deck line for the roof, for flat roofs it would be above the edge of the wall.

Sign: A Sign may be a name, identification, description, illustration, display, or device which is affixed to, painted, or represented upon a structure or land and which directs attention to a product, place, activity, person, institution, or business. A Sign shall also include a Permanent Sign located within a building in such a manner as to be viewed or intended for view primarily from the exterior of the building or entrance to the use. For the purpose of definition, a Sign may be single-face or double-face.

Sign, Advertising: An Advertising Sign is a structure, including a Billboard, on which is portrayed information that directs attention to a business, commodity, service, or entertainment, or other activity not related to use on the lot upon which the sign structure is located.

Sign, Business: A Business Sign is a sign that directs attention to a business, commodity, service, entertainment, or other activity conducted on the lot upon which such sign is located.

Sign, Flashing: A Flashing Sign is an illuminated sign on which the artificial light is not maintained constant, or stationary in intensity or color, at all times when such a sign is in use. For the purpose of this Ordinance, a revolving, illuminated sign shall be considered a Flashing Sign.

Sign, Dynamic Variable Electronic Message (DVEM): Also called an electronic message or digital sign that is a fixed or changing display/message composed of a series of lights that may be changed through electronic means, and may involve a specialized form of silver casting in which multimedia content is displayed. A DVEM sign usually consists of a computer or playback device connected to a large, bright digital screen such as an LCD or plasma display. These signs display moving images and/or display of text in digital formats over the internet or on television or similar transmission device. DVEM signs shall also include Tri-Vision Signs.

Sign, Identification: An Identification Sign is a sign indicating the name and address of a building, or the name of an occupant thereof, and the practice of a permitted occupation therein.

Sign, Wall: A Wall Sign is a Sign that is affixed to an exterior wall of any building, which shall project not more than eighteen (18) inches from the building wall or parts thereof.

Sign Tri-Vision: A three-message sign that consists of triangular prisms placed inside a frame. The prisms rotate 120°, each showing a new message of advertisement and/or information. As implied, three individual images, or messages, can be displayed on a Trivision sign.

Tenant Frontage: The portion of the facade of the building that includes only the individual tenant's premises that faces a public right-of-way and/or includes the primary entrance to the tenant space.

Tenant Frontage Limits: The width of the tenant space as measured along a portion of the total building's frontage.

Vehicle Sign: Any advertising or business sign attached to a transportation vehicle for the purpose of identification or advertising a business, public or quasi-public institution.

Section 14: That Section V.D. (Overlay Districts) of the Tinley Park Zoning Ordinance is hereby amended by adding a subsection 2 (Rich Township Entertainment District):

A. DESCRIPTION OF THE DISTRICT

(1) Purpose and Intent:

This Overlay District is intended to provide unique use and district-wide signage requirements for the Rich Township Tourism District, which is an entertainment, shopping, dining, hotel, convention center, and concert-venue oriented tourism area located within the Village.

(2) District Boundaries and Regulated Area:

This district includes commercially used and zoned properties and excludes non-residential and non-industrially used or zoned properties, but also includes one residentially zoned, but commercially used (Golf Course) property located within the

boundary, described as: those areas of Rich Township south of 183rd Street, west of Ridgeland Avenue, east of Harlem Avenue (excepting properties in Rich Township directly adjacent to the west side of Harlem Avenue), and north of Vollmer Road within the Village of Tinley Park corporate limits.

It is the intention of this district to specifically exclude any residentially-used and industrially-used properties.



(3) Uses:

In order to promote tourism and provide uses within the district that promote the economic development of the Rich Township area, the uses below shall be considered applicable to the properties within the District Boundaries and shall supersede the existing permitted and special uses permitted by the Schedule of regulations set forth in Section V.B (Schedule of Regulations, Table I). Additionally, the properties within this district are subject to the Urban Design Overlay set forth in Section V.D.2.

Prohibited Uses

Adult regulated uses
Billboards and off-site signs (except as allowed by this Section)
Animal hospitals, kennels, and pounds
Building materials sales, storage, and millwork
Contractors offices and shops - Plumbing/heating/air-condition service businesses
Churches, synagogues, mosques, and religious organizations
Clubs, memberships, not including retail clubs
Educational facilities (technical, vocational, elementary, secondary)
Educational facilities (college/university/junior college – campus or satellite)
Fraternal, philanthropic and eleemosynary uses
Frozen food lockers
Fruit and vegetable stands
Gun dealers and gun ranges, not including sporting stores that sell guns as an ancillary use
Heavy equipment sales and rental
Industrial and manufacturing uses
Medical marijuana dispensaries
Self-storage facilities
Thrift stores or resale shops

Special Uses

Automobile car washes
Automobile service stations
Automobile repair shops and body shops
Currency exchanges
Daycare facilities and centers
Flea markets
Funeral homes and mortuaries
Outdoor display of goods
Pharmacies with drive-through
Planned Unit Developments
Public utility and governmental uses
Medical or dental clinics over 7,500 square feet
Offices, businesses and professional services over 15,000 square feet
Taverns
Temporary uses, as recommended by the Plan Commission and approved by the Village Board

Other similar and compatible uses to those allowed as “Special Uses” as recommended by the Plan Commission and approved by the Village Board

Permitted Principal Uses

Antique stores/malls
Automobile sales and rental with accessory automotive repair/service
Banks and banks with drive-through facilities
Bed and Breakfasts
Convention Centers
Concert venues
Event halls
Golf courses (any size, including miniature)
Hotels, motels, or motor inns
Indoor commercial recreation (any size)
Microbreweries, wineries, and distilleries
Medical or dental clinics under 7,500 square feet
Offices, businesses and professional services under 15,000 square feet
Outdoor commercial recreation (any size)
Pharmacies without drive-through
Retail uses and shopping centers
Restaurants and Restaurants with drive-through or drive-in facilities
Second-hand stores
Spas, day spas, beauty parlors
Service establishments, personal and pet related
Theaters, Performing Arts, and Entertainment uses (not including adult regulated entertainment)
Thrift stores
Tourism-oriented businesses and wayfinding
Transit and public transportation facilities, including passenger shelters
Wedding chapels
Publically sponsored special events
Other similar and compatible uses to those allowed as “permitted principal uses” as recommended by the Plan Commission and approved by the Village Board

(4) Applicability

Unless otherwise noted, the regulations of this Overlay District will apply to all properties located within the District boundaries.

B. SIGNAGE

(1) Intent

- a. It is intent of this ordinance to differentiate the needs of signage for this unique tourism, shopping, and concert venue, which may require larger wayfinding signage, larger commercial signage, and special allowances for variable electronic message signs than the remainder of the community due to unique economic and taxation challenges within Rich Township. The unique

needs of this district, that create a differentiation from the rest of the Village serve as the reasons for establishing the boundaries of the district, include:

- i. Interstate highway-orientation of this district;
 - ii. Desire of the Village to promote the tourism aspects of the district;
 - iii. Greater wayfinding needs for tourism-based districts;
 - iv. Coordination amongst district businesses to promote this district as a particular node of unique commercial activity;
 - v. Significant traffic counts expected for concerts, special events and certain shopping seasons; and
 - vi. The unique economic development and redevelopment needs of the district within Rich Township, Cook County.
 - vii. An existing non-conforming sign, once used for the amphitheater, exists along I-80 that is currently not used. The Village finds that it is in its best interest to consider an adaptive reuse of the sign with regulations that ensure the continued use of this sign benefits businesses adjacent to the sign, within Rich Township.
- b. It is also the specific intent of the signage within this district to serve only the licensed businesses and special events that are physically located within the District and to serve the needs of the tourists within the Rich Township Tourism District.
 - c. It is not the intent of the signage within this district to create off-site signage opportunities or billboard-oriented signage within the community.

(2) Regulations:

a. District Freestanding Entrance Sign

- i. One (1) freestanding sign with a total height of no more than 80 feet (measured from the adjacent grade) will be allowed for the purposes of serving the entire District with interstate-oriented signage. This sign shall be placed on one single property that is immediately adjacent to the I-80 Interstate and must be located within the boundaries of the District.
- ii. The sign must contain a static panel denoting only the name of the District and this panel should be not less than 20% of the total sign face area of the sign.
- iii. The sign may contain a dynamic variable electronic message sign (DVEMS). The total sign face area of this portion of the sign may not exceed 1,300 square feet per side (two sides maximum). The DVEMS must comply with all the standards for

DVEMS/electronic message centers outlined under Section IX (Sign Regulations) of the Zoning Ordinance.

- iv. The freestanding sign may contain only one district name static panel and the DVEMS. There can be no other permanent or temporary signs attached to this freestanding sign unless granted a Variation by the Village.
- v. The DVEMS portion of the sign may only contain the following sign content:
 - a. Advertising of licensed businesses that have a physical location within the District;
 - b. Promotion of special events (in particular amphitheater concerts, special events, and sales promotions) located on properties within the District;
 - c. Promotion of community sponsored events within the Village that support tourism (parades, festivals, athletic events);
 - d. Emergency notices, special wayfinding notices, traffic control notices, and any other public service notices as deemed necessary by the Village of Tinley Park or the Illinois Department of Transportation.
- vi. The DVEMS portion of the sign is expressly prohibited from displaying the following sign content:
 - a. Advertising products and services for a business that does not hold a business license in the Village and/or does not occupy a physical location in the Village (for example, Carmax can advertise, but Ford Motor Company or General Motors cannot advertise)
 - b. Advertising individual products or sales items within a business located within the district (for example, Carmax can advertise their business, but not individual cars for sale).
 - c. Out-of-Rich Township District commercial advertising;
- vii. The freestanding sign should must the requirements for architectural compatibility and landscape as set forth in Section IX of the Village Zoning Ordinance. A site plan and elevation plan will be required to be approved by the Village prior to the sign receiving building permits. The sign cannot be operational prior to building permit approval.

- viii. Any changes to this sign, including a sign face change, must comply with the provisions of this Zoning Ordinance and must be approved by the Village Board. The “District Name” panel, required by this ordinance, may not be changed without the express consent of the Village.
- ix. The sign and any part of the freestanding sign structure must be appropriately maintained and the DVEMS portion of the sign must also be maintained and operational in accordance with Section IX of the Village’s Zoning Ordinance. If the sign ceases operation or becomes a public nuisance, the Village may require its demolition. If the sign is damaged due to an act of God, the sign may not be altered from its original condition other than through the approval of the Village.

b. Wayfinding Signs

1. Intent: The Village of Tinley Park intends to develop a municipal wayfinding program to benefit the businesses within the Rich Township Entertainment District and the Village as a whole. This wayfinding will direct tourists and visitors to the district and showcase the major tourism-oriented businesses within the District, the downtown, and other tourism-oriented areas of the Village.
2. The Village shall provide signage of various sizes and design within the public right of way for wayfinding, consistent with a comprehensive wayfinding program. This wayfinding program shall be permitted by right and shall not require the permission of adjacent property owners or business owners, as the Village Board will have final approval of any comprehensive wayfinding program.
3. The Village’s wayfinding program shall be documented through right of way permits.
4. Individual businesses may not provide wayfinding signage outside of the limits of their property that may conflict with or compete with the municipal wayfinding program.

Section 15: That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

Section 16: That this Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form.

PASSED this ____ day of _____, 2016, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by the President of the Village of Tinley Park on the ____ day of _____, 2016.

Village President

ATTEST:

Village Clerk

STATE OF ILLINOIS)
COUNTY OF COOK) SS:
COUNTY OF WILL)

CLERK'S CERTIFICATE

I, **PATRICK REA**, the duly elected and qualified Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Ordinance now on file in my office, entitled:

ORDINANCE NO. 2016-O-__

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XI (SIGN REGULATIONS), SECTION II (RULES AND DEFINITIONS), AND SECTION V.D.2 (RICH TOWNSHIP ENTERTAINMENT DISTRICT) OF THE TINLEY PARK ZONING ORDINANCE

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the ____ day of _____, 2016, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the ____ day of _____, 2016.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS _____

ABSENT _____

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safe-keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this ____ day of _____, 2016.

Village Clerk

PAMPHLET

FRONT OF PAMPHLET

ORDINANCE NO. 2016-O-___

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XI (SIGN REGULATIONS), SECTION II (RULES AND DEFINITIONS), AND SECTION V.D.2 (RICH TOWNSHIP ENTERTAINMENT DISTRICT) OF THE TINLEY PARK ZONING ORDINANCE

Published in pamphlet form this _____ day of _____, 2016, by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: _____

PATRICK REA
Village Clerk

PAMPHLET

BACK OF PAMPHLET

ORDINANCE NO. 2016-O-___

AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XI (SIGN REGULATIONS), SECTION II (RULES AND DEFINITIONS), AND SECTION V.D.2 (RICH TOWNSHIP ENTERTAINMENT DISTRICT) OF THE TINLEY PARK ZONING ORDINANCE

Published in pamphlet form by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.



Village of Mokena
Community Development Department

Planned Progress Pleasant Living

To: Mayor Werner, Clerk Patt and Board of Trustees

Submitted By: Alan Zordan, AICP, Economic and Community Development Director

Prepared By: Kim Yockey, AICP, Village Planner

Re: Pipe Fitters Training Fund – 10850 W. 187th Street – Annexation Agreement Amendment

Date: March 28, 2011

REQUEST FOR BOARD ACTION

NOTICE! THIS IS A PUBLIC HEARING AND THE FOLLOWING MOTION IS NECESSARY TO BEGIN PROCEEDINGS:

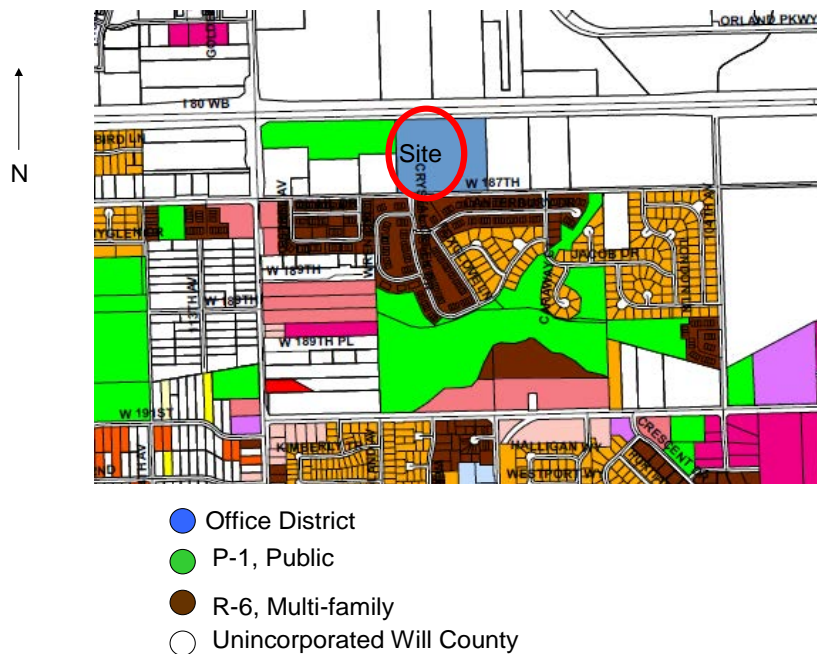
“MOTION TO OPEN A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO AN ANNEXATION AGREEMENT BETWEEN THE VILLAGE OF MOKENA AND PIPE FITTERS TRAINING FUND.”

INTRODUCTION

John Leen, on behalf of the Pipe Fitters Training Fund requests approval to amend the Annexation Agreement to replace the existing 39' high 460 square foot monument electronic message board sign with a 53' high approximately 648 +/- square foot monument electronic message board sign along Interstate 80. In addition, Mr. Leen proposes to remove the existing sign from the parking lot and construct a new sign north of the parking lot much closer to Interstate 80 and further west of the site as depicted below.



	Current Zoning	Current Use	Comprehensive Plan Designation
Site:	O-2, Office District	Pipe Fitters Training Facility	Office District
North:	Interstate 80	Interstate 80	Interstate 80
South:	R-6, Multi-Family	Multi-family Residential	Multi-family Residential
East:	O-2, Office District	Vacant Land	Office District
West:	P-1, Public and Unincorporated Will County	Water storage tank and Single Family Residential	Office District



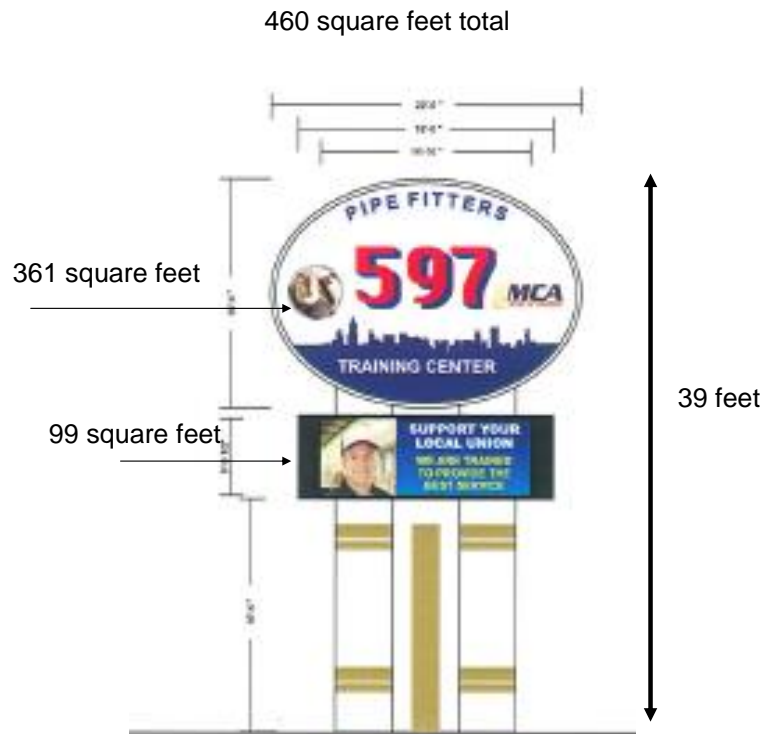
On January 17, 2011, the Village Board reviewed the requested amendment and generally had no objections. The Board did ask that Mokena, Illinois be added to the sign. There were no comments from the public. The Board then directed staff to prepare the final documents for adoption.

DISCUSSION

Annexation Agreement

The existing 39' high electronic message board sign contains 460 square feet of signage. This sign was permitted through the Annexation Agreement that the Board approved in 2003. The sign is classified a legal non-conforming sign as it does not comply with current sign regulations.

As a result, any modifications to the sign that maintains or expands its legal non-conforming status must be authorized through an Amendment to the Annexation Agreement.



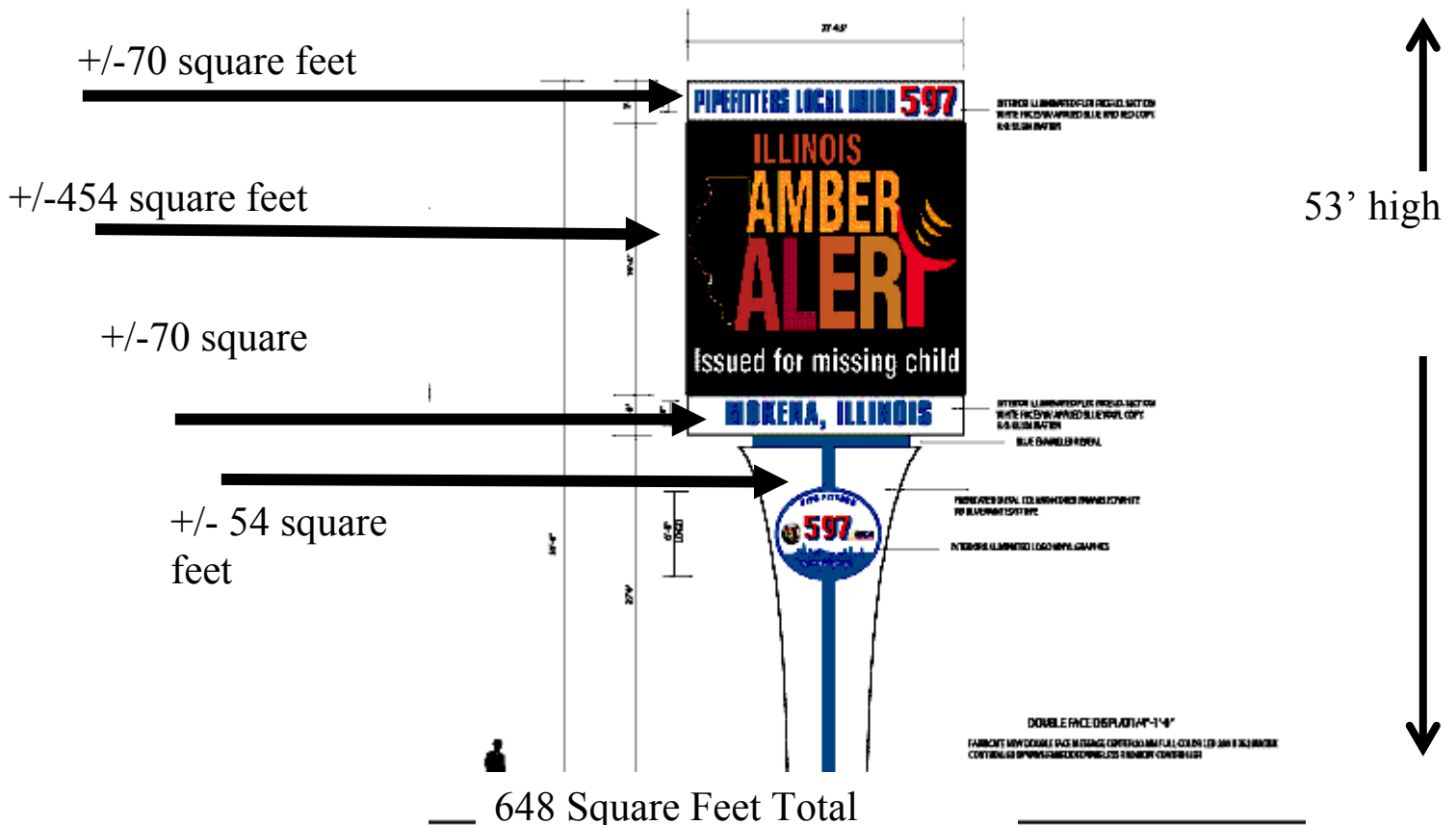
PROPOSED SIGN

Pipe Fitters Training Fund proposes a 53' high electronic message board sign with 648 +/- square feet of actual signage. Section 3 of the Amended Annexation Agreement allows the Pipefitters Training Fund to construct a new 53 foot high sign, measured from the curb of the parking lot. It also prohibits the sign from pulsating, flashing, scrolling, or changing messages sooner than every 30 seconds.

3. Village agrees to allow Owner to construct an electronic monument sign that exceeds the Village's existing height and area requirements in accordance with the specifications depicted on the sign design drawings attached hereto as "Exhibit B." In

no event shall the monument sign height exceed fifty-three (53) feet above the adjacent curb of the northern parking lot. Said sign shall not at any time stand alone without the associated principal Facility building being in existence. All other signs on the Subject Property shall comply with Village sign regulations. The signage to be attached to the Facility are part of the plans attached hereto as "Exhibit C" and upon approval of such plans pursuant to Village codes, these signs shall be deemed as approved.

Owner agrees that the electronic image on the sign shall be static and shall not at any time flash, pulsate, scroll, or otherwise contain any motion; provided, however, that the electronic image may change in its entirety in time periods (dwell time) of not less than thirty (30) seconds for each image, and further provided any message or part of the message that relates solely to a display of time and/or temperature shall be permitted to change as the time and temperature change throughout the day.



The attached Amended Annexation Agreement reflects the above-mentioned revisions and has been reviewed by the Village Attorney.

SUMMARY

Because the sign is currently a legal non-conforming structure that was approved in 2003 as part of the Annexation Agreement, an amendment to the Annexation Agreement is necessary in order to modify or replace the sign.

STAFF RECOMMENDATION

Approving the revised Annexation Agreement allows the petitioner to construct a new sign specific to their needs as well as benefit the community with regards to displaying community events. The proposed sign has been modified as requested by the Board to include Mokena, Illinois on it. As a result, Staff recommends approving the Amended Annexation Agreement.

COMMENTS FROM THE PUBLIC AT THIS POINT

“MOTION TO CLOSE A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO AN ANNEXATION AGREEMENT BETWEEN THE VILLAGE OF MOKENA AND PIPE FITTERS TRAINING FUND.”

VILLAGE BOARD ACTION

Should the Board wish to move forward with this Amendment the following motion would be appropriate:

“MOTION TO ADOPT ORDINANCE NO. _____ AUTHORIZING THE EXECUTION OF A CERTAIN AMENDMENT TO AN ANNEXATION AGREEMENT BETWEEN THE VILLAGE OF MOKENA AND PIPE FITTERS TRAINING FUND AND AUTHORIZE THE VILLAGE PRESIDENT AND VILLAGE CLERK TO EXECUTE SAME”

Exhibits

- A. Amended Annexation Ordinance
- B. Amended Annexation Agreement

Should any Board members have questions regarding this agenda item, please do not hesitate to contact me at 479-3930.

Rich Township Overlay District

