



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**May 4, 2017 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Pledge of Allegiance

Roll Call Taken

Communications

Approval of Minutes: Minutes of the April 20, 2017 Regular Meeting

Item #1

PUBLIC HEARING: MCDONALD'S – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, the following Variations for wall signage for the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District:

1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
2. A twelve inch (12") letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two inches (42"); and
3. A 2.83 square foot Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

These Variations would allow for the following wall signage to be installed on the building as part of the McDonald's interior/exterior remodel project:

1. North façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet);
2. South façade: One (1) "M" logo sign (14 square feet);
3. East façade: No signage proposed; and
4. West façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet).

Item #2

PUBLIC HEARING: TULEJA – 17800 HIGHLAND AVENUE – MAP AMENDMENT (REZONING) FROM R-1 TO R-2

Consider recommending that the Village Board grant the Petitioner, Nicholas Tuleja, a Map Amendment (Rezoning) for the property at 17800 Highland Avenue to rezone the property from R-1 (Single-Family Residential) to R-2 (Single-Family Residential).

Item #3

PUBLIC HEARING (CONTINUED): TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: regulations for sign face area, sign height, quantity of signs, location of signs, sign materials, regulations for signage in the B-5 Zoning District, sign regulations for special areas and particular uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

APRIL 20, 2017

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on April 20, 2017 at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL

Plan Commission: Kevin Bergthold
Peter Kroner
Mark Moylan
Tim Stanton
Lori Kappel
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski
John Domina

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN MATUSHEK called to order the Regular meeting of the Plan Commission for April 20, 2017 at 7:34 p.m.

COMMUNICATIONS

There were none.

PAULA WALLRICH, Interim Community Development Director, requested changing the Agenda order to move Item #3 to Item #5. CHAIRMAN MATUSHEK approved the change for the Agenda.

APPROVAL OF MINUTES

Minutes of the April 6, 2017 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN, to approve the Minutes as presented.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE APRIL 20, 2017 REGULAR MEETING
ITEM #1: PUBLIC HEARING: BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY

Consider recommending that the Village Board grant a Special Use Permit to the Petitioner, James Richert of Banging Gavel Properties, for a Brewery at 6811 Hickory Street (Vogt Building) within the DC (Downtown Core) Zoning District. The proposed brewery will also include a restaurant, space for private events, and an outdoor patio. The upper floor will continue to have a residential unit.

Present were the following

Plan Commissioners:

Kevin Bergthold
Peter Kroner
Mark Moylan
Tim Stanton
Lori Kappel
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski
John Domina

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

Guest (s):

Jim Richert, Banging Gavel
Tim McGrath, Banging Gavel
Walter Ovindas, Banging Gavel

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN, to open the Public Hearing on the BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN MATUSHEK requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

PAULA WALLRICH, Interim Community Development Director, stated previously there was a Workshop on this Special Use Permit request. The Petitioner has proposed the redevelopment of the

historic Vogt Building located at 6811 Hickory Street for a brewery, restaurant/public house, outdoor patio and resident. The corner has already been improved by the Village with some landscaping and hardscape. There are currently two parcels for this address, one includes the parking spaces and access way from Hickory Street on the west side and the other includes the building, landscaped corner, and parking on the south side of the building. Both properties have easements crossing them including cross-access and some cross-parking easements as well. As part of the incentive agreement, the Village will be purchasing and maintaining portions of those properties including the plaza area and the two parking areas. The property owner to the south of the property has some concerns regarding protecting his parking. This will be discussed when the Village takes ownership of those properties. It will be incumbent upon the Village to make sure to protect the rights of all properties engaged in easements on the property. The subject property will be divided into three parcels with the main parcel being the Vogt Building retained by The Banging Gavel and the other two parcels under the ownership of the Village.

She stated the property is located the Legacy District (Downtown Core – DC), which requires a Special Use Permit for a “winery, distillery, or brewery, including sales and tasting”. The Special Use Permit is for the brewery, which includes on-site tasting and sales; therefore, this review will include a review of the public house as well. The review includes any concerns that there may be a negative impact on the adjacent properties. The Plan Commission can place any conditions on the Special Use Permit that they think could mitigate the potential of a perceived negative impact that is specifically and uniquely attributable to the proposed use on the property.

She added that the Legacy Code requires a future alley system be implemented on the property. That is part of the reason why the Village is taking ownership of the property. Staff will take a further look at the alley system to determine its feasibility in the future. The project will be coming back to the Plan Commission for a Plat of Subdivision approval and Site Plan Approval.

MS. WALLRICH REVEIWED the hours of the business:

- Restaurant/Public House: Monday – Closed, Tues-Thurs 4pm-11pm, Friday 3pm-1am, Saturday 11am-1am, Sunday 11am-9pm
- Seasonally Outdoor Patio: Monday – Closed, Tues-Thurs 4pm-9pm, Friday 4pm-11pm, Saturday 11am-11pm, Sunday 11am-9pm
- Brewery – Monday – Sunday 6am-3pm

There were discussions on deliveries at the Workshop. COMMISSIONER KRONER recommended lessening the hours to 7:00 a.m. to 7:00 p.m. This will be included as a condition of Special Use.

Additionally, Staff also considered additional proposed conditions which are consistent with industry standards for microbreweries which are:

1. Conform with all applicable requirements of the Illinois Liquor Control Act;
2. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
3. Follow MWRD pretreatment guidelines; (as recommended by Public Works)
4. Control odor emissions and provide on-site control methods; and
5. Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.

There was also consideration regarding the access on Oak Park Avenue to limit it to a right turn only. MS. WALLRICH commented that she discussed this with the Village Engineer and Public Works Director and there is nothing planned for this at this time. She noted that since the access will be part of the purchase by the Village, there will be opportunity to study this in the future.

COMMISSIONER MATUSHEK asked about the twenty-two (22) parking spaces and whether they will be located on Village Property. MS. WALLRICH replied that the parking areas will be purchased by the Village but it does not include the Attic Door parking to the south. There are no plans to provide additional parking on-site. The Metra lot across Hickory Street provides additional parking opportunities after 10:30 a.m. as does the other Metra parking lots surrounding the train station. She noted that the Legacy Code does not require parking for commercial uses. COMMISSIONER KRONER noted there will be one parking space for residence.

MS. WALLRICH stated she met with the Main Street Commission and they questioned the menu. They wanted to make sure this does not turn into a tavern and serve just pretzels and potato chips. They also questioned ADA accessibility. There were questions also about the need to retain the historical character of the façade and whether the spacing on the balcony would be an issue. MS. WALLRICH asked the Petitioner to comment on the menu.

JIM RICHERT, Banging Gavel, stated he has an experienced architect working on the balcony and the historic character of the building. He noted there would be gourmet burgers and paninis and things of that nature on the menu. They will not be a steakhouse, but will also not be a corner tavern. They are going to try to keep the business crafty to match the craft beer with a rotating menu. Regarding the parking around the Attic Door, they have spoken to the property owners and have made arrangements to meet with them.

ATTORNEY FOR OWNER OF THE ATTIC DOOR stated the owner of the Attic Door is concerned with the parking spaces being used by The Banging Gavel when the Attic Door is open for business. He noted that during their hours of business they wanted to make sure they have ten parking spaces. MS. WALLRICH stated that there may be an opportunity to sign the parking on their property as part of the shared parking easement. She noted she was unsure about the easement language but as part of the Village ownership this could be investigated.

CHAIRMAN MATUSHEK asked about the lighting. MR. RICHERT proposes to add some decorative up-lighting to highlight the historical architectural features of the building.

COMMISSIONER KRONER asked about the garbage pick-up. MR. RICHERT responded saying for the first six months the garbage would probably be picked up daily. They are working with a couple different farms that will pick up the spent grain. There will be separate bins for that. The hops will be put down the drain as they are organic.

MS. WALLRICH noted the findings of fact as outlined in the Staff Report and entered them into the record.

CHAIRMAN MATUSHEK asked for comments from the public.

MRS. REIYL, 17433 68th Court, (neighbor to the west of the property) stood and asked to speak.

CHAIRMAN MATUSHEK asked her to be sworn in as she arrived late to the Public Hearing.

MRS. REIYL stated she is very unhappy about the current situation she has with people trespassing on her property and throwing things in her yard and pool. She stated with the addition of the Banging Gavel, it will add to the drunks in the area.

MS. WALLRICH and CHAIRMAN MATUSHEK asked if she has called the police. MRS. REIYL replied the police said they must catch these people trespassing on her property when it happens.

MS. WALLRICH and CHAIRMAN MATUSHEK stated they would address these concerns with Public Safety.

COMMISSIONER KRONER stated the hours on this property will be shorter than the current bars in the area.

MICHAEL PAUS asked about the current parking in the area. He asked about how many spots are available on a Thursday or Friday night on Hickory Street. Most of the people who use the train will probably be gone and there would be parking available. He added that it would be a good idea to address a pedestrian cross bar at the train tracks with Public Safety.

A Motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER MOYLAN, to close the Public Hearing on BANGING GAVEL – 6811 HICKORY STREET – SPECIAL USE PERMIT FOR A BREWERY. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK stated with no further comment he asked for a motion.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON to recommend that the Village Board grant the Applicant, Jim Richert on behalf of Banging Gavel Properties, a Special Use Permit for the operation of a “brewery, including sales and tasting” at 6811 Hickory in the DC (Downtown Core) Zoning District with the following conditions:

1. Deliveries are limited to the hours of 7:00 a.m. and 7:00 p.m.;
2. Business must conform with all applicable requirements of the Illinois Liquor Control Act;
3. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
4. Follow MWRD pretreatment guidelines; (as recommended by Public Works)
5. Control odor emissions and provide on-site control methods; and
6. Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.

And adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.

AYE: PLAN COMMISSIONERS MARK MOYLAN, TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, LORI KAPPEL, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI, JOHN DOMINA

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK 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 APRIL 20, 2017 REGULAR MEETING

ITEM #2: PUBLIC HEARING: ST. STEPHEN – 17500 84TH AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, Ken Lindberg of HOH Architects on behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), a nine foot, ten inch (9'10") Variation from Section V.B. Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Petitioner to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10") tall. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) Zoning District.

Present were the following
Plan Commissioners:

Kevin Berghold
Peter Kroner
Mark Moylan
Tim Stanton
Lori Kappel
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski
John Domina

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

Guest (s): Ken Lindberg, HOH Architects
David Torolei
Fr. James Finno, St. Stephen Deacon & Martyr

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER SHAW to open the Public Hearing on the ST. STEPHEN – 17500 84TH AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN MATUSHEK requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

STEPHANIE KISLER, Planner I, stated the Petitioner is seeking Site Plan Approval and a Variation from the maximum building height in order to construct an addition to the existing building. The proposed 11,530 square foot addition to be used primarily for a multi-purpose room, youth room, restrooms, storage and utility rooms.

MS. KISLER showed the proposed Site Plan on the southwest corner of 175th & 84th Avenue. Currently the structure is 37,500 square feet with 467 parking spaces. The existing church has a lot of brick and accent materials as well. The Petitioner will be using the same matching brick on the addition. In the Staff Report there is an open item regarding changes to the site plan for pedestrian safety. The Police Department noted a concern of safety at the access point of the proposed addition. The sidewalk has been adjusted and some crosswalks have been added to the parking lot. A group of parishioners will work together to landscape the areas adjacent to the proposed addition. The Petitioner has agreed to putting trees in the parking lot islands.

MS. KISLER stated the zoning is unique. There are two parcels for the church property. The subject parcel is R-3 PD (Single-Family Residential, Planned Unit Development) and R-1 (Single-Family Residential) which comprises a part of the church property as well.

MS. KISLER added that the Petitioner has made some changes to the building materials due to budget. The Petitioner has provided an updated rendering for the Plan Commission's consideration, showing less face brick/masonry than the rendering shown at the workshop at the last meeting and a stacked stone accent wall by the entry. The Petitioner may need a waiver from the Building Committee as the building will now not be 75% face brick as required by the Village's Building Code.

CHAIRMAN MATUSHEK noted that for full disclosure he is a parishioner of the church.

CHAIRMAN MATUSHEK asked for comments from the Petitioners.

KEN LINDBERG, HOH Architects, explained and showed examples of the materials that will be used on the addition taking into consideration changes that will be made due to budget. He also noted that the proposed building height would be shorter than the height of the existing building.

COMMISSIONER MOYLAN stated he likes the architecture. The stone entry complements the brick. The rest of the building blends well with the existing church. He asked if the church be renting out space to any athletic organizations. FR. FINNO, St. Stephen Deacon & Martyr, replied that they have no plans to rent space at this time. He said in the future after they see what the usage will be, it may be a possibility. He added that the Cardinal Bernadine school program would have access to the building.

COMMISSIONER MOYLAN stated he appreciates the changes in the crosswalk. He said there should not be trees near the front intersection so it does not block the sight line.

COMMISSIONER SHAW agreed that the stone entry is more aesthetically pleasing than the brick entry.

A Motion was made by COMMISSIONER STANTON, seconded by COMMISSIONER KRONER, to close the Public Hearing on ST. STEPHEN – 17500 84TH AVENUE – SITE PLAN APPROVAL & VARIATION FROM THE MAXIMUM ALLOWABLE BUILDING HEIGHT TO CONSTRUCT AN ADDITION. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK stated with no further comment he asked for a motion.

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER KRONER to grant the Applicant, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago) Site Plan Approval to construct an 11,530-square foot addition to the west of the existing St. Stephen building at 17500 84th Avenue in accordance with the plans prepared by HOH Architects as noted on the List of Reviewed Plans within the Staff Report. The proposed addition will include a multi-purpose room, youth room, restrooms, storage, and utility rooms.

AYE: PLAN COMMISSIONERS MARK MOYLAN, TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, LORI KAPPEL, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI, JOHN DOMINA

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK stated with no further comment he asked for a motion

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN to recommend that the Village Board grant the Applicant, Ken Lindberg of HOH Architects of behalf of St. Stephen Deacon & Martyr Catholic Church (Archdiocese of Chicago), a nine foot, ten-inch (9'10") Variation from Section V.B Schedule II (Schedule of District Requirements) where thirty-five feet (35') is the maximum building height permitted for structures in the R-3 Zoning District. This Variation would allow the Applicant to construct the proposed addition at a maximum building height of forty-four feet, ten inches (44'10"). It should be noted that the existing structure is approximately fifty-five feet (55') tall, so the addition would not increase the overall height of the structure. The property is located at 17500 84th Avenue and is within the R-3 PD (Single-Family Residential, Planned Unit Development) and the R-1 (Single-Family Residential) Zoning District"

AYE: PLAN COMMISSIONERS MARK MOYLAN, TIM STANTON, PETER KRONER, KEN SHAW, KEVIN BERGTHOLD, LORI KAPPEL, AND CHAIRMAN ED MATUSHEK

NAY: None

ABSENT: PLAN COMMISSIONERS ANTHONY JANOWSKI, JOHN DOMINA

The Motion was approved unanimously by roll call. CHAIRMAN MATUSHEK 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 APRIL 20, 2017 REGULAR MEETING

ITEM #3: WORKSHOP: MCDONALD'S – 17171 HARLEM AVENUE – SITE PLAN APPROVAL AND VARIATIONS FOR WALL SIGNAGE

Consider granting Site Plan Approval and recommending that the Village Board grant the Petitioner, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, the following Variations for wall signage for the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District:

1. A Variation from Section 1X.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building.
2. A twelve inch (12") letter height Variation from Section 1X.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two (42"); and
3. A 2.83 square foot Variation from Section 1X.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

Present were the following
Plan Commissioners:

Kevin Bergthold
Peter Kroner
Mark Moylan
Tim Stanton
Lori Kappel
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski
John Domina

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

Guest (s): James E. Olguin, Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd
Mary Meyer, McDonald's
Christopher Stepp, McDonald's
Andrew Uttan, V3 Companies
Howard Neal, Operations Manager for McDonald's Franchisee

STEPHANIE KISLER, Planner I, stated the Applicant is seeking Site Plan Approval and Variations for signage. The project includes exterior improvements to change the façade materials and colors, signage, landscaping, a new trash enclosure, and reconfiguring the site to incorporate a two-lane drive-thru, and improved pedestrian connectivity to the restaurant.

MS. KISLER showed renderings of the proposed improvements. The zoning for the subject parcel is B-3 (General Business and Commercial). The McDonald's site is bordered by Harlem Avenue to the west, the Tinley Park Commons shopping center to the north and east, and multi-family residential to the south. Nearby zoning districts include both commercial and residential.

The Applicant proposes a two-lane drive-thru with improved pedestrian connectivity to the restaurant. The site currently has 48 parking spaces near the site and the proposed plan indicates 36 parking spaces to accommodate the proposed drive-thru. Staff recommended a crosswalk from the Chase Bank property for safety. Staff also recommends removing three (3) parking spaces at the southwest corner of the site due to their unsafe proximity to Harlem Avenue. The Applicant will be adding landscaping and moving the lanes to beautify the entrance and increase safety. They will also remove some existing landscaping to the east of the existing drive-thru to allow for a bypass lane which will also be used for deliveries.

The trash enclosure will be relocated to the southeast corner of the adjacent parking lot due to the negative impact of unsightliness and smell to the drive-thru customers.

MS. KISLER showed color renderings of the proposed exterior elevations with locations of the proposed signage. The Staff Report shows an analysis of what is being requested versus what is allowed. They are allowed two (2) wall signs by Code and they are requesting a total of five (5) signs. The maximum letter height allowed is 30" and their "M" signs are 42" so they are requesting a 12" variance to allow for the "M" logos. They are requesting a 2.83 square foot variance from the allowable maximum sign face area.

Much of the area is not owned by McDonald's and many of the improvements will have to be reviewed and approved by the property owner and Jewel Osco. McDonald's only owns the parcel where the building sits and will have ownership of the area where the drive-thru will be. McDonald's has limited ability to make alterations on areas of the shopping center that they do not own.

MS. KISLER noted Staff has identified open items, including:

1. Consider relocating the trash enclosure as noted on the graphic below. This location would be easier for employees to access and it would not require loss of existing parking spaces. The trash enclosure would be just west of the existing 10' wide public utility easement that runs north-south through the east parking lot. This reduces the travel distance from the back door of the restaurant to the trash enclosure thus minimizing opportunity for litter and spillage.
2. Consider extending the existing fence for added screening and privacy between the McDonald's and the adjacent residential uses to the south.
3. Consider widening the landscape area bordering the proposed two lane drive-thru to better define the space and add aesthetic value. An 'escape lane' can still be provided somewhere along the east side of the building, but Staff has concerns about removing such a large portion of an existing landscape area.
4. Consider removing the six (6) parking spaces at the south end of the site converting them into parallel spaces to maintain a minimum drive aisle width of 26'.

MS. KISLER noted Staff's concern is defining where the cars can maneuver and because there is limited space to work with. McDonald's wants the customers to be able to leave the drive-thru if necessary, which is why they have left openings and a bypass lane. As a compromise, Staff would like to see the landscape island southwest of the menu boards be made larger to define the edge and keep people from entering from Harlem Avenue into the drive-thru. This would define it as one-way for safety.

COMMISSIONER SHAW noted that he was driving through the site and a customer tried to drive the wrong way in this area.

PAULA WALLRICH, Interim Community Development Director, stated a larger landscape island near the drive-thru would be a clear indication on how to enter the drive-thru. If there are large open drive aisles with no definition, people don't know which way to go.

CHAIRMAN MATUSHEK stated he likes the idea of the double drive-thru. All the Jewel Osco traffic on the north end of the McDonald's is where the traffic is and could be a problem.

COMMISSIONER KRONER asked about the parking spaces on the west side of the building. MS. KISLER replied that those spaces meet the Village's codes because they are angled and have a one-way drive aisle. The parking spaces to the south of the McDonald's building are not fully on the shopping center's property. A couple of feet of those spaces appear to be on the multi-family residential property. She added that the Applicant attempted to reach out to the multi-family residential association and did not have much luck.

JAMES E. OLGUIN, Applicant, stated McDonald's has prototypes that can be selected from. He said from start to finish it will take approximately eight (8) weeks for the construction.

COMMISSIONER SHAW asked about lighting and security cameras. Mr. Olguin replied there will be additional LED lighting installed and the operator has cameras on sight.

MS. WALLRICH stated there has been a lot of discussion regarding the dumpster enclosure. She noted there is an easement that runs north-south through the east parking lot, which limits the location where the enclosure can be placed. Therefore, it has been moved to the southeast side along the adjacent building.

CHAIRMAN MATUSHEK asked if it would be possible for employees to get to the trash enclosure in the wintertime. MS. WALLRICH replied this location is not ideal but it's possible. She stated that employees can walk around through the bypass lane.

MR. OLGUIN stated this building was originally constructed in 1975. It was originally constructed as a building with a drive-thru. He said if anything is proposed to be altered on common property, shopping center approval must be obtained, including approvals by Jewel Osco and Chase Bank. This project was initially discussed back in 2014 and it has taken this long to have discussions about the scope of the project and get the necessary approvals. Ultimately, we will be able to improve the site, with the new drive-thru and landscaping. Some of the current traffic issues will be eliminated. In terms of the trash enclosure, this is probably the best location we can identify. In terms of the location, if we had a larger parcel we would have it further away. It is typical that employees would have to go through the parking lot with trash. We will delineate parking and the drive-thru with striping as opposed to barriers.

CHAIRMAN MATUSHEK stated the whole look is a big improvement to what is there now. He added that he likes the proposed landscaping and solutions to the problems with the traffic.

COMMISSIONER KAPPEL asked if there was a way to eliminate a parking space on the west side of the east parking lot within the pathway to the proposed dumpster area.

CHAIRMAN MATUSHEK asked for if there are additional questions from the Commissioners or Staff.

COMMISSIONER KRONER asked if the yellow arch at the top of the building is considered a sign. MS. KISLER replied the arches are not considered as signage but are considered as architectural elements, similar to the red wall at the Wendy's on 183rd Street.

MS. WALLRICH stated there would be some new geometrics and new landscaping to reflect enlarging the landscape island near the edge of the drive-thru at the next meeting.

CHAIRMAN MATUSHEK allowed MICHAEL PAUS, Resident, to make a comment even though it was not a Public Hearing. MR. PAUS stated he would like to thank McDonald's for the improvements. He noted that these changes would greatly improve safety at the site.

CHAIRMAN MATUSHEK stated there will be a Public Hearing at the May 4, 2017 Plan Commission meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 20, 2017 REGULAR MEETING

ITEM #4: WORKSHOP: TULEJA – 17800 HIGHLAND AVENUE – MAP AMENDMENT (REZONING) FROM R-1 TO R-2

Consider recommending that the Village Board grant the Petitioner, Nicholas Tuleja a Map Amendment (Rezoning) for the property at 17800 Highland Avenue to rezone the property from R-1 (Single-Family Residential) to R-2 (Single-Family Residential)

Present were the following

Plan Commissioners:

Kevin Bergthold
Peter Kroner
Mark Moylan
Tim Stanton
Lori Kappel
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski
John Domina

Village Officials and Staff: Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

Guest (s): Nicholas Tuleja

PAULA WALLRICH, Interim Community Development Director, stated the Petitioner is requesting the rezoning of his property. He purchased the property in 2015 and annexed it in 2016 with the intent of demolishing the existing structure and constructing a new single-family structure smaller than the 3,500 square foot (SF) requirement for R-1.

The subject property is in an older neighborhood that has experienced annexations over time. Many properties in this area remain unincorporated. There are a variety of dwelling sizes in the subdivision ranging from homes as small as 900 SF to others as large as 4,758 SF.

Most the properties in the area are nonconforming as they have single-family dwellings that do not meet the R-1 and R-2 minimum dwelling size requirements. Of the 144 properties in the 6-block area around the subject parcel, only 4 meet the R-1 3,500 SF minimum requirement and only 21 meet the R-2 2,800 SF minimum dwelling size requirement. Therefore, out of the 144 properties in the area, there are many nonconforming properties.

Staff recommends the Plan Commission consider the lot sizes, dwelling size, and the dominant zoning pattern in the larger context of this area when analyzing the Map Amendment (Rezoning) request. Staff

recommends the Plan Commission consider the following Rezoning Standards in the deliberation of the Petitioner's request:

1. Existing uses of property within the general area of the property in question;
2. The zoning classification of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

COMMISSIONER BERGTHOLD stated he works with this Petitioner and would abstain from voting at the Public Hearing.

COMMISSIONER KRONER asked if the Petitioner would rezone this and flip the property. NICHOLAS TULEJA replied that he has a purchase contract on this property now contingent on this rezoning. He stated the neighbors have signed a petition agreeing with the request to build a smaller home.

CHAIRMAN MATUSHEK stated he thinks this is a good idea and there will be a Public Hearing at the May 4, 2017 Plan Commission Meeting.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE APRIL 20, 2017 REGULAR MEETING

ITEM #5: PUBLIC HEARING: TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS

Consider recommending that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance. The proposed Text Amendments include but are not limited to: regulations for sign face area, sign height, quantity of signs, location of signs, sign materials, regulations for signage in the B-5 Zoning District, sign regulations for special areas and uses, temporary signs, nonconforming signs, and definitions for terms related to signage.

Present were the following

Plan Commissioners:

Kevin Bergthold
Peter Kroner
Mark Moylan
Tim Stanton
Lori Kappel
Ken Shaw
Ed Matushek III, Chairman

Absent Plan Commissioner(s): Anthony Janowski
John Domina

Village Officials and Staff:

Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Barbara Bennett, Commission Secretary

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER KAPPEL to open the Public Hearing on the TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS. The Motion was approved unanimously by voice call. CHAIRMAN MATUSHEK declared the Motion approved.

CHAIRMAN MATUSHEK noted that Village Staff provided confirmation that appropriate notice regarding the Public Hearing was published in the local newspaper in accordance with State law and Village requirements.

CHAIRMAN MATUSHEK requested anyone present in the audience who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in

STEPHANIE KISLER, Planner I, stated Staff has been continuing to draft revisions to Sign Regulations of the Zoning Ordinance. Staff still must complete the new definitions and the diagrams showing the sign types, but the bulk of the regulations have been drafted and Staff will go through the changes with the Plan Commission this evening.

MS. KISLER went through all the changes in the Working Draft for Section IX Sign Regulations. Notable changes/discussion topics included:

- Page 3 – Political Signs
- Page 4/5 – Light Pole Banners, Window, and Door Signs
- Page 12 – Background Colors for Multi-Tenant Freestanding Sign Panels
- Page 27 – Maximum Allowable Size for Electronic Message Centers
- Page 28 – Standards for Wall Signs Adjacent to Interstate 80
- Page 29 – Standards for Accessory Signs
- Page 33 – Nonconforming Signs

COMMISSIONER SHAW asked about the definition for Political Signs. He asked if this definition was in the Illinois State Statute. MS. KISLER replied this was a definition given to Staff by the Village Attorney which was adapted from another Village's Sign Regulations.

COMMISSIONER KRONER stated on the definition for "Political Signs" it could be changed to include "support a political candidate or a cause". MS. KISLER stated she would discuss this with the Village Attorney and she will remove the word "residential" so any property – residential or non-residential – can display political signs within these parameters and a permit will not be required.

MS. KISLER asked for a general recommendation from the Commissioners regarding background color/font style/font color on multi-tenant panels on freestanding signs. Staff provided four (4) options for consideration:

- Option A – Anything Goes (least restrictive)
- Option B – Same Background Color
- Option C – Same Background Color and Font Color
- Option D – Same Background Color, Font Color, and Font (most restrictive)
- COMMISSIONERS MOYLAN, KAPPEL, AND MATUSHEK voted for B
- COMMISSIONER SHAW voted B or D
- COMMISSIONERS KRONER, BERGTHOLD, AND STANTON voted for D

MS. KISLER discussed electronic message centers and asked what the Commissioners felt about electronic message signs. She inquired if the Village should consider prohibiting them or lessening the allowable area. She noted that the Village chose to allow these types of signs in order to prohibit manually-changeable message signs. She said there are about thirty (30) of these signs that exist.

COMMISSIONER SHAW stated the electronic message signs should be prohibited or possibly a Special Use Permit would give the opportunity to handle them on a case-by-case basis.

COMMISSIONER KAPPEL stated the electronic message signs could be considered an eyesore and we should start somewhere to prohibit them even though we have allowed them in the past.

CHAIRMAN MATUSHEK noted they are not only an eyesore but could be considered a traffic hazard.

COMMISSIONER BERGTHOLD stated he would be in favor of prohibiting them for the private use but allow them for civic use.

COMMISSIONER MOYLAN has no problem with the electronic message signs.

MS. WALLRICH stated she would speak to the Village Attorney about this topic.

MS. WALLRICH suggested not closing the Public Hearing and continuing it to the next meeting.

A Motion was made by COMMISSIONER MOYLAN, seconded by COMMISSIONER STANTON, to continue this Public Hearing on TEXT AMENDMENTS TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS to the next Plan Commission Meeting. Vote by voice. CHAIRMAN MATUSHEK declared the Motion approved.

DRAFT

GOOD OF THE ORDER

None at this time.

RECEIVE COMMENTS FROM THE PUBLIC

MICHAEL PAUS, Resident, stated his concern for the Tinley Park Mental Health Center. He heard that Tinley Park may want to put an Army National Guard Depot on the property. He is also concerned about a landfill on the property. MS. WALLRICH replied this would have to be brought before the Commission for a Public Hearing for Special Use.

ADJOURNMENT

There being no further business, a Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER MOYLAN, to adjourn the Regular Meeting of the Plan Commission of April 20, 2017 at 10:52 p.m. The Motion was unanimously approved by voice call. PLAN COMMISSION CHAIRMAN MATUSHEK declared the meeting adjourned.

Applicant

James E. Olguin of
Goldstine, Skrodzki,
Russian, Nemec, and Hoff,
Ltd. on behalf of
McDonald's USA, LLC

Property Location

17171 Harlem Avenue

PINs

28-30-300-018-0000

Zoning

B-3 (General Business and
Commercial) Zoning
District

Approvals Sought

Site Plan Approval and
Variations for Signage

Project Planner

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

May 4, 2017

McDonald's – Site Plan Approval and Variations for Signage 17171 Harlem Avenue



Proposed Site Plan

EXECUTIVE SUMMARY

The Applicant, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, seeks Site Plan Approval and Variations for signage to complete interior/exterior remodel improvements to the McDonald's at 17171 Harlem Avenue.

The project includes the following exterior improvements: changes to the façade materials and colors, signage, landscaping, a new trash enclosure, and reconfiguring the site to incorporate a two lane drive-thru, and providing improved pedestrian connectivity to the restaurant.

Variations are requested for the new wall signage and include:

1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
2. A twelve inch (12") letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two inches (42"); and
3. A 2.83 square foot Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

EXISTING SITE

The McDonald's site is located in the Tinley Park Commons shopping center at the southeast corner of 171st Street and Harlem Avenue. Other tenants in this shopping center include Jewel/Osco, Chase Bank, and VIP Tire. There is also a multi-tenant strip center to the east of the McDonald's building.

This McDonald's is a franchise location and has been in operation since 1975 according to the Applicant. The site currently contains a 4,100 +/- square foot building, 48 parking spaces, related access drives, and buffer landscaping. As an existing site, there are some inherent complexities related to the site plan that may require flexibility in order to accomplish the Village's goals and the Applicant's goals for the site.



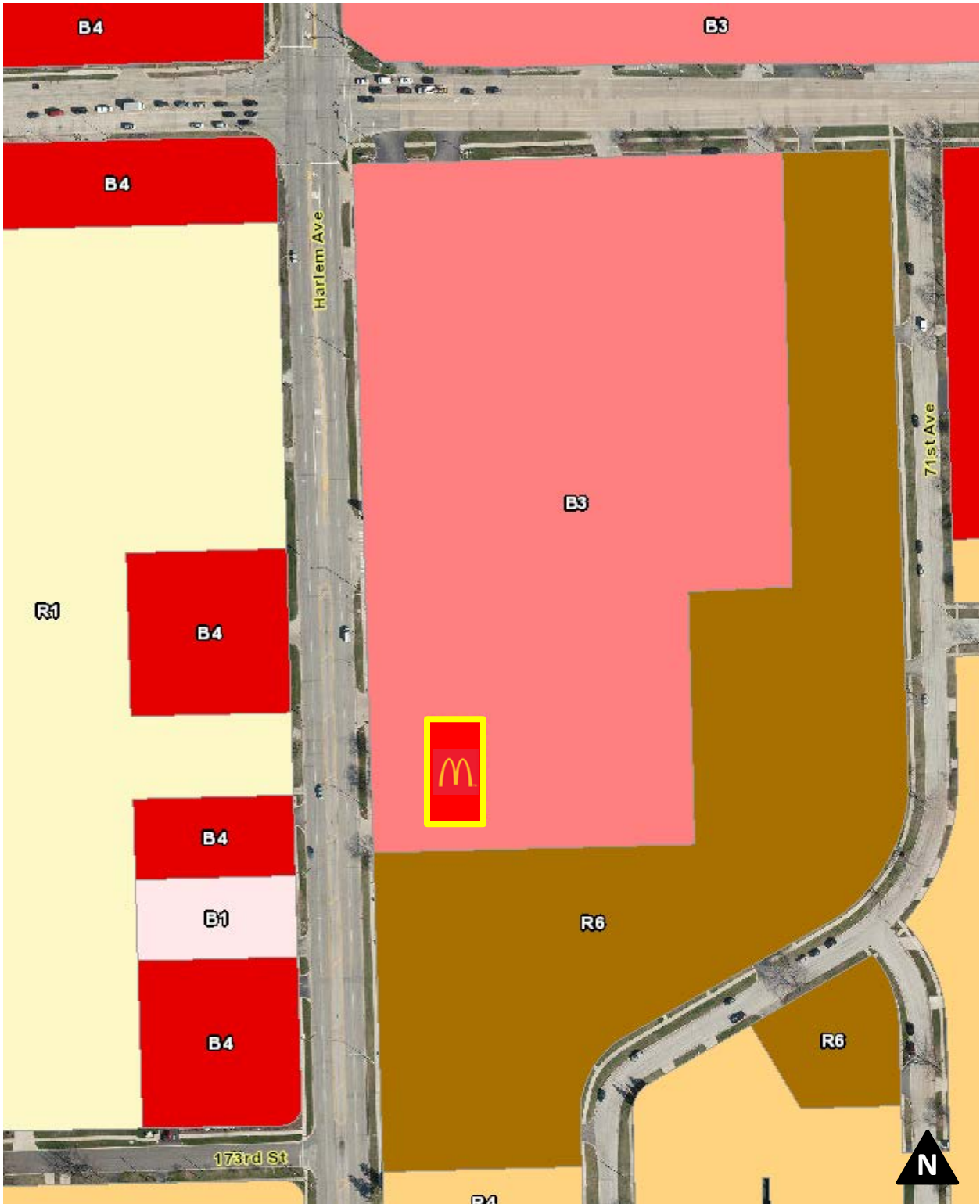
Aerial Image of the Existing Site



Google Street View Image of Existing McDonald's (looking southeast from Harlem Avenue)

ZONING & NEARBY LAND USES

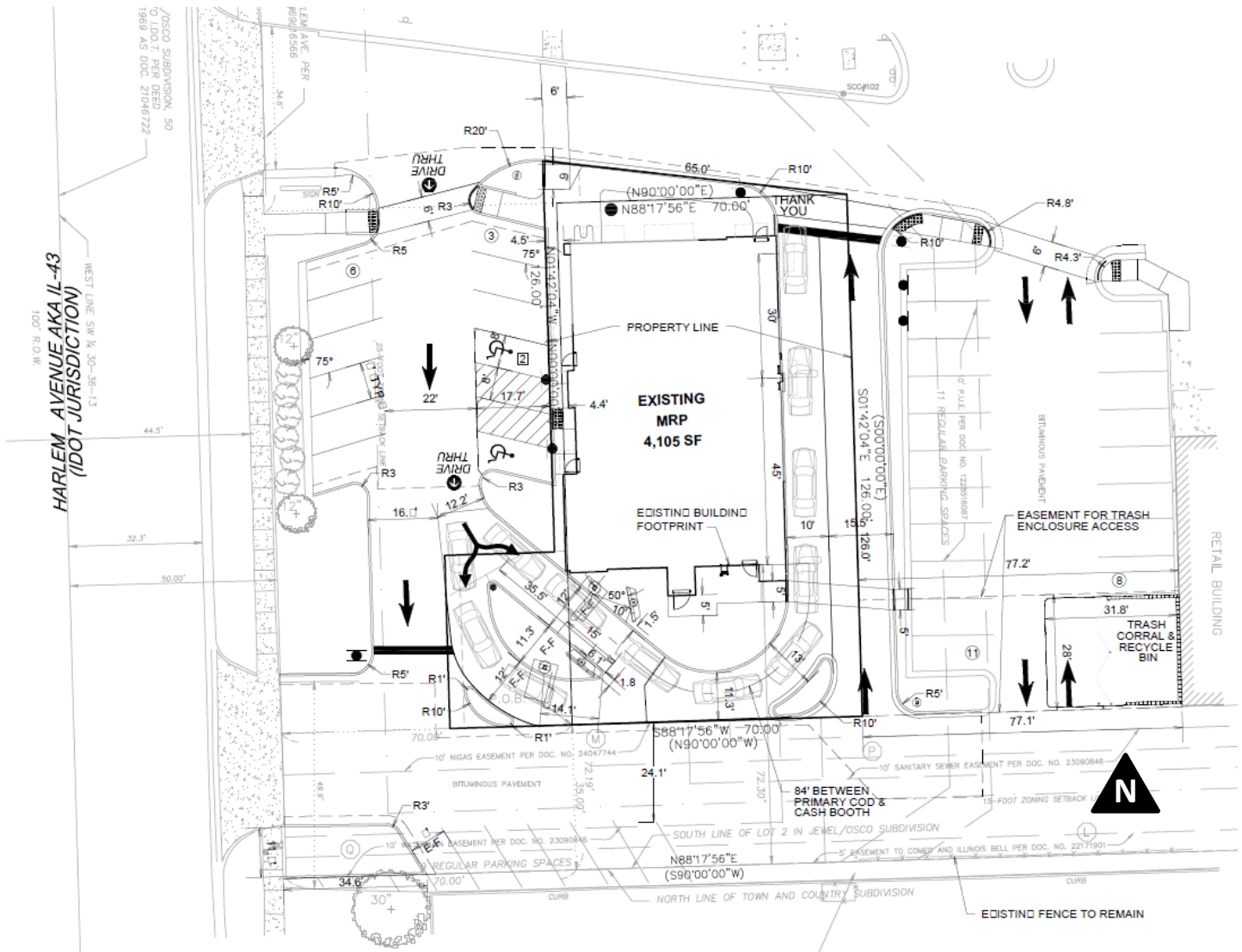
The zoning for the subject parcel is B-3 (General Business and Commercial). The McDonald's site is bordered by Harlem Avenue to the west, the Tinley Park Commons shopping center to the north and east, and multi-family residential to the south. Nearby zoning districts include both commercial and residential uses.



Graphic Showing Nearby Zoning Designations

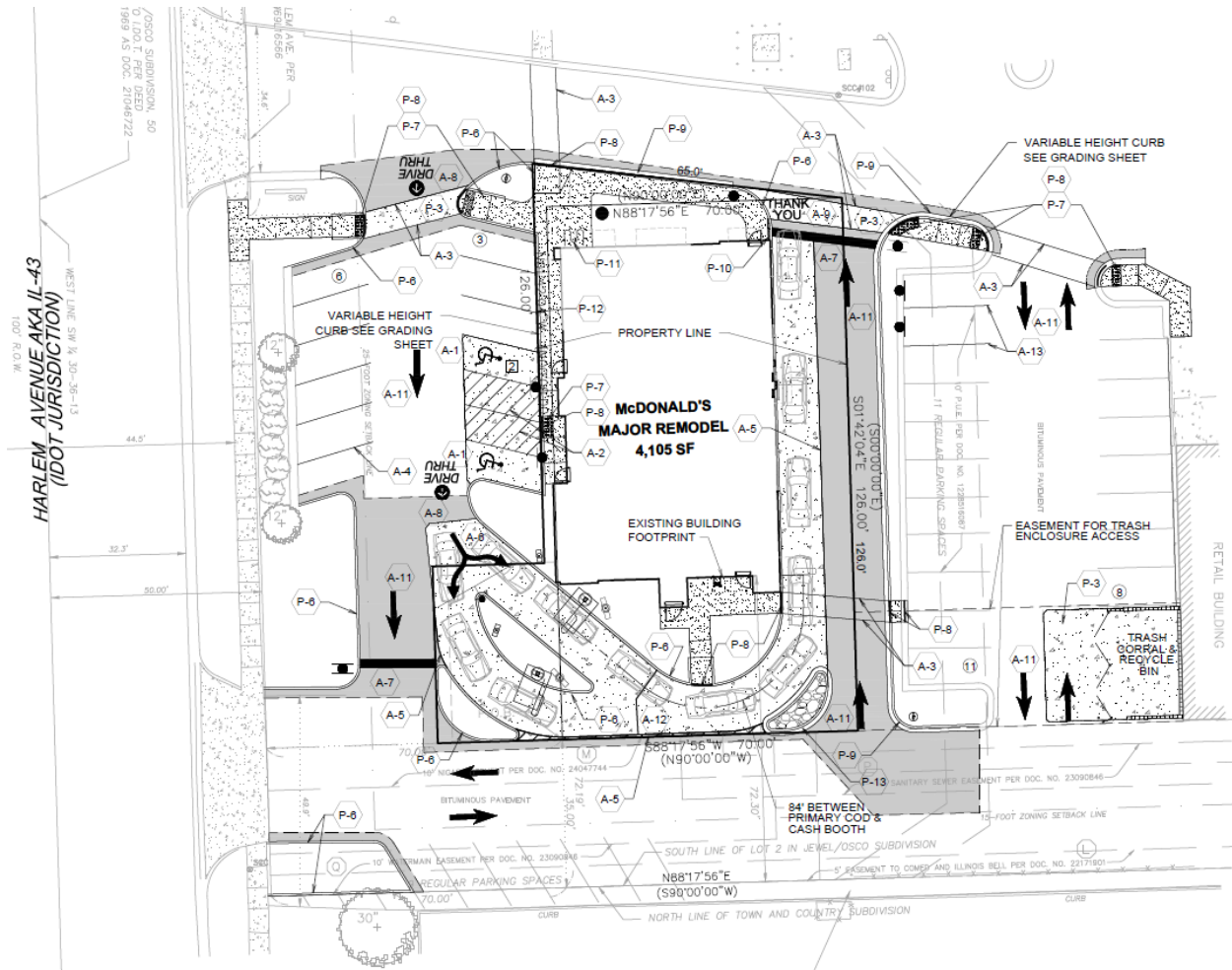
PROPOSED SITE PLAN

The Applicant proposes to complete an interior and exterior remodeling project at the McDonald's location at 17171 Harlem Avenue. Exterior site improvements include changes to the façade materials and colors, signage, landscaping, a new trash enclosure, reconfiguring the site to incorporate a two lane drive-thru, and providing improved pedestrian connectivity to the restaurant. The Applicant has worked cooperatively with Staff in addressing all comments and concerns related to their design proposal.



Proposed Site Plan

Following the April 20, 2017 Plan Commission meeting, the Applicant revised their Site Plan to reflect changes to the landscape islands in the drive-thru area. The middle landscape island was reduced slightly in order to enlarge the landscape island southwest of the drive-thru lane. The Applicant also noted that the southeast island will be "gravel mulch" so that is able to be driven over if needed (mainly for large deliver trucks using the bypass lane). The Applicant added striping along the south edge of the drive-thru. See revised Site Plan on the next page.



Revised Site Plan (Received 4/27/2017)

Parking

The site currently has 48 parking spaces near the McDonald's site and the proposed plans indicate 36 parking spaces. According to Section VIII.A.10. of the Village's Zoning Ordinance, 21-42 parking spaces are required.

The parking requirement for an "eating or drinking place" is one (1) space for each three (3) seats, plus one (1) space for each employee. The restaurant also has a fast food component and not all customers stay to eat their meals. The parking regulations for a "fast food or carry-out" establishment are five (5) spaces plus one (1) space for each employee.

Parking Calculation for Eating Place: 80 seats ($80/3=26.6$) + 16 employees at peak time = $26.6 + 16 = 42$ spaces

Parking Calculation for Fast Food: 5 spaces + 16 employees at peak time = **21 spaces**

Staff recognizes that this type of business isn't fully contemplated in the table of parking requirements and believes that the 36 proposed parking spaces will adequately serve the needs of the restaurant and customers. Additionally, this shopping center has shared parking areas and customers can park in other sections of the shopping center if needed.

Some parking spaces are being removed in order to accommodate the new two lane drive-thru. Additionally, Staff recommends removing three (3) parking spaces at the southwest corner of the site due to their unsafe proximity to Harlem Avenue.

Staff notes that the proposed site plan indicates less than 26' in width for the south drive aisle. This is an existing site, but there are opportunities for achieving the minimum width requirement for this area. Staff has suggested an option in the Open Items section of the Staff Report.

Trash Enclosure

Staff notes that the Applicant proposes to relocate the trash enclosure from the south side of the building near the drive-thru lane to the southeast corner of the adjacent parking lot. Staff supports a relocation of the trash enclosure, which currently negatively impacts drive-thru customers due to its unsightliness and smell.

Staff suggests a new location for the trash enclosure, discussed in the Open Items section of the Staff Report.

ARCHITECTURE

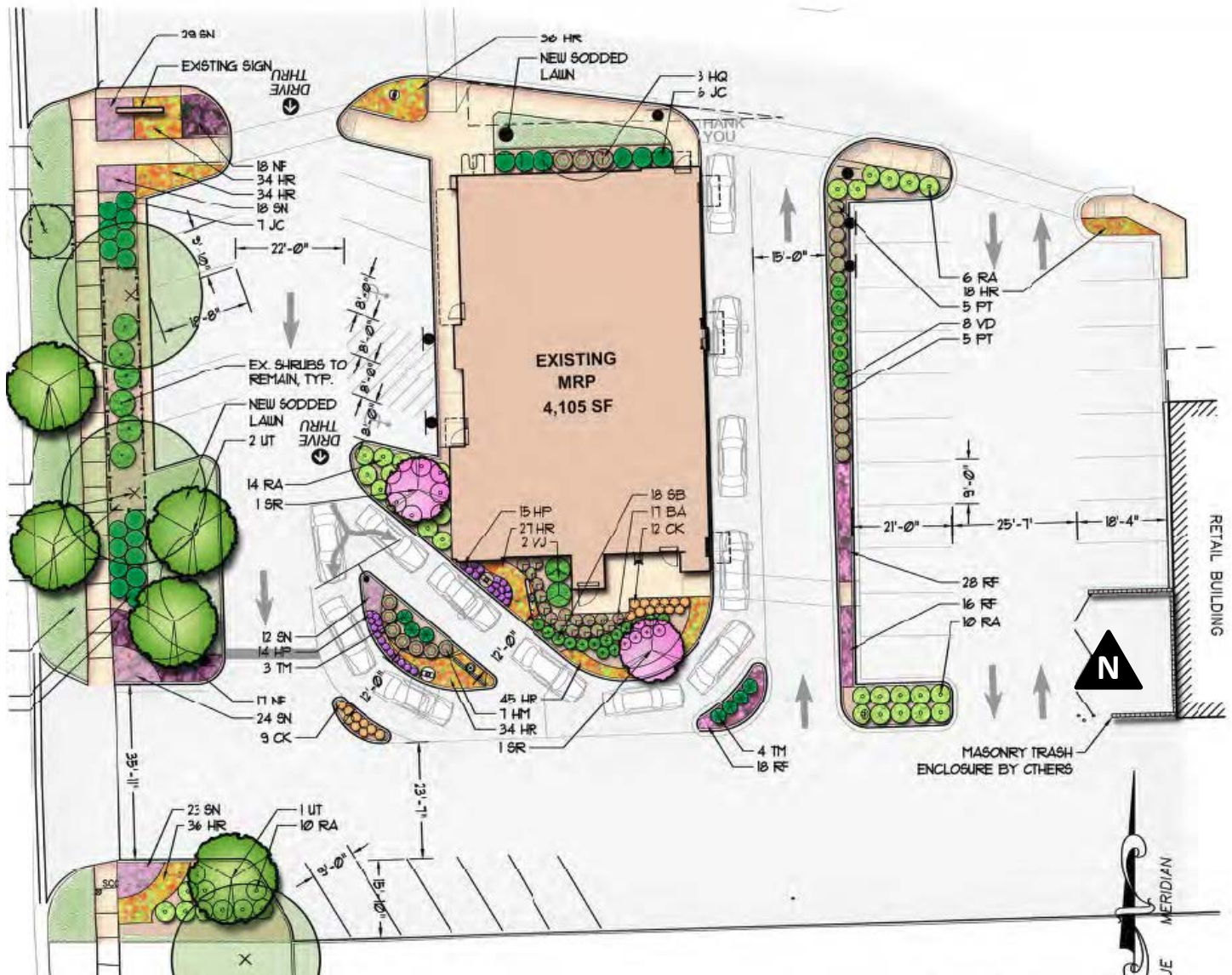
The Applicant provided color renderings that show 89% brick/stone and 11% metal on the exterior elevations. Per the Village's Building Code (Section 305.B.6.a.ii.) "Buildings measuring 3,001- 40,000 square feet should be constructed with a minimum of 75% of exterior materials being face brick with the remaining balance of materials being masonry." Staff notes that the rooftop HVAC units will be adequately screened (see HVAC shown in dashed lines on the elevations below). The elevations also include yellow arches as architectural features.



Excerpts from Color Elevations

LANDSCAPING

The Applicant provided a Landscape Plan that meets the spirit of the Village's Landscape Ordinance. Most notably, the reconfiguration of the parking lot for improved pedestrian connectivity and the two lane drive-thru will result in several new or enlarged landscape areas. Staff encourages the Applicant to create a new landscape area at the southwest corner of the site which resolves an unsafe condition due to the adjacency of Harlem Avenue to the existing parking spaces. Staff has some additional suggestions for possible improvements to the landscaping for the project which are discussed in the Open Items section of the Staff Report.



Excerpt from the Proposed Landscape Plan

As noted in the "Proposed Site Plan" section of the Staff Report, the Applicant revised the plans to enlarge the landscape island southwest of the drive-thru lane to provide a better edge between the drive aisles and the drive-thru lanes.

The Applicant has also proposed to change the southeast landscape island by the drive-thru to gravel mulch so that large delivery trucks would be able to mount the island to make the turning maneuver, if necessary. Staff consulted the Village's Landscape Architect about the proposed gravel mulch due to concerns with having loose stones at the site. The Village's Landscape Architect suggested that the Applicant utilize granite cobbles or Belgium block that could be set in mortar and withstand a vehicle driving over it. Staff recommends that the Plan Commission place a condition on the approval that includes revising the Landscape Plan to swap the gravel mulch for either the granite cobbles or the Belgium brick set in mortar.



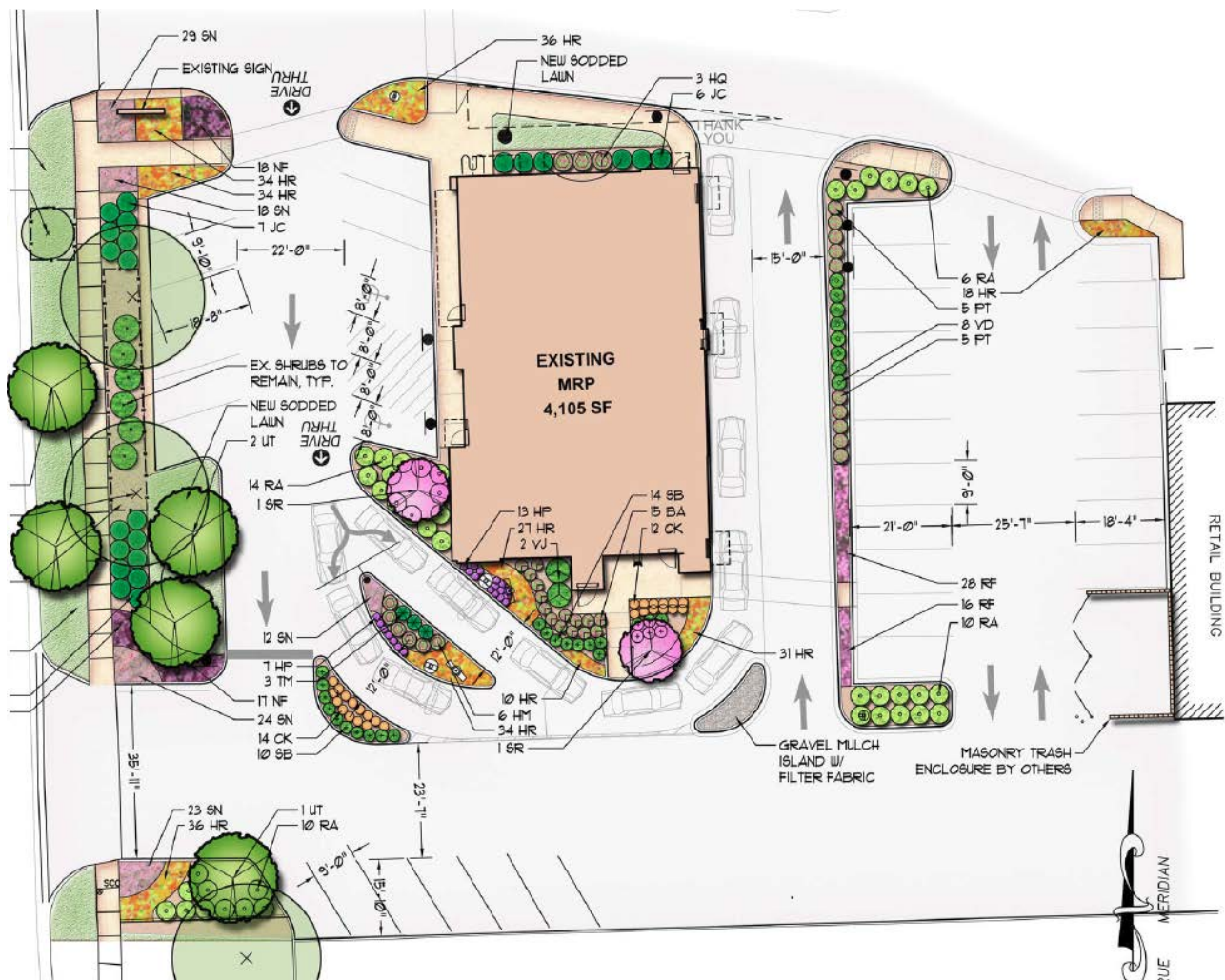
Sample of Proposed Gravel Mulch



Sample of Granite Cobbles in Mortar



Sample of Belgium Block



Excerpt from the Revised Landscape Plan (Received 4/28/2017)

SIGNAGE

Proposed Wall Signage

The Applicant is requesting the following variances for new wall signage as part of the façade improvements:

1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
2. A twelve inch (12") letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30") to allow a maximum height of forty-two inches (42"); and
3. A 2.83 square foot Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

These Variations would allow for the following wall signage to be installed on the building as part of the McDonald's interior/exterior remodel project:



North façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet).



South façade: One (1) "M" logo sign (14 square feet).



East façade: No signage proposed.



West façade: One (1) "M" logo sign (14 square feet) and one (1) "McDonald's" sign (32.83 square feet).

Sign Analysis			
Regulation	Allowed by Village Code	Proposed	Variance Requested
Maximum Number of Wall Signs	2 signs	5 signs	+3 signs
Maximum Letter Height	30"	42"	+12" for "M" logos
Maximum Sign Face Area (north façade)	44 sf	46.83 sf	+2.83 sf

Existing Wall Signage

Staff notes that the building currently has one (1) "McDonald's" sign and two (2) painted "M" logos on the west façade, one (1) "McDonald's" sign on the north façade, and no signage on the east or south façades of the building.



Google Street View of West and South Façades



Google Street View of North Façade



Google Street View of East Façade

The Applicant also notified Staff that they propose to use a different menu board than the last set of plans showed. This new menu board is fully-digital and is slowly being introduced in new/remodeled McDonald's locations. Staff recommends that the Plan Commission consider prohibiting temporary signage at the site as a condition of allowing this type of menu board. The digital display will allow the restaurant to display current specials on the screen rather than by displaying signs around the site.



Single Unit Menu Board



Double Unit Menu Board



Photo of Digital Menu Board

1. Consider relocating the trash enclosure as noted on the graphic below. This location would be easier for employees to access and it would not require loss of existing parking spaces. The trash enclosure would be just west of the existing 10' wide public utility easement that runs north-south through the east parking lot. This reduces the travel distance from the back door of the restaurant to the trash enclosure thus minimizing opportunity for litter and spillage.
 - After further discussion, Staff and the Applicant agree that the Applicant's proposed location for the trash enclosure is the only viable solution due to the constraints of the site.
2. Consider extending the existing fence for added screening and privacy between the McDonald's and the adjacent residential uses to the south.
 - After further discussion, Staff notes that the Applicant does not own this portion of the property and is unable to extend the fence in this area.
3. Consider widening the landscape area bordering the proposed two lane drive-thru to better define the space and add aesthetic value. An 'escape lane' can still be provided somewhere along the east side of the building, but Staff has concerns about removing such a large portion of an existing landscape area.
 - After further discussion, Staff notes that the Applicant only owns property up to the edge of the drive-thru lane and is unable to make additional landscape islands outside of their property lines. The Applicant has compromised by enlarging the landscape island to the southwest of the menu boards and adding striping along the southern edge of the drive-thru lane. The drive-thru lane will also have different pavement material than the drive aisle south of the McDonald's building.
4. Consider removing the six (6) parking spaces at the south end of the site or converting them into parallel spaces in order to maintain a minimum drive aisle width of 26'.
 - After further discussion, Staff notes that the Applicant does not own this portion of the property and is unable to make changes to the parking in this area.



APPROPRIATE MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motions would read:

Site Plan Approval:

“...make a motion to grant the Applicant, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, Site Plan Approval to complete exterior improvements at the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District in accordance with plans as noted on the List of Reviewed Plan within the Staff Report. The site improvements include changes to the façade materials and colors, new signage, additional landscaping, a new trash enclosure, reconfiguring the site to incorporate a two lane drive-thru, and providing improved pedestrian connectivity to the restaurant.”

...with the following conditions:

- 1. That the Landscape Plan be revised to substitute the proposed gravel mulch with [granite cobbles or Belgium block].*
- 2. That temporary signage is prohibited on the site because there will be digital menu boards to advertise specials.*

[any conditions that the Commissioners would like to add]

Variances:

“...make a motion to recommend that the Village Board grant the Applicant, James E. Olguin of Goldstine, Skrodzki, Russian, Nemec, and Hoff, Ltd. on behalf of McDonald's USA, LLC, the following Variations for wall signage for the McDonald's at 17171 Harlem Avenue in the B-3 (General Business and Commercial) Zoning District:

1. A Variation from Section IX.D.3.a. of the Zoning Ordinance for three (3) additional wall signs where the maximum number of wall signs allowed is two (2) to allow for a total of five (5) wall signs on the building;
2. A twelve inch (12”) letter height Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum allowable letter height is thirty inches (30”) to allow a maximum height of forty-two inches (42”); and
3. A 2.83 square foot Variation from Section IX.D.3.a. of the Zoning Ordinance where the maximum sign face area for wall signage for the north building frontage is forty-four (44) square feet to allow for a total sign face area of 46.83 square feet on the north side of the building.

These Variations would allow for the following wall signage to be installed on the building as part of the McDonald's interior/exterior remodel project:

1. North façade: One (1) “M” logo sign (14 square feet) and one (1) “McDonald's” sign (32.83 square feet);
2. South façade: One (1) “M” logo sign (14 square feet);
3. East façade: No signage proposed; and
4. West façade: One (1) “M” logo sign (14 square feet) and one (1) “McDonald's” sign (32.83 square feet).”

...with the following conditions:

[any conditions that the Commissioners would like to add]

STANDARDS FOR SITE PLAN APPROVAL

Section III.T.2. of the Zoning Ordinance requires that Planning Staff must find that the conditions listed below must be met. Staff has prepared draft responses for these conditions.

- a. That the proposed Use is a Permitted Use in the district in which the property is located.
 - The McDonald's restaurant and drive-thru is a permitted use in the B-3 Zoning District.
- b. That the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.
 - The McDonald's restaurant and drive-thru has existing in harmony with the adjacent uses for many years, dating all the way back to about 1975. The proposed improvements will create better access, increase landscaping, and allow for better safety for vehicles and pedestrians frequenting the site.
- c. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient, and convenient movement of traffic, not only within the site but on adjacent roadways as well.
 - The proposed plans will improve vehicular ingress, egress, and circulation within the site because the plans will only allow drive-thru customers to line up on the west side of the building, which will reduce the congestion coming in from both of the Harlem Avenue access points. There will be new directional signage and striping to aid customers in navigating the site.
- d. That the Site Plan provides for the safe movement of pedestrians within the site.
 - The proposed plans will add new sidewalks and crosswalk striping to ensure pedestrian safety.
- e. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public; any part of the Site Plan area not used for buildings, structures, parking, or access-ways shall be landscaped with a mixture of grass, trees, and shrubs.
 - The proposed plans provide an adequate amount and variety of landscaping.
- f. That all outdoor trash storage areas are adequately screened.
 - The plans indicate a new trash enclosure at the southeast corner of the east parking lot. The proposed trash enclosure will be made of masonry materials to match the façade of the McDonald's building.

STANDARDS FOR A VARIATION

Section X.G.4. of the Zoning Ordinance states the Plan Commission shall not recommend a Variation of the regulations of the Zoning Ordinance unless it shall have made Findings of Fact, based upon the evidence presented for each of the Standards for Variations listed below.

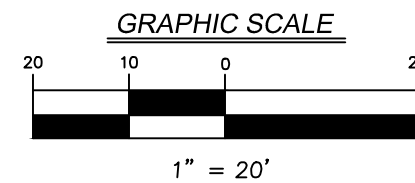
1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.
 - The variance request stems mainly from the Applicant's desire to use the "M" logo, which is separated from the "McDonald's" lettering and is proposed to be located on the stone accent walls of the façade.
 - The "M" logos were previously painted on the walls of the building and appear to be larger than the proposed "M" wall signs, so the new signage would be an overall reduction in sign face area from what exists.
 - The proposed "M" logos are part of the national branding and architectural enhancements of the proposed architecture.
2. The plight of the owner is due to unique circumstances.
 - The request is unique in that the proposed "M" logo has been separated in accordance with national branding and proposed architecture. The total area of proposed signs is less than what is allowed for the total of both facades.
3. The Variation, if granted, will not alter the essential character of the locality.
 - The variance request for additional signage will not alter the character of the locality because it will not be an increase in comparison to the signage at the site today.
 - The proposed signage is complimentary to the architecture of the façade.
4. Additionally, the Plan Commission shall also, in making its determination whether there are practical difficulties or particular hardships, take into consideration the extent to which the following facts favorable to the Applicant have been established by the evidence:
 - a. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
 - b. The conditions upon which the petition for a Variation is based would not be applicable, generally, to other property within the same zoning classification;
 - c. The purpose of the Variation is not based exclusively upon a desire to make more money out of the property;
 - d. The alleged difficulty or hardship has not been created by the owner of the property, or by a previous owner;
 - e. The granting of the Variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - f. The proposed Variation will not impair an adequate supply of light and air to an adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The Plan Commission must provide findings for the first three standards; the remaining standards are provided to help the Plan Commission further analyze the request.

LIST OF REVIEWED PLANS

Submitted Sheet Name		Prepared By	Date On Sheet
C-0.0	TITLE SHEET	V3	03/21/2017
C-1.0	GENERAL NOTES, LEGEND AND ABBREVIATIONS	V3	07/29/2016
C-1.1	SPECIFICATIONS	V3	07/29/2016
C-2.0	DEMOLITION PLAN	V3	03/21/2017
C-3.0	SITE PLAN	V3	04/25/2017
C-3.1	LAYOUT PLAN	V3	03/21/2017
C-3.2	SIGNAGE PLAN	V3	07/29/2016
C-4.0	GRADING AND EROSION CONTROL PLAN AND DETAILS	V3	07/29/2016
C-4.1	ACCESSIBILITY PLAN	V3	03/21/2017
C-5.0	UTILITY PLAN	V3	07/29/2016
C-6.0	CONSTRUCTION DETAILS	V3	07/29/2016
C-6.1	CONSTRUCTION DETAILS	V3	07/29/2016
C-7.0	DRIVE-THRU PAVEMENT AND EQUIPMENT PLAN	V3	07/29/2016
C-7.1	DRIVE-THRU DETAILS	V3	07/29/2016
C-7.2	DRIVE-THRU DETAILS	V3	07/29/2016
EX1	FIRE TRUCK ROUTE	V3	03/21/2017
EX2	SUV ROUTE	V3	03/21/2017
L-1.0	LANDSCAPE PLAN	V3	04/28/2017
L-1.0	LANDSCAPE PLAN (COLOR)	V3	04/28/2017
SS-1.0	SITE STRUCTURAL	V3	No date on sheet
SS-1.1	SITE STRUCTURAL	V3	No date on sheet
SS-1.2	TRASH CORRAL	V3	No date on sheet
A1.0	CONSTRUCTION PLAN, NOTES & DETAILS	LDG	No date on sheet
A2.0	EXTERIOR ELEVATIONS	LDG	No date on sheet
A2.1	EXTERIOR ELEVATIONS	LDG	No date on sheet
	COLOR RENDERING (NWC)	LDG	04/04/2017
	COLOR RENDERING (SWC)	LDG	04/04/2017
	COLOR RENDERING (NEC)	LDG	04/04/2017
	COLOR ELEVATIONS	LDG	No date on sheet
	NEXT GEN DIRECTIONAL	EVERBRITE	No date on sheet
	OUTDOOR MENU BOARD	EVERBRITE	No date on sheet
	DRIVE-THRU TWIN POLE CANOPY W/BUILT-IN COD	EVERBRITE	No date on sheet
	DOUBLE WELCOME POINT GATEWAY	EVERBRITE	No date on sheet
	PULL FORWARD SIGN	EVERBRITE	No date on sheet
	NEXTGEN 24" WORDMARK	EVERBRITE	No date on sheet
	42" NEXTGEN ILLUMINATED BUILDING ARCH – LED	EVERBRITE	No date on sheet
	NEXTGEN WINDOW POSITION SIGNS	EVERBRITE	No date on sheet
	ROOF CAP ELEMENTS (RCE)	EVERBRITE	No date on sheet
	WELCOME SIGN	EVERBRITE	No date on sheet
	G10 – SINGLE UNIT MENU BOARD (1 of 2)	STRATACACHE	03/28/2017
	G10 – SINGLE UNIT MENU BOARD (2 of 2)	STRATACACHE	03/28/2017
	G10 – DOUBLE UNIT MENU BOARD (1 of 2)	STRATACACHE	03/28/2017
	G10 – DOUBLE UNIT MENU BOARD (2 of 2)	STRATACACHE	03/28/2017
	G10 – OPENING ANGLE	STRATACACHE	03/28/2017
I-2	FLOOR PLAN	IS	No date on sheet
I-4	REFLECTED CEILING PLAN	IS	No date on sheet
VP01.1	ALTA & TOPOGRAPHIC SURVEY (1 OF 3)	V3	05/18/2016
VP01.1	ALTA & TOPOGRAPHIC SURVEY (2 OF 3)	V3	05/18/2016
VP01.1	ALTA & TOPOGRAPHIC SURVEY (3 OF 3)	V3	05/18/2016

V3	V3 COMPANIES
LDG	LINGLE DESIGN GROUP
EVERBRITE	EVERBRITE, LLC
IS	INTERIOR SYSTEMS

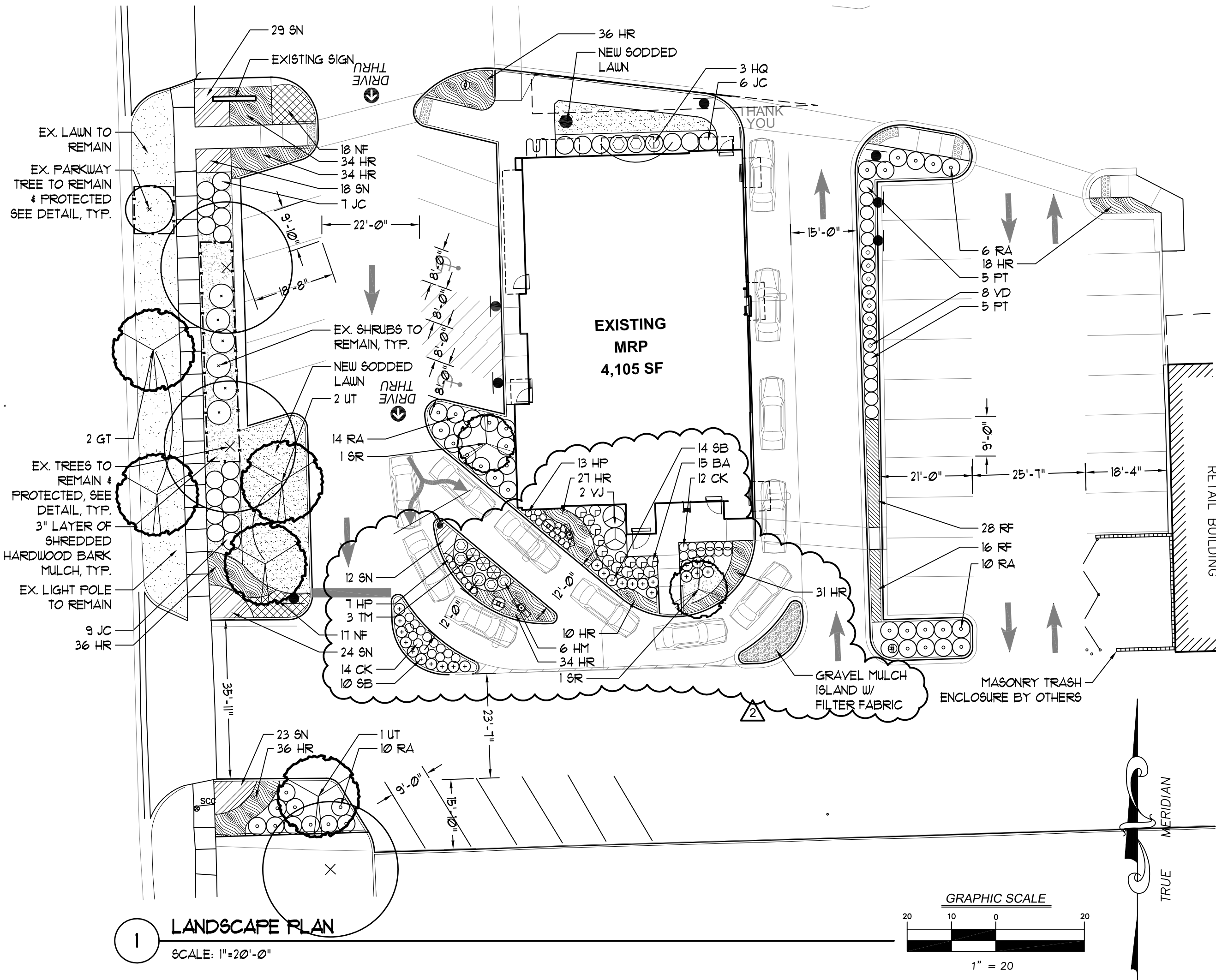


012-0262 C3.0 SITE PLAN 06240 51MPB DING 4/27/2017 10:31: AM

1. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE.
3. SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
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6. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD. REPLACED FEATURES, PLANTS AND SOD SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
7. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 12 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
8. EXISTING TOPSOIL FROM ON SITE THAT HAS BEEN STOCKPILED MAY BE USED IF IT MEETS THE REQUIREMENTS FOR IMPORTED TOPSOIL. THIS INCLUDES CONDUCTING SOIL TEST ANALYSIS AND ADDING AMENDMENTS AS NEEDED SO THAT THE SOIL COMPLIES WITH THE REQUIREMENTS.
9. SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS RHIZOMATOUS TALL FESCUE (RTF), BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
10. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
11. ALL DECIDUOUS TREES AND SHRUBS THAT ARE 36" HEIGHT OR TALLER ARE TO HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS THAT ARE 30" HEIGHT OR LESS MAY EITHER HAVE FRESHLY DUG, BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.
12. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
13. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:

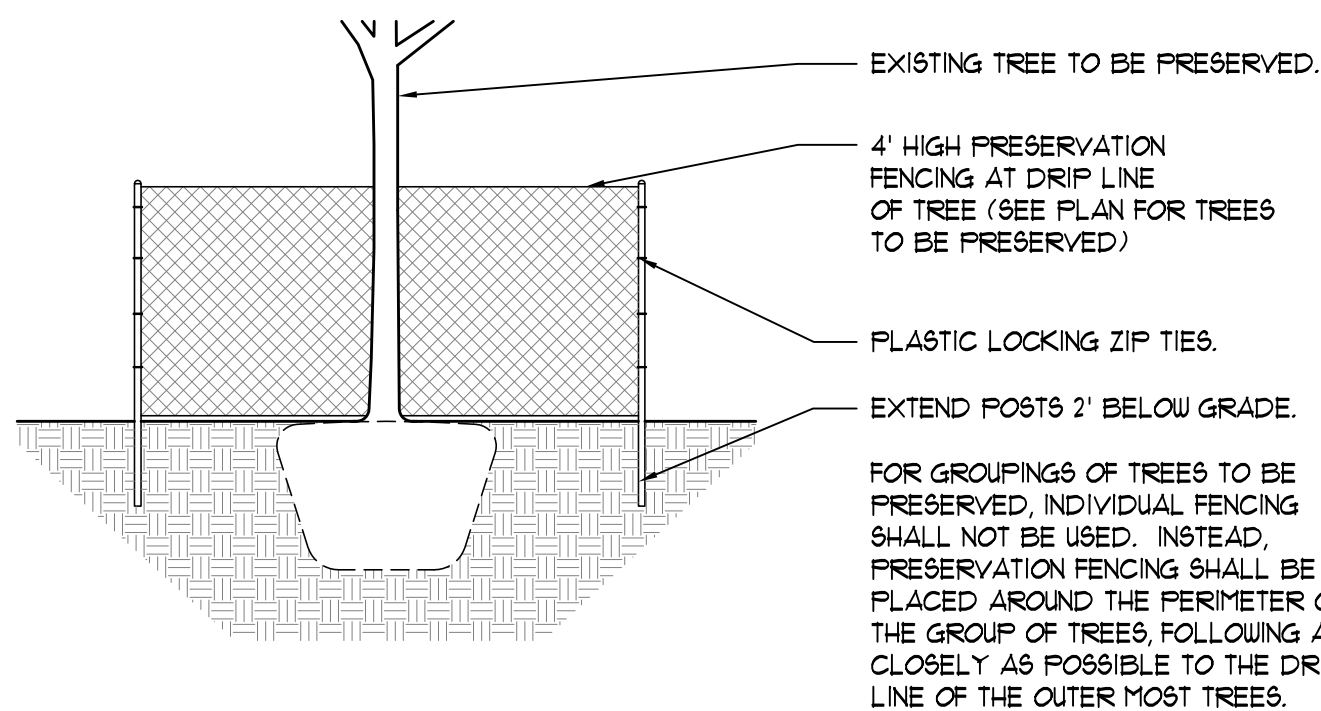
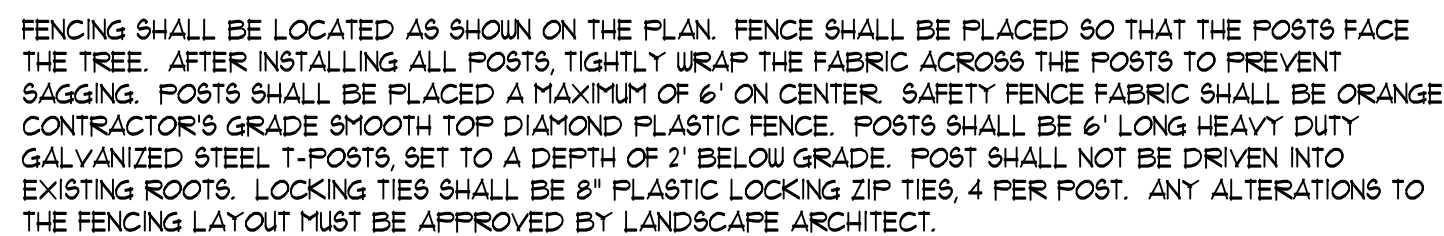
DECIDUOUS TREES AND SHRUBS:	APR 1 THROUGH NOV 15
SPRING DIG DECIDUOUS TREES:	APR 1 THROUGH OCT 15
EVERGREEN TREES AND SHRUBS:	APR 1 THROUGH NOV 1
PERENNIALS AND GROUNDCOVERS:	MAY 1 THROUGH OCT 15.
14. TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
15. PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.

TREES AND SHRUBS:	80% TOPSOIL, 10% SAND, 10% FINE FINES
PERENNIALS AND ANNUALS:	10% TOPSOIL, 15% SAND, 15% PINE FINES
16. FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
17. EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 18" AND BACKFILL WITH TOPSOIL. BERM PLANTERS AND ISLANDS TO A HEIGHT OF 6" ABOVE TOP OF CURB.
18. THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE".
19. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

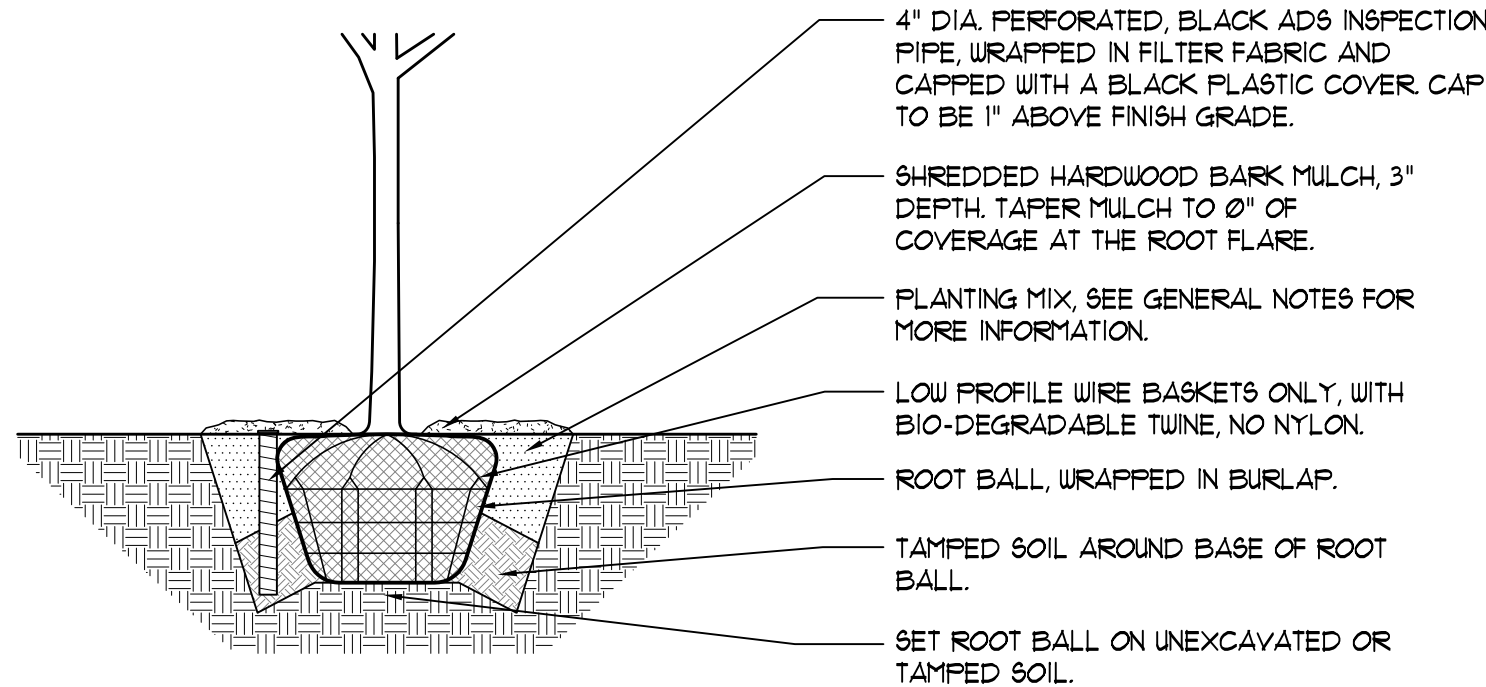
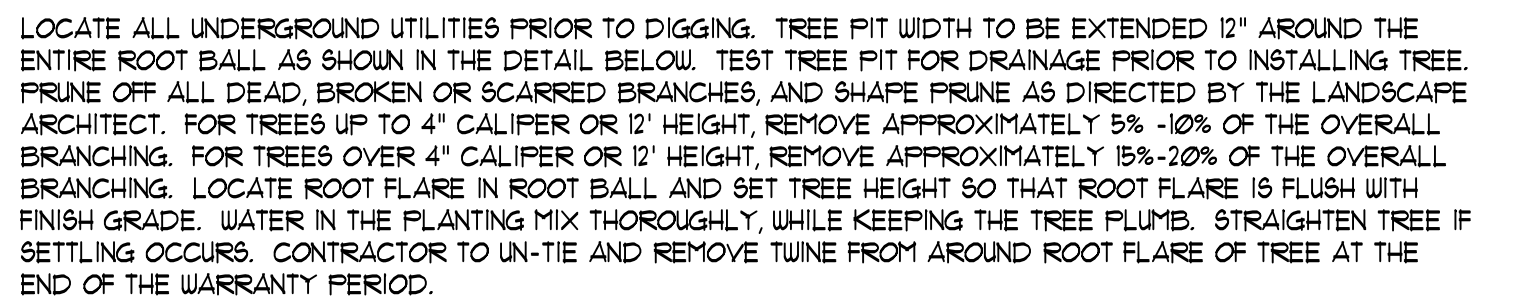


PLANT LIST						
CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS TREES						
GT	GLEDITSIA TRIACANTHOS VAR. INERMIS	SKYLINE HONEYLOCUST	25" CALIPER	B 4 B	2	BRANCHED UP 5'
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	25" CALIPER	B 4 B	2	BRANCHED UP 4'
UT	ULMUS x MORTON GLOSSY ¹	TRIUMPH ELM	25" CALIPER	B 4 B	3	BRANCHED UP 5'
DECIDUOUS SHRUBS						
HM	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24" HEIGHT	CONTAINER	6	
HQ	HYDRANGEA PANICULATA 'QUICK FIRE'	QUICK FIRE HYDRANGEA	30" HEIGHT	CONT/B4B	5	
PT	PHYSOCARPUS OP. TINY WINE 'SHIPOTU' PFAFF	TINY WINE NINEBARK	18" HEIGHT	CONTAINER	10	
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	24" SPREAD	CONTAINER	40	
SB	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	18" HT/SPD	CONTAINER	24	
VJ	VIBURNUM DENTATUM BLUE MUFFIN 'CHRISTOM'	BLUE MUFFIN ARROWWOOD VIBURNUM	30" HEIGHT	B 4 B	5	
VD	VIBURNUM x JUDDI	JUDD VIBURNUM	36" HEIGHT	B 4 B	2	

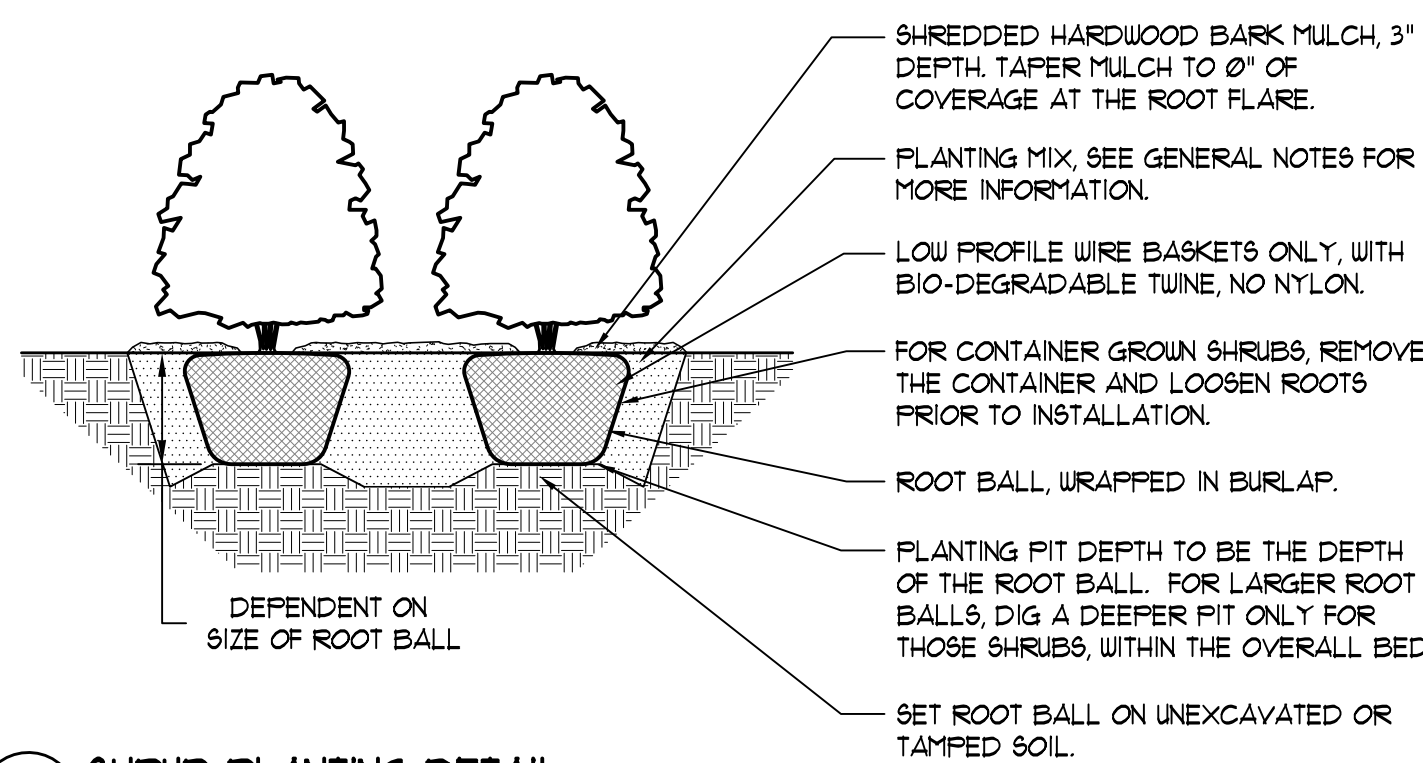
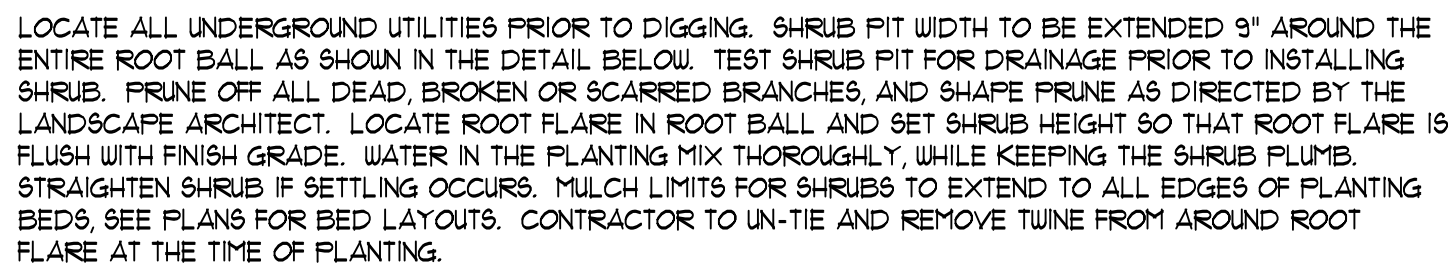
PLANT LIST						
CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
EVERGREEN SHRUBS						
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GALLON	CONTAINER	22	
TM	TAXUS x MEDIA 'RUNTAN'	RUNTAN DENSE YEW	24" HT 4 9PD	B 4 B	3	
PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS						
BA	BAPTISIA AUSTRALIS	FALSE INDIGO	1 GALLON	CONTAINER	15	SPACED AS SHOWN
CK	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	CONTAINER	26	SPACED AS SHOWN
HP	HEUCHERA 'PURPLE PETCHICATS'	PURPLE PETTICOATS CORAL BELLS	1 GALLON	CONTAINER	20	SPACED AS SHOWN
HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	CONTAINER	148	SPACED 18" O.C.
	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	1 GALLON	CONTAINER	148	EVENLY MIXED
RF	NEPETA x FAASSENII	FAASSEN'S CATMINT	1 GALLON	CONTAINER	35	SPACED 24" O.C.
NR	RUDBECKIA FULGIDA 'GOLDSTURN'	BLACK-EYED SUSAN	1 GALLON	CONTAINER	22	SPACED 18" O.C.
	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GALLON	CONTAINER	22	EVENLY MIXED
SN	SALVIA NEPHELOSA 'EAST FRIESLAND'	EAST FRIESLAND MEADOW SAGE	1 GALLON	CONTAINER	106	SPACED 18" O.C.



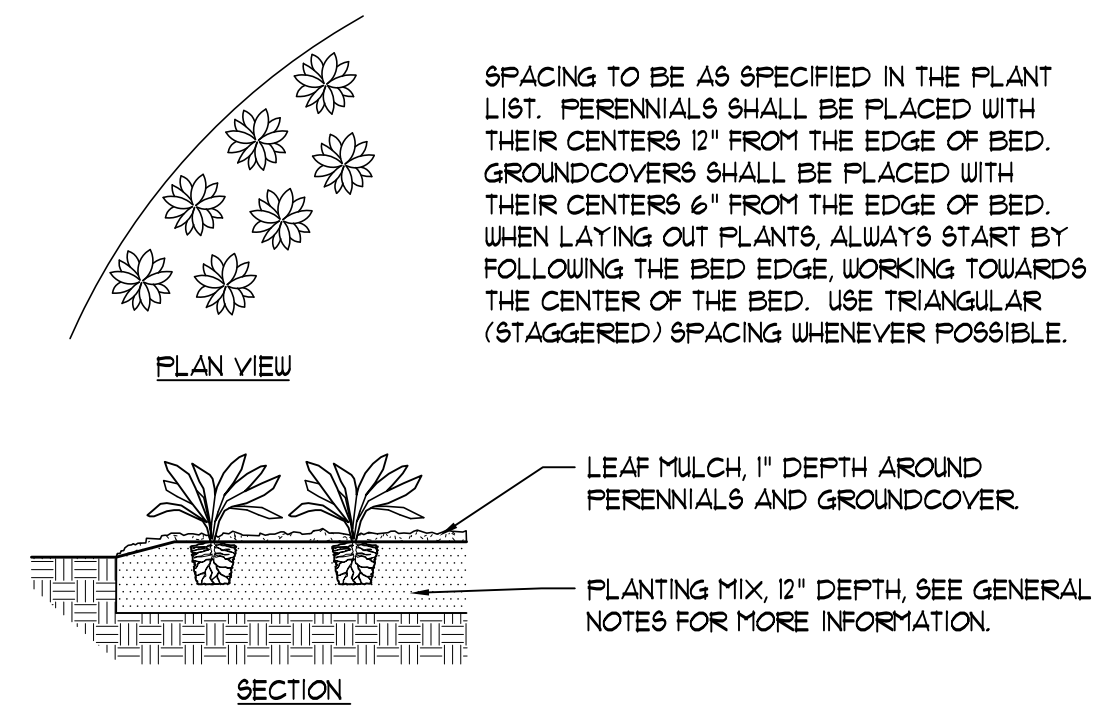
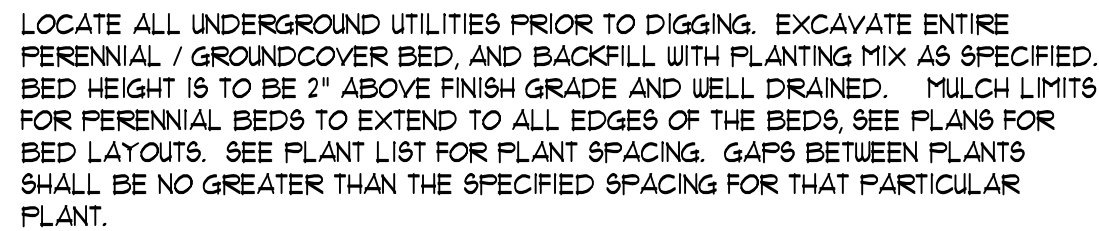
1 TREE PRESERVATION DETAIL - SNOW MESH FENCING
NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL



3 SHRUB PLANTING DETAIL
NOT TO SCALE



4 PERENNIAL AND GROUND COVER PLANTING DETAIL
NOT TO SCALE

[illegible]

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SPRING DIG DECIDUOUS TREES: APR 1 THROUGH OCT 15
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PERENNIALS AND GROUNDCOVERS: MAY 1 THROUGH OCT 15.
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CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
DECIDUOUS TREES						
GT	GLEDTISIA TRIACANTHOS VAR. INERMIS	SKYLINE HONEYLOCUST	25" CALIPER	B x B	2	BRANCHED UP 5'
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	25" CALIPER	B x B	2	BRANCHED UP 4'
UT	ULMUS x MORTON GLOSSY	TRIUMPH ELM	25" CALIPER	B x B	3	BRANCHED UP 5'
DECIDUOUS SHRUBS						
HM	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24" HEIGHT	CONTAINER	6	
HQ	HYDRANGEA PANICULATA 'QUICK FIRE'	QUICK FIRE HYDRANGEA	30" HEIGHT	CONT./B/B	3	
FT	PHYSCOCARPUS OP. TINY WINE 'SMIPOTU' PP4F	TINY WINE NINEBARK	18" HEIGHT	CONTAINER	10	
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	24" SPREAD	CONTAINER	40	
SB	SPIRAEA BETULIFOLIA 'TOR'	TOR BIRCHLEAF SPIREA	18" HT/SPD	CONTAINER	24	
VJ	VIORNUM DENTATUM BLUE MUFFIN 'CHRISTOM'	BLUE MUFFIN ARROWWOOD VIORNUM	30" HEIGHT	B x B	8	
VO	VIORNUM x JUDDI	JUDD VIORNUM	36" HEIGHT	B x B	2	

CODE	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	TOTAL	ADDITIONAL NOTES
	EVERGREEN SHRUBS					
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIFER	3 GALLON	CONTAINER	22	
TM	TAXUS x MEDIA 'RUYAN'	RUYAN DENSE YEW	24" HT x 8PD	B x B	3	
	PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS					
BA	BAPTISIA AUSTRALIS	FALSE INDIGO	1 GALLON	CONTAINER	15	SPACED AS SHOWN
CK	CALAMAGROSIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	CONTAINER	26	SPACED AS SHOWN
HP	HEUCHERA 'PURPLE PETTICOATS'	PURPLE PETTICOATS CORAL BELLS	1 GALLON	CONTAINER	20	SPACED AS SHOWN
HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	CONTAINER	148	SPACED 18" O.C.
	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	1 GALLON	CONTAINER	148	EVENLY MIXED
NF	NEPETA x FAASSENII	FAASSEN'S CATMINT	1 GALLON	CONTAINER	35	SPACED 24" O.C.
RF	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON	CONTAINER	22	SPACED 18" O.C.
	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS PURPLE CONEFLOWER	1 GALLON	CONTAINER	22	EVENLY MIXED
SN	SALVIA NEMOROSA 'EAST FRIEGLAND'	EAST FRIEGLAND MEADOW SAGE	1 GALLON	CONTAINER	106	SPACED 18" O.C.

EXISTING TREE TO BE PRESERVED

4' HIGH PRESERVATION FENCING AT DRIP LINE OF TREE (SEE PLAN FOR TREES TO BE PRESERVED)

PLASTIC LOCKING ZIP TIES

EXTEND POSTS 2' BELOW GRADE

FOR GROUPINGS OF TREES TO BE PRESERVED, INDIVIDUAL FENCING SHALL NOT BE USED. INSTEAD, PRESERVATION FENCING SHALL BE PLACED AROUND THE PERIMETER THE GROUP OF TREES, FOLLOWING CLOSELY AS POSSIBLE TO THE D LINE OF THE OUTER MOST TREES.

1 TREE PRE:
NOT TO SCALE

Diagram illustrating the components and specifications for a tree planting hole:

- 4" DIA. PERFORATED, BLACK ADS INSPECTION PIPE, WRAPPED IN FILTER FABRIC AND CAPPED WITH A BLACK PLASTIC COVER CAP TO BE 1" ABOVE FINISH GRADE.
- SHREDDED HARDWOOD BARK MULCH, 3" DEPTH, TAPER MULCH TO 0" OF COVERAGE AT THE ROOT FLARE.
- PLANTING MIX, SEE GENERAL NOTES FOR MORE INFORMATION.
- LOW PROFILE WIRE BASKETS ONLY, WITH BIO-DEGRADABLE TWINE, NO NYLON.
- ROOT BALL, WRAPPED IN BURLAP.
- TAMFIED SOIL AROUND BASE OF ROOT BALL.
- SET ROOT BALL ON UNEXCAVATED OR TAMFIED SOIL.

2 DECIDUOUS
NOT TO SCALE

Diagram illustrating the correct installation of a container shrub into a bed:

- DEPTH, TAPER MULCH TO 90° OF COVERAGE AT THE ROOT FLARE.
- PLANTING MIX, SEE GENERAL NOTES FOR MORE INFORMATION.
- LOW PROFILE WIRE BASKETS ONLY, WITH BIO-DEGRADABLE TWINE, NO NYLON.
- FOR CONTAINER GROWN SHRUBS, REMOVE THE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- ROOT BALL, WRAPPED IN BURLAP.
- PLANTING PIT DEPTH TO BE THE DEPTH OF THE ROOT BALL. FOR LARGER ROOT BALLS, DIG A DEEPER PIT ONLY FOR THOSE SHRUBS, WITHIN THE OVERALL BED.
- SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
- DEPENDENT ON SIZE OF ROOT BALL

3 SHRUB PL
NOT TO SCALE

SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTERS 12" FROM THE EDGE OF BED. GROUNDCOVERS SHALL BE PLACED WITH THEIR CENTERS 6" FROM THE EDGE OF BED. WHEN LAYING OUT PLANTS, ALWAYS START BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED. USE TRIANGULAR (STAGGERED) SPACING WHENEVER POSSIBLE.

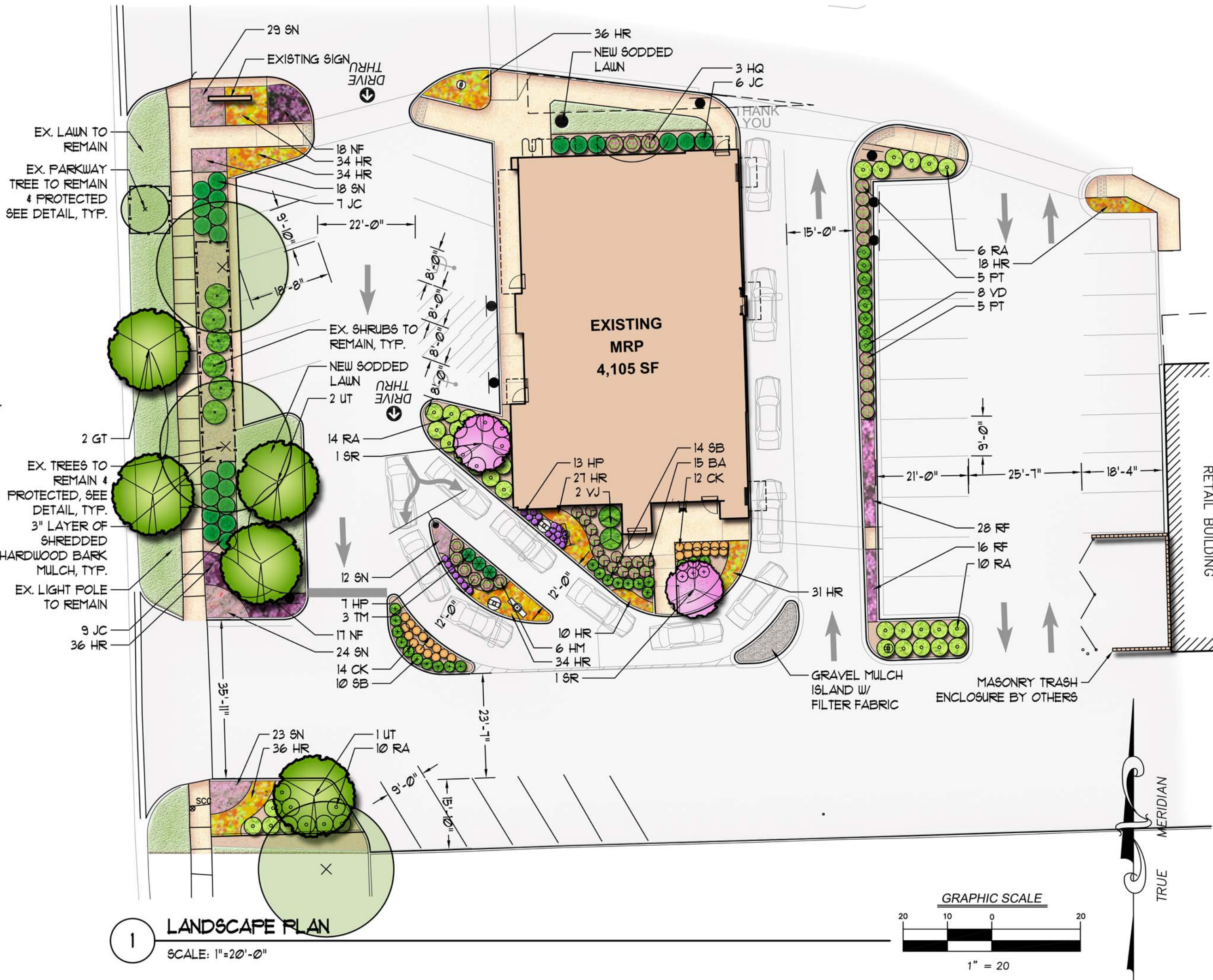
PLAN VIEW

LEAF MULCH, 1" DEPTH AROUND PERENNIALS AND GROUNDCOVER.

PLANTING MIX, 12" DEPTH, SEE GENERAL NOTES FOR MORE INFORMATION.

SECTION

4 PERENNIAL
NOT TO SCALE



G10 – Single Unit



CHARCOAL

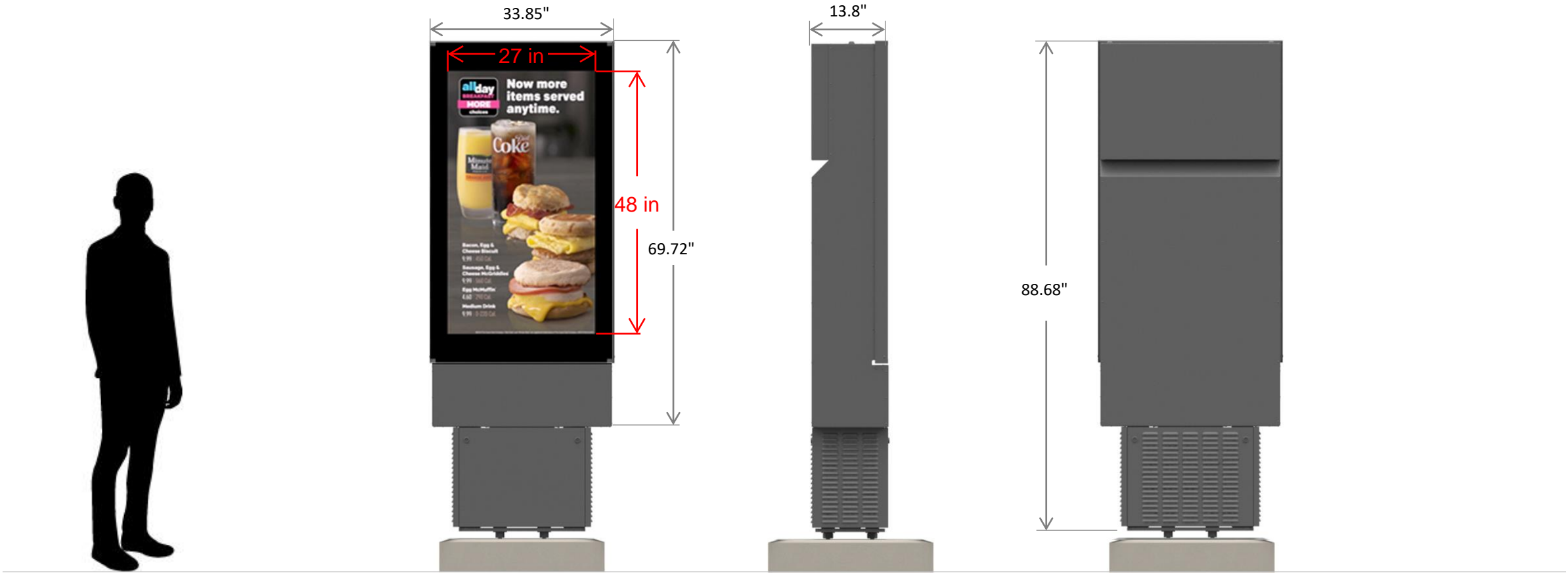


G10 – Single Unit

Main display area

Depth

Total height including base structure



CHARCOAL

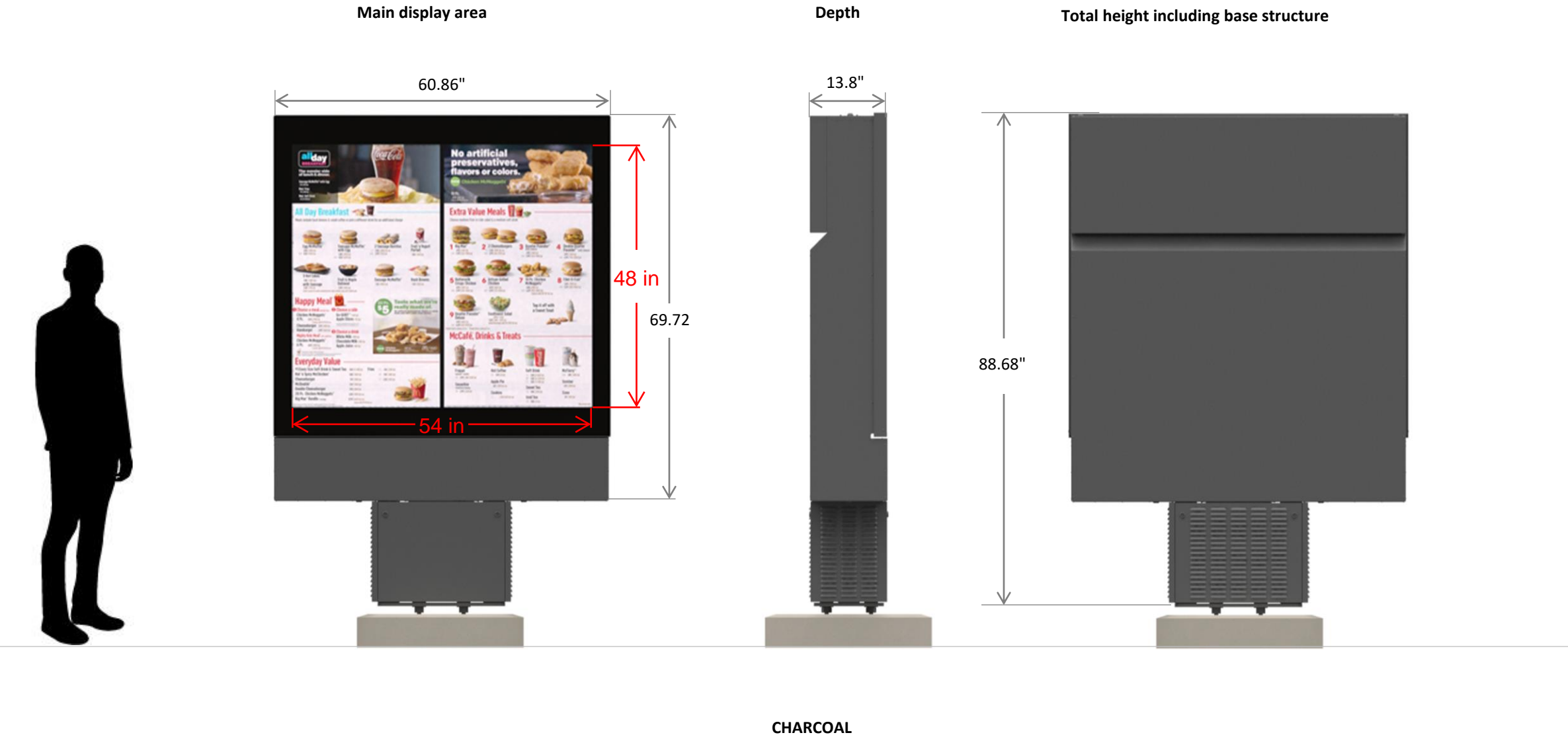
G10 – Double Unit



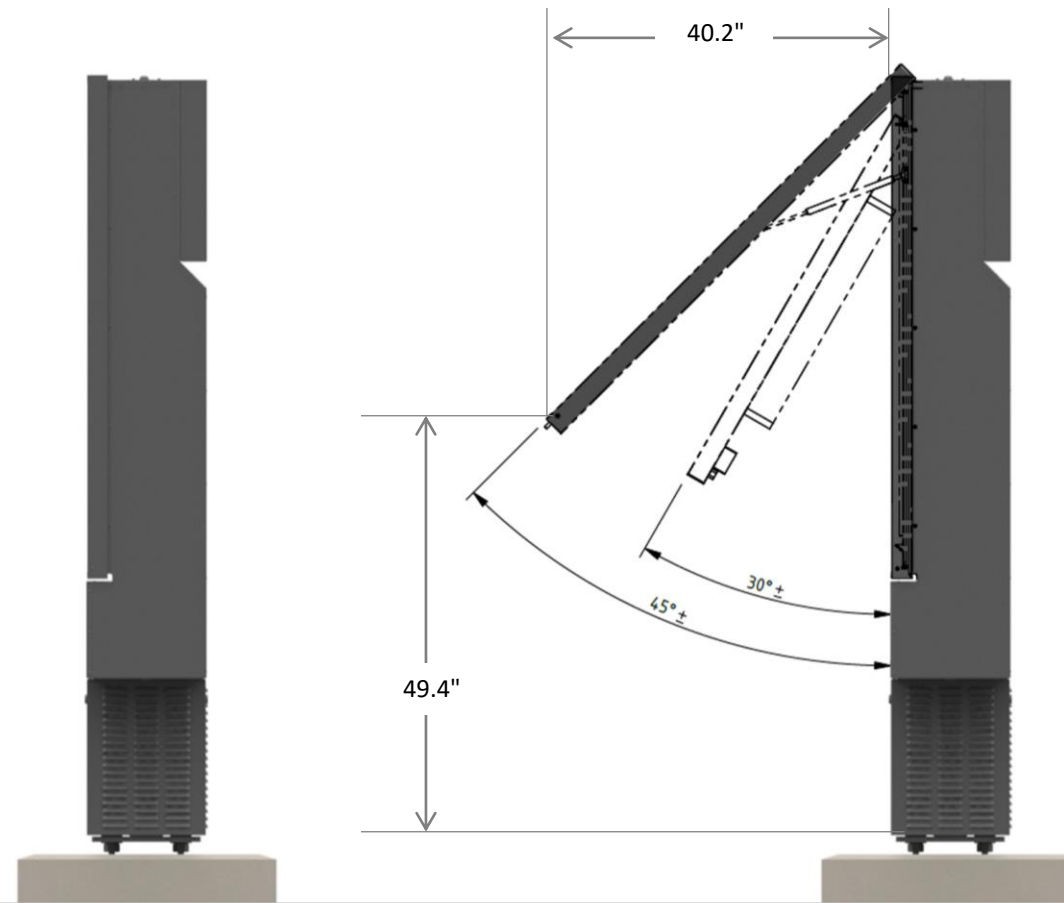
CHARCOAL



G10 – Double Unit



G10 – Opening Angle

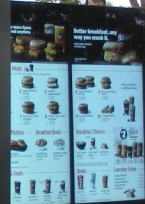
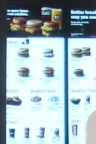


CHARCOAL



Order Here

Order Here





Order Here

Look who's back!	Look who's back!
Grand	Grand
Extra Value Meal	All Day Breakfast
Signature Crafted	Happy Meal
McLaff & Toppings	Everyday Value

Order Here



ORDER HERE



McDonald's



Applicant
Nicholas Tuleja

Property Location
17800 Highland Avenue

PIN
28-32-103-019-0000

Parcel Size
39,824 SF ±

Zoning
R-1 (Single-Family
Residential)

Approval Sought
Map Amendment
(Rezoning)

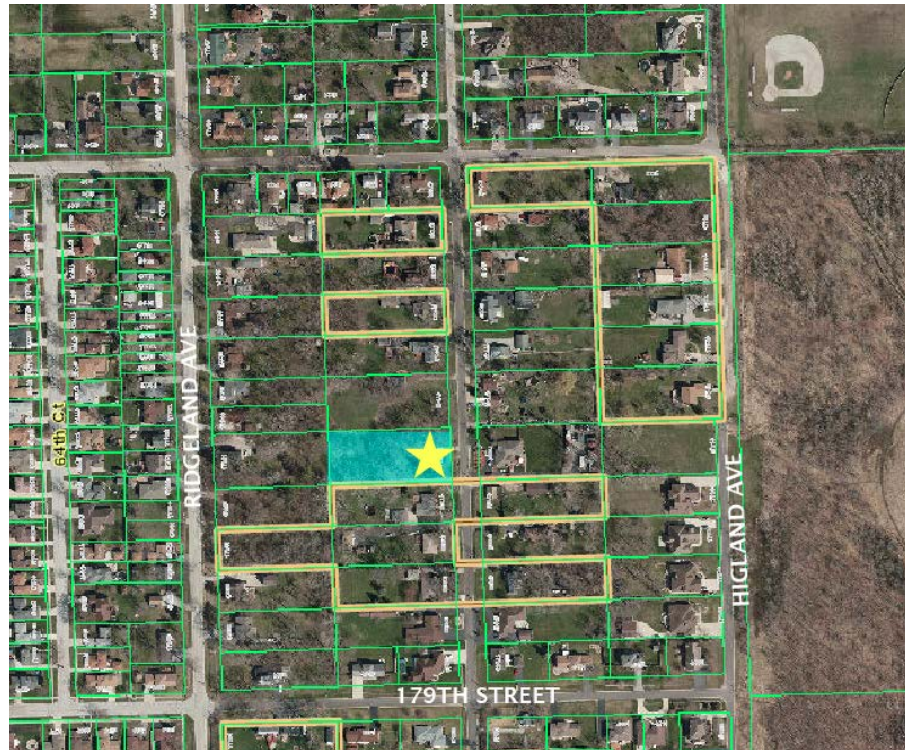
Project Planner
Paula J. Wallrich, AICP
Interim Community
Development Director

PLAN COMMISSION STAFF REPORT

May 4, 2017

Tuleja - Rezoning 17800 Highland Avenue

UPDATES FROM THE APRIL 20TH STAFF REPORT ARE NOTED IN RED



EXECUTIVE SUMMARY

Nicholas Tuleja is requesting the rezoning of his property located at 17800 Highland Avenue. He purchased the property in 2015 and annexed it in 2016 with the intent of demolishing the existing structure and constructing a new single-family structure. The default zoning for annexed property is R-1—the most restrictive residential zoning district.

The minimum useable floor area for the R-1 zoning district is 3,500 SF. Mr. Tuleja has a potential buyer for the property that would like to construct a single-family home on the property but wishes to construct a home smaller than the 3,500 SF requirement. Therefore they are requesting a rezoning to R-2 which provides for a minimum 2,800 SF dwelling size.

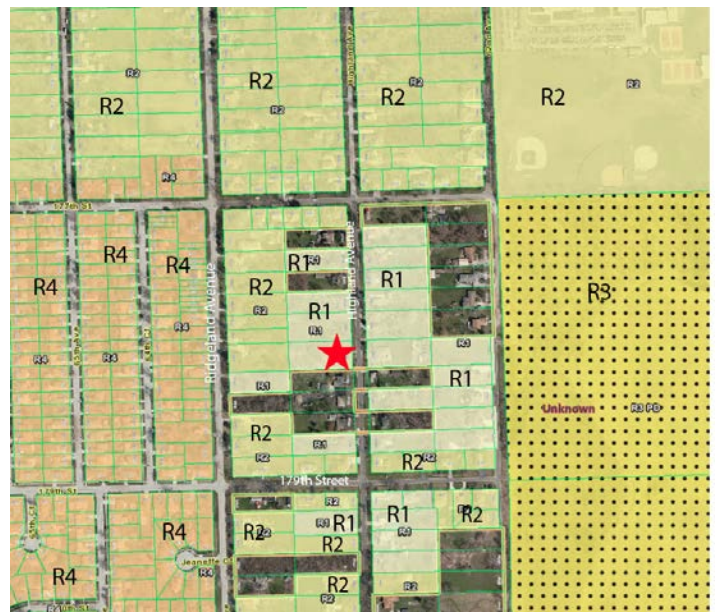
Mr. Tuleja has purchased, annexed and demolished the single family structure on the property located at 17800 Highland Avenue. He originally intended to construct his own home on the property and approached the Village seeking a variance from the minimum building size. After discussions with staff, Mr. Tuleja was advised that a rezoning was the more appropriate way to seek conformity on his property that would allow him the ability to build his home. Further zoning analysis is provided in the “Zoning” section below.

The subject parcel is located in Ridgeland Avenue Estates. This is an older neighborhood that has slowly experienced annexations over time. The lots range in size from 12,000 ± SF to 40,000 SF±. Some lots are zoned R-1, which is the default zoning upon annexation; some have been rezoned to R-2. There are also a variety of dwelling sizes in the subdivision ranging from homes as small as 900 SF to others as large as 4,758 SF. There are vacant lots and there are lots that have experienced recent construction as well.

ZONING

Mr. Tuleja’s property is zoned R-1, Single Family Residential, which is the default zoning upon annexation. The parcel to the immediate west is zoned R-2, Single Family Residential, the parcel to the immediate north and east is zoned R-1, and the parcel to the immediate south is unincorporated. In a larger context the area north of 177th Street is zoned R-2 from 62nd Avenue west to 66th Avenue; the area south of 179th is similar to the area around the subject parcel in that it includes a mix of zoning (R-1 & R-2) and a mix of unincorporated parcels.

This neighborhood, Ridgeland Avenue Estates, is unique and complex offering little in the way of a dominant land use or zoning pattern. Typically zoning remains constant within a block area. This random pattern of zoning is a product of annexation rather than purposeful zoning. As parcels annexed over time there either was little need or requirement to rezone to the appropriate zoning. The vast majority of these properties are non-conforming in that they have single family dwellings that do not meet the R-1 or R-2 minimum size requirements. Of the 144 properties in the six (6) block area around the subject parcel only four (4) meet the (R-1) 3,500 SF minimum requirement and only twenty-one (21) meet the (R-2) 2,800 SF minimum dwelling size requirement. Therefore out of the 144 properties in the area, there are 123 non-conforming properties. (See Exhibit A).



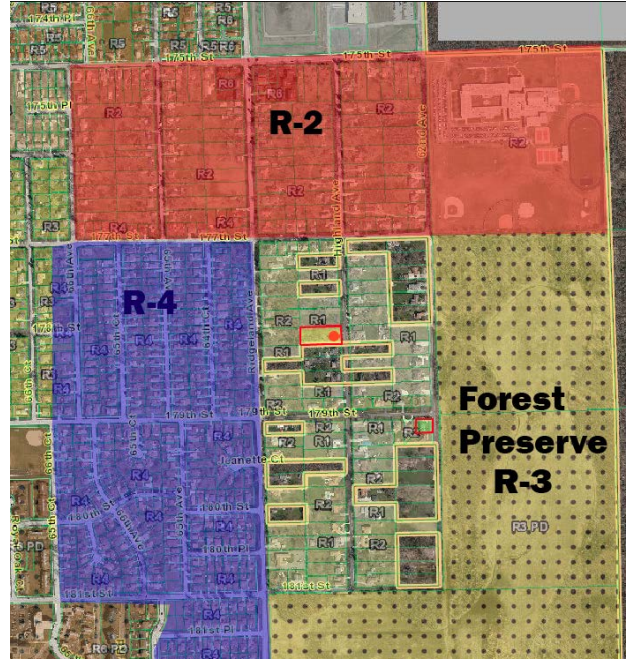
With this kind of inconsistency Staff recommends the Commission consider the lot sizes, dwelling size and the dominant zoning pattern in the larger context of this area when analyzing the zoning request.

Lot size: The lot sizes vary and are inconsistent throughout the subdivision. The smallest lot measures close to 12,000 SF and the largest averages 40,000 SF. The minimum lot size for the R-1 and the R-2 Districts are 20,000 SF and 13,000 SF respectfully. The majority of these lots meet or exceed the minimum lot size requirements for both districts.

Dwelling size: As indicated in Exhibit A, the homes in this area are smaller than required for the R-1 (3,500 SF) and R-2 Districts (2,800). As properties redevelop there is opportunity to increase property values in the area without creating additional non-conformities. Certainly there could be an argument for R-3 (2,500 SF) or R-4 (2,000 SF) zoning in the area as well, but absent a comprehensive rezoning of the entire area, rezoning the subject parcel to R-3 or R-4 would constitute spot zoning—an unsound planning practice.

Land use pattern: Looking at the zoning patterns of the larger context of surrounding property there are two large blocks of land. The area to the north is zoned R-2 and the area to the west is zoned R-4. The R-3 District is all Forest Preserve and not developable.

Zoning Summary: As outlined above there is no clear indicator to support any one zoning district designation. The customary relationship between lot size and zoning is not apparent, nor is the usual relationship between lot and dwelling size. Zoning patterns are helpful only in that there is justification to create a dominate zoning for this area (Ridgeland Avenue Estates) rather than the sporadic zoning pattern that exists. The best indicator is to plan for the redevelopment of the area and work toward a comprehensive rezoning of the entire area in the future. This may also include a re-evaluation of the minimum dwelling size.



Zoning certainly is a useful tool in guiding and protecting land uses and property values but it also can be used as an economic development tool that can encourage redevelopment. The current zoning of R-1 has restricted redevelopment in this area; housing trends indicate a preference for smaller homes. A rezoning will allow for the redevelopment of the subject property without creating a unique circumstance in the area.

REZONING STANDARDS

While there are no specific standards listed in the Zoning Ordinance for Map Amendments (rezoning), Staff recommends the Commission consider the following in their deliberation of the zoning request.

1. Existing uses of property within the general area of the property in question; *the general area is comprised of residential uses with dwelling sizes less than the existing R-1 zoning district. A designation of R-2 will allow the property owner to construct a home a minimum of 2,800 SF;*
2. The zoning classification of property within the general area of the property in question; *the zoning classifications in the general area are inconsistent except for the larger area to the north which is R-2. Many of the lots are zoned R-1 as a consequence of rezoning and do not meet R-1 requirements;*
3. The suitability of the property in question to the uses permitted under the existing zoning classification; *the lot is vacant however the pre-existing home did not meet R-1 zoning requirements;*
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; *the trend is for smaller homes;* and
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map *Comprehensive Plan indicates residential.*

MOTION TO CONSIDER

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

“...make a motion to recommend that the Village Board grant the Applicant, Nicholas Tuleja, a rezoning (Map Amendment) of his property located at 17800 Highland Avenue, from R-1 (Single-Family Residential) to R-2, Single-Family Residential.

... and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting.”



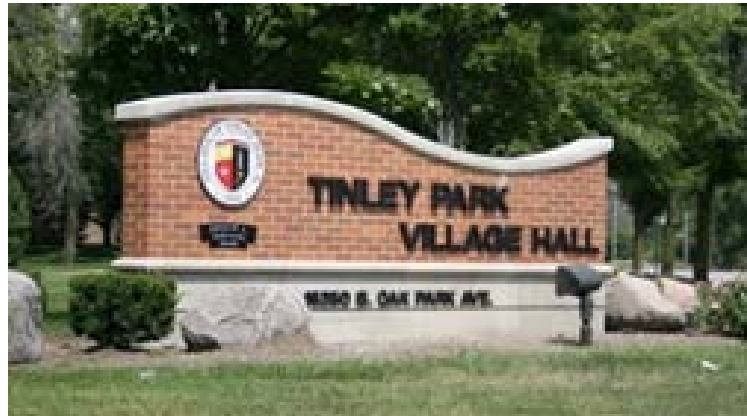
Project Planner

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

May 4, 2017

Text Amendments to the Zoning Ordinance: Sign Regulations



WORKSHOP MEMO

Staff has been continuing to draft revisions to Section IX (Sign Regulations) of the Zoning Ordinance. Recently, the Village Attorney advised Staff to propose changes that would strengthen the legality of the Village's Sign Regulations. Staff has incorporated regulations from the existing Section IX, the Plan Commission's comments, and various recommendations based on relevant case law. Staff notes that this is a comprehensive amendment to Section IX and also includes additions of related definitions within Section II.

Staff is continuing to work on the draft of the Sign Regulations while offering various options for the Plan Commission to consider for amended regulations. Staff is still developing the 'final draft' of the definitions to be amended/added in Section II of the Zoning Ordinance for the Plan Commission's review and a copy will be provided early next week for review.

Staff encourages the Plan Commission to drive around the Village (and other communities) and make note of different signs. Commissioners should consider what the Village's vision for signs should be going forward and think about how to strengthen the Sign Regulations to accomplish this vision.

RECENT HISTORY OF CHANGES TO THE SIGN REGULATIONS DRAFT

Staff has been working on updates to the Sign Regulations for several months. Below is a timeline of the discussion.

- **4/20/2017 (Public Hearing)**
 - Discussed the most recent draft in its entirety. Discussed adding political causes to the definition of political signs. Took a poll among the Commissioners as to which regulation was preferred for multi-tenant panel design on freestanding signs. The Commissioners preferred Options B and D. Staff also discussed new regulations for awnings/canopies. Staff asked the Commissioners how they felt about electronic message signs.
- **4/6/2017 (Workshop)**
 - Discussed needing to remove content-related regulations, went through the whole draft. Topics for further discussion include multi-tenant panels on freestanding signs, regulations for signs on canopies and awnings, regulations for nonconforming signs, and sign area bonuses for properties adjacent to I-80.
- **1/19/2017 (Workshop)**
 - Discussed sign regulations for the B-5 Zoning District. Compared current regulations to the regulations in other communities and Staff's recommendations.
- **1/5/2017 (Workshop)**
 - Discussed sign regulations for temporary signs. Compared current regulations to the regulations in other communities and Staff's recommendations.
- **11/17/2016 (Workshop)**
 - Discussed sign regulations for temporary signs and automotive dealership signs.
- **9/15/2016 (Workshop)**
 - Discussed temporary signs and photos of signs by topics of color, size, and illumination. Some topics were not covered with the previous Text Amendment and Staff suggested revisiting the Sign Regulations more comprehensively.
- **6/21/2016 (Adoption of Ordinance 2016-O-035)**
 - Adopted a Text Amendment to make improvements to the Sign Regulations.
- **6/7/2016 (First Reading of Ordinance 2016-O-035)**
 - Consider adopting a Text Amendment to make improvements to the Sign Regulations.
- **1/7/2016 (Public Hearing)**
 - Discussed improvements to the Sign Regulations to address inconsistencies and administrative difficulties with the current regulations as discussed in the previous workshops.
- **12/17/2015 (Workshop)**
 - Discussed changes that would improve the readability of the Sign Regulations, add clarification, alter the calculation of sign face area, create line-of-sight requirements for ground signs, create maximum letter heights for wall signs, add definitions, and update regulations for electronic message signs.
- **12/3/2015 (Workshop)**
 - Discussed legal aspects of sign regulations, problematic codes within the Village's Sign Regulations, types of signage, and improvements to consider.

APPROPRIATE MOTION

If the Plan Commission wishes to take action, an appropriate wording of the motion would read:

“...make a motion to recommend that the Village Board approve Text Amendments to Section II (Definitions) and Section IX (Sign Regulations) of the Village of Tinley Park Zoning Ordinance as indicated in Staff’s most recent draft of the comprehensive Sign Regulation Text Amendments, dated XX/XX/2017.”

If the Plan Commission wishes to consider any aspects of the draft separately:

...with the following revisions:

- 1. That the Text Amendment reflects [Option A, Option B, Option C, Option D] for Section IX.D.3.j.*
- 2. That the Text Amendment reflects [TOPIC] for [SECTION].*

SECTION IX

SIGN REGULATIONS

A. PURPOSE & INTENT

The standards used in displaying signs can significantly affect the public safety as well as the value and economic stability of adjoining properties. However, a reasonable display of signs is necessary for both residential and non-residential properties.

Signs may obstruct views, distract motorists, displace alternative uses for land, cause visual blight, and/or pose other problems that legitimately call for regulation. The purpose of this Section is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens and encouraging economic development. This Section allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs. This Section must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this Section is found by a court of competent jurisdiction to be invalid, such finding must not affect the validity of other provisions of this Section which can be given effect without the invalid provision.

These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by this State, the federal government or this Village. The inclusion of “government” in describing some signs does not intend to subject the government to regulation, but instead helps illuminate the type of sign that falls within the immunities of the government from regulation.

No Discrimination Against Non-Commercial Signs or Speech: The owner of any sign which is otherwise allowed under this Section may substitute non-commercial copy in lieu of any other commercial or non-commercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other non-commercial message. This provision prevails over any more specific provision to the contrary. This provision does not create a right to increase the total amount of signage on a parcel or allow the substitution of an off-site commercial message in place of an on-site commercial message.

B. PERMIT REQUIREMENT

Prior to the display and erection of any sign, a permit is required to be obtained through the Village's Building Department, except as provided in **Section IX.B.4.**

1. Application: An application for a sign permit must be filed with the Community Development Department on forms furnished by that department. The Applicant must provide sufficient information to determine if the proposed sign is allowed under this code and other applicable laws, regulations, and ordinances.
2. Fees:
 - a. One (1) dollar per square foot of facing, but no less than fifteen (15) dollars for all signs requiring a permit, other than temporary signs, canopies, awnings, or marquees;
 - b. Fifty (50) dollars for a temporary sign other than those described in **Section IX.I.**; and
 - c. One hundred (100) dollars for a canopy or awning.
3. Revocation of Permit: If a sign is not installed within six months following the issuance of a sign permit (or within 30 days in the case of a temporary sign permit), the permit shall be void. The Village may revoke a sign permit under any of the following circumstances:
 - a. The Village determines that information in the application was materially false or misleading;
 - b. The sign as installed does not conform to the approved sign permit application;
 - c. The sign violates the Village's applicable codes or other any applicable law, regulation, or ordinance; or
 - d. The Zoning Administrator or their designee determines that the sign is not being properly maintained or has been abandoned.
4. Exceptions: Signs meeting the criteria below are exempt from the requirement to obtain a permit through the Village's Community Development Department. If a sign does not meet the requirements of an exempt sign as stated within this Section, the sign may be permitted by obtaining a Sign Permit or the sign may be prohibited (see **Section IX.M.** for Prohibited Signs).
 - a. Signs required and/or erected by government agencies.

- b. Political signs on properties not exceeding a total of thirty-two (32) square feet in area (total of all sign faces visible from the public right-of-way) per premise and not exceeding five feet (5') in overall height in accordance with 65 ILCS 5/11-13-1-12, as amended from time to time. Residential units within mixed-use buildings are allowed to display up to thirty-two (32) square feet of signage each; however, if the signage is located on the ground it shall not exceed a total of thirty-two (32) square feet in area (total of all sign faces visible from the public right-of-way) collectively. **For the purposes of this regulation, "Political Signs" are defined as temporary signs that announce or support political candidates, parties, issues, or causes in connection with any national, state, or local election.**
- c. One (1) non-illuminated temporary sign no larger than four (4) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4') in height may be attached to the building or erected on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with **Section IX.I.1.d.**
- d. One (1) non-illuminated temporary sign no larger than sixteen (16) square feet in area (total of all sign faces visible from the public right-of-way) and four feet (4') in overall height may be attached to the building or erected on private property provided that it is a minimum of one foot (1') from all property lines and in compliance with **Section IX.I.1.d.** in the following circumstances:
- i. When the property is being offered for sale by owner or through a licensed real estate agent – provided that the sign shall be removed within fourteen (14) days following the date on which a contract of sale has been executed by a person purchasing the property;
 - ii. When the property is under construction – provided that a building permit has been issued for the project and the sign shall be removed within fourteen (14) days following the date of the final inspection; or
 - iii. When a residential property owner is opening their residential property to the public – provided that the sign shall be displayed for no more than three (3) consecutive days twice per calendar year.
- e. Substitution of commercial copy to non-commercial copy on sign(s) in non-residential zoning districts (B-1, B-2, B-3, B-4, B-5, ORI, and M-1),

provided that the sign face area and sign height are not increased and the location of the sign is not changed.

- f. Address signs where the property owner must mark their property using numerals that identify the address of the property so that public safety departments can easily identify the address from the public street. The size and location of the identifying numerals and letters if any must be proportional to the size of the building and the distance from the street to the building and in no case smaller than four inches (4") in height and no larger than twelve inches (12") in height. In cases where the building is not located within view of the public street, the identifier must be located on the mailbox or other suitable device such that it is visible from the street. Such address signs on mailboxes located in the public right-of-way are allowed.
- g. Integral signs, provided that the sign is no greater than four (4) square feet in area.
- h. Memorial signs, provided that the sign is no greater than four (4) square feet in area.
- i. Professional name plates, provided that the sign is no greater than two (2) square feet in area.
- j. Outdoor Bulletin Boards, provided that the sign is no greater than four (4) square feet in area and is attached to the wall near the entrance to the building.
- k. Flags, provided that:
 - i. The flag(s) are no greater than one (1) square foot in area (per side) per every one (1) foot of flag pole height; and
 - ii. The height of the flag pole does not exceed the height limitations within Section III.C. and/or Section V.B. of the Zoning Ordinance.
- l. Light Pole Banners, provided that:
 - i. There are no more than two (2) vinyl banners per pole; and
 - ii. The size of each banner cannot exceed eight (8) square feet.

- m. Window signs, provided that:
 - i. Window signs are allowed on first floor windows only and may only be affixed to a window at a height 4' and below, or at 7' and above.
 - ii. Window signs may not exceed 25% of the tenant's total window area and in no case shall a window sign exceed 50% of the area of a single window.
 - iii. Window signs must be located on the interior side of the window.
- n. Door signs, provided that:
 - i. The sign face area of a door sign may be no larger than 20% of the entire face of the door.
 - ii. Door signs must be located on the interior side of the door.
- o. Signs located completely within an enclosed building and not exposed to view from the public right-of-way or parking lot.

C. GENERAL PROVISIONS

1. If a sign does not comply with the regulations within Section IX of the Zoning Ordinance, or any other applicable code adopted by the Village, a citation may be issued of up to \$750.00 per day per violation.
2. Signs must conform to all applicable Building Codes adopted by the Village;
3. Signs shall not conflict with traffic signs;
4. Signs shall not obstruct doors, windows, ventilation, or fire escapes;
5. Lighting: The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas. No exposed reflective-type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to and public street or adjacent property. Where illumination of a sign is permitted, such light shall not be projected toward or onto other properties and shall be kept to a minimum during non-business hours. No illuminated sign shall be brighter than five hundred (500) nits when measured from the surface of the sign.
6. Maintenance Required: The owner of a sign shall be required to maintain the sign and its surrounding landscaping, if applicable, in a neat and attractive condition. The sign and sign supports must be kept painted to prevent rust, rot, or deterioration. If a sign becomes rusted, rotted or deteriorated, the sign must be immediately repaired or replaced. Landscaping at the base of freestanding signs must also be regularly maintained. Signs shall not serve as nesting places for animals.
7. Removal of Signs: The Village reserves the right to require removal of signs, at the owner's expense, in the following circumstances:
 - a. When a permit is revoked;
 - b. When a permit for a temporary sign has expired;
 - c. When a permanent sign becomes obsolete and no longer identifies a bona fide business conducted or a product sold on the premises where said sign is located. The sign shall be taken down immediately upon termination of business use and be removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which said sign may be found. If the sign to be removed is located on a multi-panel

WORKING DRAFT:
COMPREHENSIVE AMENDMENT FOR SIGN REGULATIONS
SECTION IX: SIGN REGULATIONS AND
SECTION II: DEFINITIONS

freestanding sign, the obsolete panel must be completely replaced with a plain panel consistent in color to the existing panels.

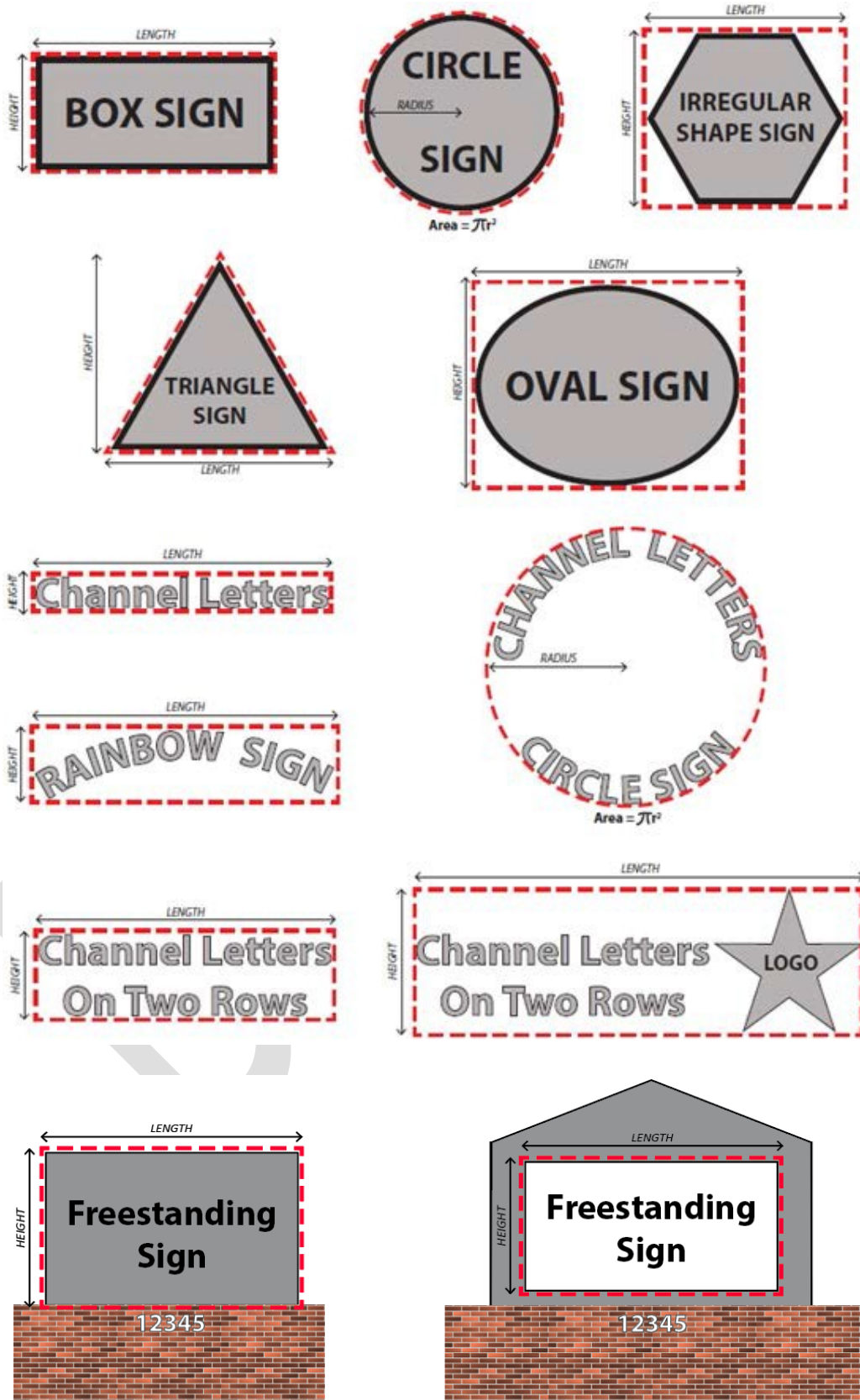
- d. When any sign is deemed unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, the Zoning Administrator or their designee shall give written notice to the permittee thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, then the President and Board of Trustees, on the recommendation of the Zoning Administrator or their designee, may declare such sign to be a public nuisance and direct the removal of such sign as required by law.

D. PERMANENT SIGN STANDARDS (WALL, FREESTANDING, AWNING, & CANOPY)

1. General Regulations for Permanent Signs:

- 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.

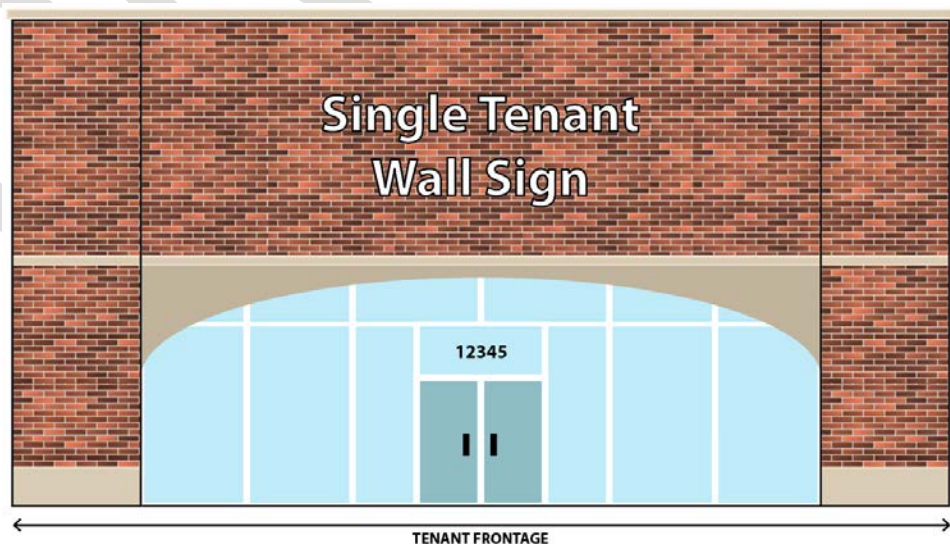
WORKING DRAFT:
COMPREHENSIVE AMENDMENT FOR SIGN REGULATIONS
SECTION IX: SIGN REGULATIONS AND
SECTION II: DEFINITIONS



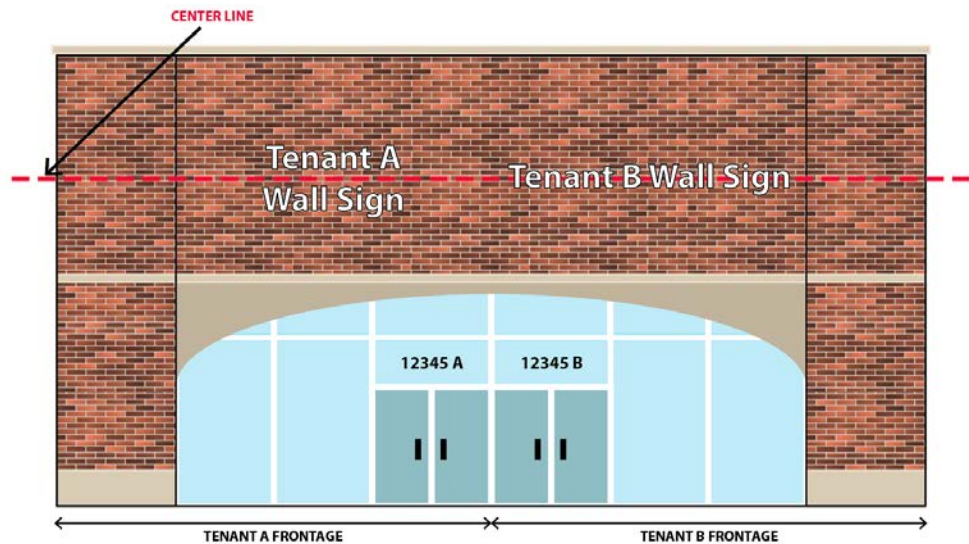
RED = Changed since last draft
HIGHLIGHT = Requires discussion

2. Wall Signs:

- a. Size: The allowable size of a wall sign is determined by Zoning District, then by the gross floor area of the tenant space, and then the linear frontage of the wall on which the wall sign is located in accordance with **Section IX.E., Section IX.F., Section IX.G., and Section IX.H.**
- b. Number of Wall Signs: The allowable number of wall signs is determined by Zoning District, then by the gross floor area of the tenant space, and then by tenant frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with **Section IX.E., Section IX.F., Section IX.G., and Section IX.H.**
- c. Location:
 - i. All wall signs shall be located on the same façade as the use they identify.
 - ii. 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 outward from the face of the building.
 - iii. Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.
 - iv. Wall Sign Location for a Single Tenant Building: 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.



- v. Wall Sign Location for a Multi-Tenant Building: 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 tenant frontage as possible. All wall signs for multi-tenant structures must be placed in accordance with an established center line for all signs.

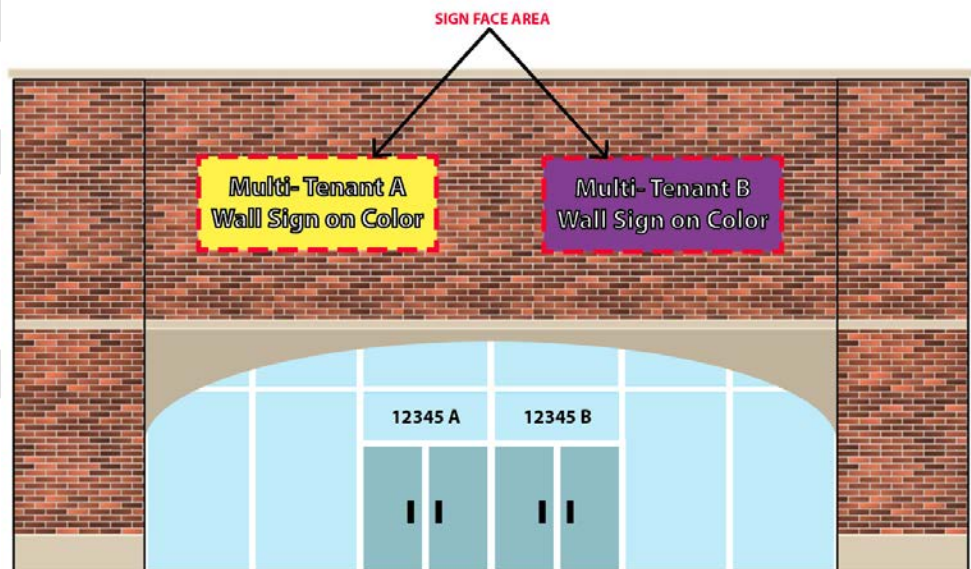


- d. Materials: Permanent wall signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM).
- e. Illumination: Wall signs can be internally illuminated or externally illuminated, or a combination of both. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of wall signs is subject to the regulations within **Section IX.C.5**.
- f. Wall Signs for Interior Tenants: Businesses located within another business, without having a distinct secured entrance of their own, are permitted a maximum of fifteen (15) square feet of wall signage.

- g. Letter Height: Maximum letter height for wall signs is noted within **Section IX.E., Section IX.F., Section IX.G., and Section IX.H.** Each letter shall be measured individually for compliance with the maximum letter heights.



- h. Lines of Lettering: No more than two (2) lines of lettering shall be allowed on any wall sign.
- i. Background Color:
- i. Multi-Tenant Building: Sign backgrounds that are inconsistent with the existing color palette of the building shall be counted as part of the sign face area.



- ii. Single-Tenant Building: Sign backgrounds that are inconsistent with the existing color palette of the building shall be considered as an architectural feature rather than constitute sign face area.



3. Freestanding Signs:

- a. Size: The allowable size of a freestanding sign is determined by Zoning District and then by the linear frontage of the lot on which the freestanding sign is located in accordance with **Section IX.E., Section IX.F., Section IX.G., and Section IX.H.**
- b. Number of Freestanding Signs: The allowable number of freestanding signs is determined by Zoning District and then by lot frontage directly parallel to a public right-of-way, an access drive, or the adjacent parking lot in accordance with **Section IX.E., Section IX.F., Section IX.G., and Section IX.H.**
- c. Location: Freestanding signs shall be only constructed within the premises of the development that the sign identifies and shall not be constructed in the public right-of-way. Additionally, freestanding signs shall not be located within easements. **Freestanding signs must be set back a minimum of ten feet (10') from all property lines.** Freestanding signs shall not obstruct clear sight triangles near intersections.
- d. Materials: Permanent freestanding signs shall be constructed of materials that can withstand the elements in an outdoor environment. Acceptable materials for wall signs include, but are not limited to: acrylic, polycarbonate, marine grade plywood (MDO), aluminum, and aluminum composite materials (ACM). The base of the sign may also include, but is not limited to: brick, stone, and concrete. Said materials must also comply with **Section IX.D.3.f.**

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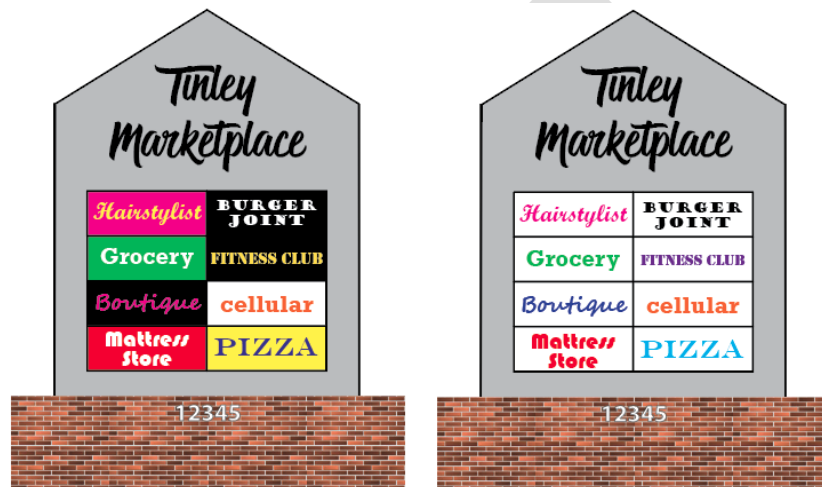
- e. **Illumination**: Freestanding signs can be internally illuminated or externally illuminated. External illumination shall be shielded so as to direct light only to the sign and not create a nuisance. Illumination mechanisms must be properly maintained. Additionally, illumination of freestanding signs is subject to the regulations within **Section IX.C.5.**
- f. **Architectural Compatibility**: Freestanding signs shall be architecturally compatible with the building(s) it identifies. For new construction, architectural compatibility shall be determined by the Plan Commission through the Site Plan Approval process. For permanent freestanding signs constructed by an existing business or use the architectural compatibility shall be determined by the Zoning Administrator or their designee through the building permit process. The following architectural guidelines shall be considered in the review of freestanding signs:
 - i. The sign shall have the same or similar materials (color, scale, finish) to the materials used for the principal building;
 - ii. The sign shall be in harmony with or consistent in design to the principal building;
 - iii. The sign shall have similar architectural treatments as the principal building; and
 - iv. The sign shall not block or obstruct architectural features of the principal building.
- g. **Structural Supports**: Structural supports for a freestanding sign shall be fully enclosed and be equal in width to the sign face or wider; structural supports shall not be exposed to view. The base of the freestanding sign shall be designed to be an architectural enhancement to the sign as noted in **Section IX.D.3.f.**
- h. **Landscaping**: Freestanding signs 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. New freestanding signs erected on existing sites that are unable to provide the required area for landscaping must meet the spirit of the landscaping requirements and

WORKING DRAFT:
COMPREHENSIVE AMENDMENT FOR SIGN REGULATIONS
SECTION IX: SIGN REGULATIONS AND
SECTION II: DEFINITIONS

Last updated April 28, 2017

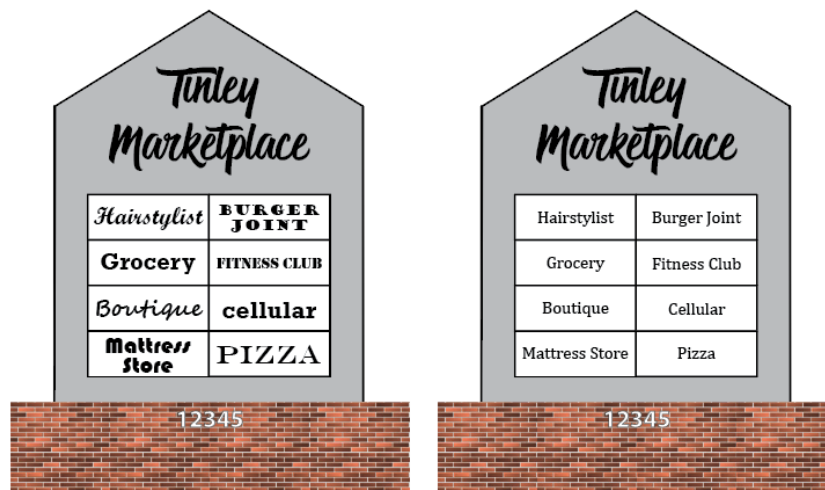
such landscaping can be approved by the Zoning Administrator or their designee during the building permit process.

- i. Lettering on Base of Sign: No advertising or lettering of any type shall be permitted on the sign base except for the address of the property on which the sign resides.
- j. Panel Design Consistency: All sign panels advertising individual businesses within a freestanding sign must be consistent in color, method of illumination, material, and design. **INSERT PLAN COMMISSION'S RECOMMENDATION**



OPTION A
Anything Goes

OPTION B
Same Background Color



OPTION C
Same Background Color and Font Color

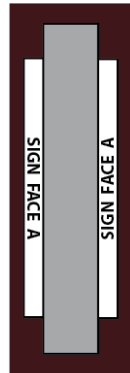
OPTION D
Same Background Color, Font Color, and Font

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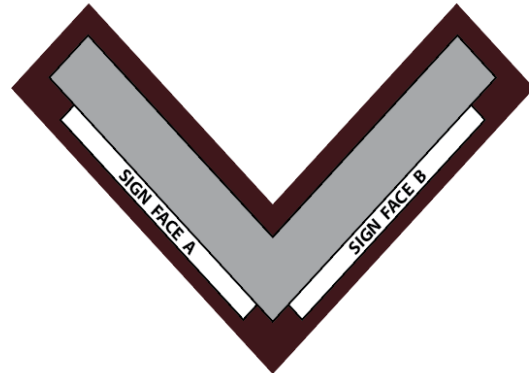
- k. Sign Face Area for Multiple Faces: When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the total sign face area shall be the sign face area of one side 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.

**TOP VIEW OF TWO-SIDED
FREESTANDING SIGN**



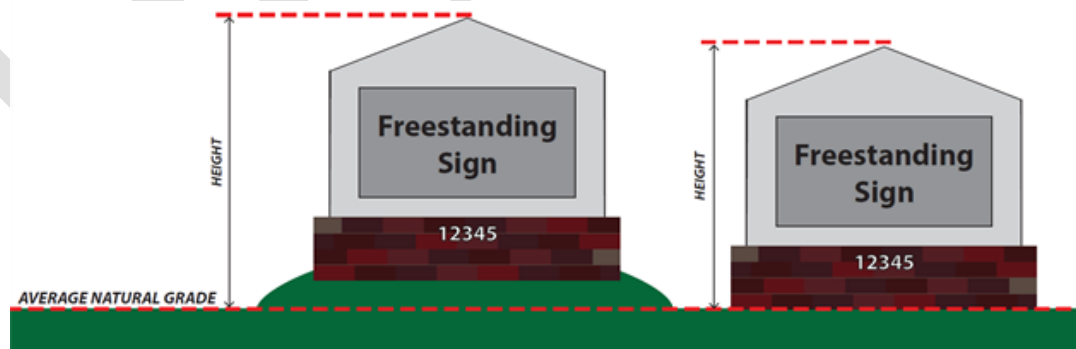
Total Sign Face Area = Sign Face A

**TOP VIEW OF "V"-SHAPED
FREESTANDING SIGN**



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

- l. Freestanding Sign Height: 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. The average natural grade is measured by surveying the grade of the land within ten feet (10') of the location of the proposed freestanding sign.



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4. Awnings and Canopies:

- a. Location: Lettering and signage is prohibited on awnings or canopies.
- b. Design: Awnings and canopies shall be complimentary to the architecture of the building.
- c. Color: Awnings and canopies within multi-tenant shopping centers shall be consistent in color unless otherwise deemed appropriate by the Zoning Administrator or their designee during the building permit process.

E. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN RESIDENTIAL ZONING DISTRICTS (R-1, R-2, R-3, R-4, R-5, R-6, & R-7)

1. Wall Signs and Freestanding Signs shall be allowed in the residential districts (R-1, R-2, R-3, R-4, R-5, R-6, & R-7) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL & FREESTANDING SIGNS R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS					
Land Use	Sign Type	# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Height
Residential	Wall Sign	<i>Prohibited</i>			
	Freestanding Sign	One (1) per entrance ¹	Five (5) SF per acre of development land area, up to a maximum of thirty (30) SF	N/A	60'' (5')
Non-Residential & Institutional	Wall Sign	One (1) per tenant frontage; maximum of two (2) but must be spaced 300' apart	One half (½) SF per one (1) LF of tenant frontage; maximum of sixty (60) SF per sign	36'' (3')	84'' (7')
	Freestanding Sign	One (1) per building frontage; maximum of two (2) but must be spaced 300' apart	Thirty (30) SF	N/A	72'' (6')

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

SF= Square foot; LF= Linear foot

F. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN BUSINESS ZONING DISTRICTS (B-1, B-2, B-3, & B-4)

1. **Wall Signs:** Wall signs shall be allowed in the Business Districts (B-1, B-2, B-3, & B-4) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-1, B-2, B-3 & B-4 ZONING DISTRICTS				
Tenant's GFA	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
Up to 10,000 SF	One (1) per tenant frontage	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- 25,000 SF	One (1) per tenant frontage	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	One (1) per tenant frontage	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	One (1) per tenant frontage	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

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WORKING DRAFT:
COMPREHENSIVE AMENDMENT FOR SIGN REGULATIONS
SECTION IX: SIGN REGULATIONS AND
SECTION II: DEFINITIONS

2. **Freestanding Signs:** Freestanding signs shall be allowed in the Business Districts (B-1, B-2, B-3, & B-4) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-1, B-2, B-3, & B-4 ZONING DISTRICTS			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
Less than 500' of Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
500' to 1,000' of Lot Frontage	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
Greater than 1,000' of Lot Frontage	Three (3) per directly adjacent public frontage; maximum of three (3); must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')

SF= Square foot; LF= Linear foot

G. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN THE AUTOMOTIVE SERVICE ZONING DISTRICT (B-5)

1. **Wall Signs:** Wall signs shall be allowed in the Automotive Service District (B-5) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-5 ZONING DISTRICT				
Lot Size	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
< Three (3) Acres	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign	36" (3')	84" (7')
> Three (3) Acres	Four (4) per tenant frontage	Two (2) SF per one (1) LF of building/tenant frontage not to exceed 400 SF total for all signs	96" (8')	96" (8')

SF= Square foot; LF= Linear foot

2. **Freestanding Signs:** Freestanding signs shall be allowed in the Automotive Service District (B-5) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-5 ZONING DISTRICT			
Lot Size	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
< Three (3) Acres	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
> Three (3) Acres	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two (2) LF of lot frontage not to exceed 150 SF per sign	216" (18')

SF= Square foot; LF= Linear foot

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H. ADDITIONAL STANDARDS FOR PERMANENT SIGNS IN OFFICE/ INDUSTRIAL ZONING DISTRICTS (ORI & M-1)

1. **Wall Signs:** Wall signs shall be allowed in the Office and Industrial Districts (ORI & M-1) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR WALL SIGNS ORI & M-1 ZONING DISTRICTS				
Tenant's GFA	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
Up to 10,000 SF	One (1) per tenant frontage	One (1) SF per two (2) LF of lot frontage not to exceed 120 SF per sign	30" (2.5')	78" (6.5')
10,001- 25,000 SF	One (1) per tenant frontage	One (1) SF per two (2) LF of lot frontage not to exceed 120 SF per sign	36" (3')	84" (7')
25,001-80,000 SF	One (1) per tenant frontage	One (1) SF per two (2) LF of lot frontage not to exceed 120 SF per sign	48" (4')	84" (7')
Over 80,000 SF	One (1) per tenant frontage	One (1) SF per two (2) LF of lot frontage not to exceed 120 SF per sign	96" (8')	96" (8')

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

2. **Freestanding Signs:** Freestanding signs shall be allowed in the Office and Industrial Districts (ORI & M-1) in accordance with the following table:

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS ORI & M-1 ZONING DISTRICTS			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
Any Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2)	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign.	120" (10')

SF= Square foot; LF= Linear foot

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I. TEMPORARY SIGN STANDARDS

1. General Regulations for Temporary Signs:

- a. The regulations within this Section apply to all temporary signage visible from a public right-of-way.
- b. Permit(s) are required for temporary signs, except as noted in **Section IX.B.4.**
- c. Temporary Signs are not allowed on properties that have an electronic message center sign.
- d. Location:
 - i. Temporary sign(s) must be located on the premise of which they identify and may be attached to the building or be located on the ground;
 - ii. The sign(s) must be set back a minimum of ten feet (10') from any property line (setback requirement may not apply to certain exempt signs as noted in **Section IX.B.4.**);
 - iii. Temporary signs are not permitted to be located within parking spaces, the public right-of-way, within public utility or drainage easements, in the way of sidewalks, on utility poles, on trees, on traffic signs, on roofs, or in areas that obstruct clear sight/vehicular visibility; and
 - iv. Inflatable signs are only allowed on the ground and must be a minimum of twenty feet (20') from property lines.
- e. Materials: Temporary signs may be constructed of materials including, but not limited to: paper, cloth, canvas, plastic sheet, cardboard, wallboard, wood, metal, or other like materials.
- f. Illumination: No lighting shall be installed in order to illuminate a temporary sign without obtaining an electrical permit issued by the Village. Existing lighting can be utilized to illuminate a temporary sign.

2. Allowable Types of Temporary Signs: The following types of temporary signs are permitted with stipulations below. In the event that a proposed type of sign is not included on the list below, the Zoning Administrator or their designee may determine if the proposed sign type is similar and compatible with the allowable types and choose to allow or prohibit the proposed temporary sign.

WORKING DRAFT:
COMPREHENSIVE AMENDMENT FOR SIGN REGULATIONS
SECTION IX: SIGN REGULATIONS AND
SECTION II: DEFINITIONS

Last updated April 28, 2017

- a. Banner: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed six (6) feet in height from grade.
 - b. Feather Flag Sign: Feather Flag signs (also known as vertical signs) are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed fifteen (15) feet in height from grade.
 - c. Lawn Signs: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes. Lawn signs shall not exceed three (3) feet in height from grade.
 - d. Inflatable Signs: Inflatable signs can be a maximum height of twenty-five (25) feet from grade. Sign face area for an inflatable sign is calculated by the size of the banner accessory to the inflatable sign.
3. Number of Temporary Signs: The allowable number of temporary signs shall be determined by the Zoning Administrator or their designee. The number of temporary signs displayed shall not be ostentatious and the number and size of said signs shall be proportional to the area where the signs are placed.
 4. Sign Face Area and Allowable Duration of Display: Temporary signs shall be permitted within all Zoning Districts for a maximum duration of time based on the size of the sign face area in accordance with the table below. For the purposes of calculating sign face area for temporary signs, the sign face area shall constitute the area of one (1) side of the sign. When multiple temporary signs are proposed for display, the total sign face area shall be the area of one (1) side of each sign.

SIGN FACE AREA AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS	
Maximum Allowable Sign Face Area (Per Side)	Maximum Duration of Display
Twenty-five (25) square feet or less	Four (4) weeks
Twenty-six (26) to fifty (50) square feet	Three (3) weeks
Fifty-one (51) to seventy-five (75) square feet	Two (2) weeks
Greater than seventy-five (75) square feet	At the discretion of the Zoning Administrator or their designee

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WORKING DRAFT:
COMPREHENSIVE AMENDMENT FOR SIGN REGULATIONS
SECTION IX: SIGN REGULATIONS AND
SECTION II: DEFINITIONS

- a. Number of Display Periods Per Year:
 - i. R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, & M-1 Zoning Districts: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.
 - ii. B-5 Zoning District: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.
- b. Extensions for Display Period: The Zoning Administrator or their designee may extend the allowable duration of display in special circumstances (ex. grand opening, store closing, charitable events, temporary/seasonal uses), but a letter requesting additional time must be submitted for consideration.

J. ELECTRONIC MESSAGE CENTERS/DYNAMIC VARIABLE ELECTRONIC MESSAGE**DISCUSS PROHIBITING THIS TYPE OF SIGN**

1. General Regulations: These regulations apply to all electronic message signs. 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.
2. Location: 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. **An electronic message sign cannot be located within three hundred feet (300') of another electronic message sign.**
3. Display Regulations:
 - a. Message Transitions:
 - i. Transition between messages must be a minimum of two (2) seconds.
 - ii. 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. Messages 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.
 - b. Illumination: 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.

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- 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.
 - vi. The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.
4. Maximum Allowable Size: The electronic message center portion of a freestanding sign shall comprise no more than **twenty (20) percent** of the total sign face area of the freestanding sign.
5. Audio: Audio speakers in association with such signs are prohibited.
6. Maintenance: 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 twenty-four (24) hours.
7. Public Messages: 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.

K. STANDARDS FOR WALL SIGNS ADJACENT TO INTERSTATE 80

- Properties that directly abut the right-of-way of Interstate 80 shall be allowed permanent and/or temporary wall signage for the walls of the building that face I-80 in accordance with the table below.

DIMENSIONAL REGULATIONS FOR WALL SIGNS I-80 CORRIDOR				
Setback from I-80	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
0' to 300'	One (1) per tenant frontage facing I-80	One (1) SF per one (1) LF of building/tenant frontage facing I-80	96" (8')	96" (8')
301' to 500'	One (1) per tenant frontage facing I-80	One (1) SF per one (1) LF of building/tenant frontage facing I-80	144" (12')	144" (12')
501' or greater	One (1) per tenant frontage facing I-80	One (1) SF per one (1) LF of building/tenant frontage facing I-80	180" (15')	180" (15')

SF= Square foot; LF= Linear foot

- The setback shall be measured from the wall of the proposed wall sign location to the pavement of I-80, as determined by Staff.
- If the business elects to use temporary signage rather than permanent signage, the sign may be displayed for a maximum of eight (8) weeks within a twelve (12) month period.

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L. STANDARDS FOR ACCESSORY SIGNS

1. Gasoline Sales Signs: When a business is selling gasoline, the business may:
 - a. Display a changeable copy sign attached to a freestanding sign at a maximum of twenty (20) square feet in size. Said sign is considered part of the total allowable sign face area for the freestanding sign.
 - b. Display signage permanently adhered to the fuel pump stations. Such signage cannot project outward from the fuel pump stations.
 - c. Provide a canopy over the fuel pumps. Signage on the top border of the canopy shall be allowed with a maximum of one (1) square foot of signage per each two (2) lineal feet of canopy length and said signage shall not project beyond the width of the canopy. Signage is not allowed on the canopy support columns.
2. Directional Signs: The intent of a directional sign is to ensure safe traffic flow for customers and pedestrians. When a business requires signage to aid their customers in navigating their site, the following regulations apply:
 - a. Directional signs are for the exclusive purpose of providing direction to the destination. An example of words on directional signs include: "Entrance", "Exit", "Drive-Thru", "One Way", and "Do Not Enter". Directional signs may also be used to indicate which door to use to enter a specific portion of the building, such as "← Main Entrance", "← Urgent Care", and "Emergency ↑".
 - b. The number of directional signs allowed shall be determined by the Zoning Administrator or their designee.
 - c. Directional Signs on a Wall:
 - i. The maximum sign face area for a directional wall sign is six (6) square feet per sign.
 - ii. Directional signs on walls shall not interfere with the architecture of the building.
 - d. Freestanding Directional Signs:
 - i. The maximum height for a freestanding directional sign is four feet (4').

WORKING DRAFT:
COMPREHENSIVE AMENDMENT FOR SIGN REGULATIONS
SECTION IX: SIGN REGULATIONS AND
SECTION II: DEFINITIONS

- ii. The maximum sign face area for a freestanding directional sign is six (6) square feet per sign.
 - iii. Directional signs shall be set back at least one foot (1') from property lines and cannot cause a line-of-sight issue.
 - iv. Directional signs shall be located within landscaped areas and shall be permanently installed.
3. Signs Accessory to Drive-Thru Uses: When a business requires signage accessory to drive-thru components of the business, the business may:
- a. Display an additional freestanding sign for the purpose of advertising the available products/services to the customer using the drive-thru. Such sign shall be a maximum height of seven feet (7') tall and shall not exceed forty-five (45) square feet of sign face area. This sign is also subject to the landscaping requirements within **Section IX.D.3.h.**
 - b. Provide a sign for the purpose of indicating the maximum clearance height for a vehicle traveling through the drive-thru.

M. PROHIBITED SIGNS & LIGHTING

1. Signs erected without a valid permit when required within this Section;
2. Off-Premise Signs;
3. Billboards;
4. Roof Signs;
5. Manually-changeable message signs;
6. Pennants, streamers, and festoon lights unless authorized by the Zoning Administrator or their designee;
7. Air Dancer Signs;
8. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or on private property where visible from a public right-of-way 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 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.
9. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
10. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
11. Signs that could be mistaken for traffic control signs or lights;
12. Illumination in the form of rotating beams, beacons, or flashing illumination resembling an emergency light;
13. Signs which flash, blink, flutter, or have motion, change in light intensity or brightness, are animated, create an illusion of movement, except for Electronic Message Center (EMC)/Dynamic Variable Electronic Message (DVEM) Signs as regulated within **Section IX.J.**;
14. Any string of lights outlining property lines, sales areas, doors, windows, or wall edges of a building; and

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15. Neon or other illuminated tubing (except when approved by the Plan Commission as an architectural enhancement during Site Plan Approval for new construction. Existing uses may utilize illuminated tubing as an architectural enhancement with approval from the Zoning Board of Appeals).

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N. NONCONFORMING SIGNS

1. Nonconforming Signs: Signs existing at the time of the enactment of this Section IX, or any amendment thereto, or at the time of annexation to the Village of the property on which they are located and not conforming to the provisions of this Section IX, shall be regarded as nonconforming signs. Nonconforming signs shall be of two types – either a legal nonconforming sign or an illegal nonconforming sign.
2. Ordinary Repair, Maintenance, and Display of Sign Content: Normal maintenance, incidental repair, and display of sign content are allowed for nonconforming signs, including:
 - a. The replacement of non-load-bearing sign elements and electrical wiring and fixtures; provided that any repair or replacement shall, whenever possible, eliminate or reduce any nonconformity in the element being repaired or replaced;
 - b. The replacing, repairing, or repainting of any portion of a sign or its structural elements;
 - c. The periodic changing of tenant's sign panels or the renewing of copy that has been made unusable by ordinary wear and tear, weather, or accident.
3. Alteration, Enlargement, Relocation: Nonconforming signs shall not be:
 - a. Changed or altered in any manner that would increase the degree of its nonconformity;
 - b. Enlarged or expanded;
 - c. Structurally altered to prolong its useful life; and/or
 - d. Moved in whole or in part to any other location where it would remain nonconforming.
4. Damage or Destruction: Any nonconforming sign damaged or destroyed, by any means, to an extent of 50 percent or more of its replacement cost shall not be restored but shall be removed or brought into conformity with the provisions of this Section.

SECTION II

DEFINITIONS

MAKE GRAPHIC SHOWING SIGN TYPES & DEFINE

1. Wall sign
2. Freestanding sign
3. Address sign
4. Integral sign
5. Memorial sign
6. Professional name plate
7. Outdoor Bulletin Board
8. Flag
9. Light pole banner
10. Directional sign
11. Box Sign
12. Channel Letters
13. Banner
14. Feather Flag
15. Lawn Sign
16. Inflatable Signs
17. Air Dancer Signs
18. Pennants
19. Streamers
20. Festoon Lights
21. Billboards
22. Roof Signs
23. Manually-changeable message signs
24. Vehicle signs
25. Window signs
26. Awning
27. Canopy

Area, 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, For freestanding signs, sign face area shall not include any structural or framing element lying outside the limits of the sign face where copy is placed and not forming an integral part of the display.

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.

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

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

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: A unit of luminance or visible-light intensity commonly used to specify a level of brightness. The nit is a comparatively small unit of brightness with 1 Nit equal to .29185396 foot candles.

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, organization, 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, Banner: Any sign with or without characters or illustrations applied to cloth, paper, flexible plastic, or fabric of any kind, with no rigid material as a backing. A banner must be attached to a wall or permanent post, such as a light post, for support.

Sign, Banner (Freestanding): A freestanding banner is any sign that matches the definition of a banner, but is not required to be fastened to a wall or permanent post for support. These banners have separate, easy to remove individual supports that are used for the sole purpose of supporting the temporary banner.

Sign, Banner (Wall): A wall banner is a banner that is designed to be hung upon a wall of a

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building. Such signs are supported by materials that are not fixed or rigid, or are designed to be easily removed.

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

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

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, Freestanding: 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.

Sign, Dynamic Variable Electronic Message (DVEM): Also called an electronic message or digital sign, this type of sign 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, Inflatable: An inflatable sign is any sign made of flexible materials, such as latex, polyurethane, or any kind of fabric that is filled with a gas (generally air or helium) so that the material inflates to a certain shape. These shapes include, but are not limited to, balloons, large animals, sports-related balls, etc. Inflatable signs generally are used to support large banners for the purpose of advertising.

Sign, Integral: A sign that is embedded, extruded, or carved into the material of a building façade. An Integral Sign is typically made of bronze, brushed stainless steel or aluminum, or similar material attached to the building façade.

Sign, Marquee: A canopy, awning, or covering structure bearing a signboard or copy projecting from and attached to a building.

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Sign, Off-Premise: A sign which advertises goods, products or services which are not sold, manufactured, or distributed on or from the premises or facilities on which the sign is located.

Sign, Pennant: A sign, with or without a logo or text, made of flexible materials and suspended from either one or both of its corners. Pennants are generally shaped like a long isosceles triangle.

Sign, Permanent: Any sign or advertising display intended to be displayed for a time period in excess of that of a temporary sign. Permanent signs are typically affixed to a wall or are installed as freestanding signs in the ground (or within panels on a freestanding sign). The intent of permanent signs is commonly to provide day-to-day identification for the business or organization for which the sign is advertising.

Sign, Projecting: A sign, other than a wall sign, which projects (usually perpendicularly) from and is supported by a wall of a building or structure.

Sign, Temporary: A banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, wood, metal or other like materials and that appears to be intended to be displayed for a reasonable short or definite limited period of time. If the sign display area is permanent but the message displayed is subject to periodic manual changes, that sign shall not be regarded as a Temporary Sign.

Sign, Roof: 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, and for flat roofs it would be above the edge of the wall.

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 Tri-Vision sign.

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

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, Way-finding: A coordinated design of signs located in the public right-of-way that exclusively conveys information about a specific location within the community by providing a visual identity, orientation or information about that destination.

Sign, Window: A window sign is any sign affixed to a window or within 3 linear feet (LF) of a window on the interior of a building.

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