



## **AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION**

**October 6, 2016 – 7:30 P.M.  
Council Chambers  
Village Hall – 16250 S. Oak Park Avenue**

**Regular Meeting Called to Order**

**Roll Call Taken**

**Communications**

**Approval of Minutes:** Minutes of the September 15, 2016 Regular Meeting

**Item #1                      WORKSHOP: LISA CAUSLEY – 6801 180<sup>TH</sup> COURT – VARIATION FOR A FENCE IN A FRONT YARD WITHIN THE LEGACY DISTRICT**

Consider a proposal from Lisa Causley of 6801 180<sup>th</sup> Court for a fourteen-foot (14') Variation from Section XII.3.G.6. of the Zoning Ordinance where a six foot (6') tall privacy fence is permitted at a fifteen foot (15') setback. This Variation would allow the Petitioner to construct a new six foot (6') tall wood privacy fence at a one foot (1') setback from the east (Oak Park Avenue) property line at 6801 180<sup>th</sup> Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence.

**Item #2                      WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO FENCE REGULATIONS**

Continued from the September 15, 2016 Regular Meeting. Discuss proposed Text Amendments to the Village's Fence Regulations, specifically related to changes that would create more consistency for fences within nonconforming lots and corner lots.

**Item #3                      WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS**

Continued from the September 15, 2016 Regular Meeting. Discuss proposed Text Amendments to the Village's Sign Regulations, specifically related to changes that would further clarify current regulations and create new regulations for temporary signage and create new regulations for signage in the B-5 Automotive Service Zoning District.

**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**

**SEPTEMBER 15, 2016**

The Regular Meeting of the Plan Commission was held in the Council Chambers of Village Hall on September 15, 2016 at 7:30p.m.

#### **ROLL CALL**

**Plan Commissioners:**

Kevin Bergthold  
John Domina  
Anthony Janowski  
Lori Kappel  
Peter Kroner  
Mark Moylan, Acting Chairman  
Ken Shaw  
Tim Stanton

**Absent:**

Edward Matushek III, Chairman

**Village Officials and Staff:**

Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Patricia Meagher, Commission Secretary

**Guest:**

Steve Neubauer, Police Chief

#### **CALL TO ORDER**

ACTING PLAN COMMISSION CHAIRMAN MOYLAN called to order the Regular meeting of the Plan Commission for September 15, 2016 at 7:30 p.m.

#### **APPROVAL OF MINUTES**

Prior to the approval of Minutes, changes were discussed. COMMISSIONER DOMINA made a change on page five (5), sixth (6<sup>th</sup>) paragraph as follows:

COMMISSIONER DOMINA asked if this would be a union built project ...

COMMISSIONER SHAW made a change on page four (4), fourth (4<sup>th</sup>) paragraph as follows:

... COMMISSIONER SHAW asked about the percentage of build-out in the Planned Unit Development (PUD) ...

A motion was made by COMMISSIONER JANOWSKI, seconded by COMMISSIONER SHAW to approve the minutes, with changes made, of the August 18, 2016 meeting of the Plan Commission. Vote by voice; all approved. ACTING COMMISSION MOYLAN declared the Motion approved.

DRAFT

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE SEPTEMBER 15, 2016 REGULAR MEETING**

**RE: PUBLIC HEARING: WOODSPRING SUITES – SPRING CREEK DRIVE & WEST CREEK DRIVE – SITE PLAN APPROVAL, PLAT APPROVAL, AND SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION FROM THE PLANNED UNIT DEVELOPMENT (PUD)**

Present were the following:

Zoning Board Acting Chairman: Mark Moylan

Zoning Board Members: Kevin Bergthold  
John Domina  
Anthony Janowski  
Lori Kappel  
Peter Kroner  
Ken Shaw  
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Thomas Condon, Village Attorney  
Patricia Meagher, Commission Secretary

Guest(s) Tim Healy, Holladay Properties  
Duffey Phelps, Holladay Properties

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER JANOWSKI to open the Public Hearing at 7:45 p.m. THE MOTION WAS APPROVED by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN 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.

COMMISSIONER KAPPEL made the following statement:

Pursuant to the Village of Tinley Park's Code of Ethics I am hereby disclosing that I am an employee of Holladay Properties; my title is Project Designer. I am not a Director, Shareholder, Owner or Officer to the company. I have spoken with the Village Attorney and he has advised me that out of an abundance of caution, and to avoid even an appearance of impropriety, that I should refrain from participating in any conversation or deliberation regarding this petition and abstain from any vote taken. Moreover, in my role as Project Designer, I have had limited involvement in the planning and designing of this project or any other projects by Holladay Properties in the Village of Tinley Park.

ACTING CHAIRMAN MOYLAN explained the protocol to the public of how the meeting will run followed by swearing in both MR. HEALY and MR. PHELPS.

ACTING CHAIRMAN MOYLAN confirmed receipt of the Notice and Certificate of Publication posted in the Daily Southtown on August 28, 2016 and notifications sent to surrounding property owners. ACTING CHAIRMAN MOYLAN requested that Staff give their presentation.

STEPHANIE KISLER, Planner I, offered a recap of the project that was presented in the last Regular Meeting on August 18, 2016. MS. KISLER explained that this is a Public Hearing for the proposed WoodSpring Suites and the applicant is Holladay Properties. MS. KISLER acknowledged Mr. Tim Healy and Duffey Phelps representing Holladay Properties. She noted the Holladay Properties is seeking Site Plan Approval, a Special Use Permit, and Plat Approval. This is located generally just south of the area where West Creek Drive, North Creek Drive, and Spring Creek Drive converge in the North Creek Business Park development. MS. KISLER explained the dimensions of the proposed resubdivision of the current parcel as part of the project. MS. KISLER presented the Open Items as follows:

From Staff:

1. Include easements or covenants for shared parking between the three (3) lots.
  - Discussions between Staff, the Village Attorney and the Applicant determined since they meet the parking count on their own site a cross-access easement was not necessary. The remaining two parcels may consider this upon their development.
2. Update the Photometric Plan to include wall lighting measurements and cut sheets.
  - The Applicant has provided this.
3. Provide recommendations on building materials to the Building Committee.
  - There was a positive response to the proposed stone versus brick at the last Plan Commission meeting. The Building Code requires 60% face brick with the remaining material as masonry. The Building Committee granted a Building Material waiver.

From Plan Commission:

1. Security cameras around the exterior of the building.
  - The Applicant has agreed to provide the security cameras on the exterior of the building as well as within the interior of the building.
2. The necessity of the four (4) wall signs on the building.
  - Applicant originally proposed wall signs on the north, south, east and west sides of the building. They requested retention of the north, east and south signs but are willing to give up the west sign, but prefer to have all four (4).
3. Alternate building materials.
  - A Commissioner recommended a different type of stone to be used on the façade of the building. The Applicant is willing to consider.
4. Information on the warranty for the proposed building materials.
  - Applicant has provided warranty information on the stone warranty which is fifty (50) years as well as the cementitious siding which has a limited warranty of thirty (30) years and the roof which has a limited warranty as well.

5. Applicant confirmed the percentage of the stone material on the building, which was (65.6%).
  - Noted in the packet the elevations changed slightly to reach the sixty (60) percent that the Building Committee approved showing an increase of masonry (stone veneer) on the façade of the building.
6. Updating the Plat of Subdivision to account for the shared freestanding signs.
  - Applicant has provided language on the Plat regarding how the easements and maintenance of the freestanding signs will work.
  - MS. KISLER explained to the audience that the Applicant is proposing to have two (2) freestanding signs with one (1) proposed to be ten (10) feet tall and one (1) proposed to be thirty (30) feet tall. Both freestanding signs will provide shared signage for all three lots.
7. Applicant provided data on housing and demographics referenced at the last Plan Commission meeting.

MS. KISLER provided a PowerPoint showing graphics of the proposed building, lot division, landscaping, and signage.

ACTING CHAIRMAN MOYLAN asked if the COMMISSIONERS had any questions. COMMISSIONER JANOWSKI asked if the Tinley Park Convention Center sign was included in the sign inventory she presented. MS. KISLER stated that it was not because it is not directly on I-80.

ACTING CHAIRMAN MOYLAN inquired if Lot 2 and Lot 3 were to be a grassy area where future parking will be and who would be responsible for taking care of its maintenance. MS. KISLER stated that it would be the current property owner's responsibility until they sell those lots.

COMMISSIONER JANOWSKI questioned if owners for Lot 2 and Lot 3 would be allowed space on the freestanding sign viewed from I-80. MS. KISLER stated that the remaining two lots would have access to sign panels on both freestanding signs and that the language in the plat would deny additional freestanding signage within the lots. There were questions as to whether there would be a rent charge to the other two (2) lots for the sign slots. DUFFEY PHELPS, Holladay Properties, stated that each tenant is responsible for their share of the cost. Commissioners further questioned what the content would be for the LED sign and if it would be controlled by WoodSpring Suites or all three (3) lots. MR. PHELPS stated that it would be for use by WoodSpring Suites only. It was decided to wait for the Applicant's presentation before further discussion on the sign content.

ACTING CHAIRMAN MOYLAN questioned the curbing of the private drive. MS. KISLER stated that due to the nature of the development it could be problematic to decide curb placement before new tenants going in. This could result in taking the curbs out in the future. The pavement will go up to those lots. Commissioner Shaw expressed concern if the curbing is not installed with the initial construction of the shared access the road pavement might deteriorate before the other two (2) lots are developed. PAULA WALLRICH, Interim Community Development Director, stated that the Village Engineer may require those to be curbed.

MS. KISLER stated, for the record, that Staff received a letter from Mr. Brian Patel from the SleepInn Hotel that is also located in the North Creek Business Park. He had concerns that guests of the WoodSpring Suites stay over thirty (30) days and that WoodSpring Suites would then operate more similarly to an apartment complex; he also expressed concerns regarding increased crime as a result of an extended stay hotel. She also presented a letter from MR. PHELPS in response to Mr. Patel's concerns.

MS. WALLRICH stated that she did talk with Mr. Patel and invited him to tonight's meeting. He was not in attendance.

ACTING CHAIRMAN MOYLAN asked the Applicants to proceed with their presentation. TIM HEALY, Holladay Properties, as well as MR. PHELPS, began their presentation. MR. HEALY stated that they are looking to move forward with this development. He addressed the questions that were raised starting with the question of security. He stated that there will be twenty-three (23) cameras fully covering the facility both exterior and interior. MR. PHELPS stated that those cameras are consistently monitored by staff as well as the Property Manager. MR. HEALY continued by addressing signage. As discussed, there is a freestanding sign that would also be used by future developments on Lot 2 and Lot 3, which would help the property owner to better market those two (2) lots.

COMMISSIONER JANOWSKI asked for confirmation of the use of the LED signs and if there would be any light spillage. MR. PHELPS stated that Holladay Properties agreed with Tinley Park that if there ever is a public emergency, the LED sign could be utilized to display a public message. MS. WALLRICH stated that there is a regulation on the amount of nits, or brightness, to a sign and regulations on the timing or static nature of the message so there isn't a traffic safety hazard. The regulations also prohibit advertising for any other businesses not within this development. MR. PHELPS stated that Holladay Properties sent the Village's Sign Regulations to the company that creates the message board and they confirmed that the message board would comply with the Village's regulations.

MR. HEALY addressed the item about stone material. MR. PHELPS stated that they are looking at the stone that was recommended at the last Plan Commission meeting. They agree that it is a good option. They are waiting on brand approval from the corporate office. MR. HEALY stated that the warranties were discussed earlier.

Mr. HEALY then discussed the Plat of Subdivision. MR. PHELPS stated that they are working on the easement language with the Village Attorney. There was a concern about the north freestanding sign being hard to fit within the easement and that one of the parking spots may have to be taken out but they are currently have a surplus of four (4) spots beyond the required amount of parking.

MR. HEALY also addressed the Commission's concern for the curbing of the access drive. He stated that their various other facilities have not had a problem with not putting in curbs until other lots are developed. He stated he is willing to discuss with his engineers.

MR. PHELPS addressed the maintenance concern of Lot 2 and Lot 3. He stated that although these are not Holladay Properties' lots, it is in their best interest to make sure they are well kept. They will make sure that that happens.

MR. HEALY continued by addressing the letter that was sent to the Village from Mr. Patel of SleepInn and the letter addressing his concerns. He went on to say that Holladay Properties is a full-service facility and they own their properties long-term; they manage the property as well. He stated that they are active owners. He went on to say that their customer surveys rank high. He felt the letter was merely a business owner not wanting competition. COMMISSIONER DOMINA drew attention to a concern in the letter about the number of employees at WoodSpring Suites and that it is not enough. MR. HEALY stated that this is going well at their other facilities. MR. PHELPS stated that although he's not aware of how many rooms the SleepInn has, but he felt that they are most likely consistent with WoodSpring Suites. Another concern of Mr. Patel's is the possibility of the in-house staff not being available to guests on a 24-hour basis. This is not a concern at all for WoodSpring Suites. Staff is responsive to any calls from guests.

ACTING CHAIRMAN MOYLAN requested that STEVE NEUBAUER, Tinley Park Police Chief, speak regarding any police activity at nearby locations of WoodSpring Suites hotels. CHIEF NEUBAUER presented information regarding “calls for service” he retrieved, as follows:

- Romeoville property has been opened for 350 days. *(Deducted were alarm calls as hotels have a high number of these types of calls; most of them malfunctions.)* There were twenty three (23) police calls which is one (1) call every fifteen (15) days. Compared to Tinley Park’s existing hotels, three of them were checked. For the first there were one (1) call every thirteen (13) days, second has one (1) call every 5.7 days and the last was one (1) call every seven (7) days. In regards to the Romeoville property they had some labor issues during construction and those accounted for most of those calls. He noted there were no significant public safety issues related to the Romeoville property.

COMMISSIONER KRONER asked the Applicants if they have a list of individuals that are prohibited from renting rooms at the hotel. MR. PHELPS responded that there is a list and that the Manager in Romeoville has gone out to other hotels in the area and received this information on such individuals. When someone checks in, I.D.s are checked and compared to this list and people have been turned away. He noted they do this in all of hotels; there are active lists. There were additional questions regarding the locking of the doors and MR. PHELPS stated that all exterior doors, excluding the front entrance, are locked twenty-four (24) hours per day. The schedule for doors being fully locked is Monday through Friday between the hours of 10:00 p.m., to 7:00 a.m. On Saturday they are locked between 7:00 p.m., to 9:00 a.m., and on Sunday they are locked 8:00 p.m., to 3:00 a.m.; fully locked meaning no key entry. MR. PHELPS also explained that their practice is to give guests only one (1) key for safety purposes.

MR. PHELPS confirmed the number of security cameras: eighteen (18) inside and five (5) outside, and stated that if they need more outside they will install them, especially to cover the area of the parking lot near the trash enclosure.

COMMISSIONER KRONER addressed the proposed signage, noting that other hotels in the area had a freestanding sign out front and only had two (2) wall signs on the building. He felt that he would like to see the number of signs reduced to two (2) signs for their building.

There were several comments made by the Commissioners regarding their appreciation for the professional response the Applicant made to Mr. Patel’s letter. There was also appreciation expressed for Chief Neubauer’s contribution as well.

COMMISSIONER SHAW questioned whether there was a stipulation on how many days a guests can stay. MR. HEALY stated that that would be a hard thing to predict as the average stay is eighteen (18) days and lower; 10% of guests stay longer than thirty (30) days. That percentage would reflect individuals that may have to be out of their home for more than thirty (30) days and it provides the option to have a short-term length-of-day in a flexible furnished living facility. Length of stay would be hard to predict or mandate.

ACTING CHAIRMAN MOYLAN asked if there were any questions from the public. RESIDENT #1 asked for explanations about the setback and sidewalks for the property. MS. KISLER explained that the other businesses within the North Creek Business Park do not have existing sidewalks, so WoodSpring Suites was not required to install public sidewalks. MS. KISLER also stated that the setback is set for consistency with the other properties and in the spirit of the Urban Design Overlay District. RESIDENT #1 inquired about the five (5) accessible parking spaces and wanted to know why there were not more. MS. WALLRICH stated that the five (5) parking spots meet the Illinois Accessibility Code.

RESIDENT #1 also stated her concern about signage. Her biggest concern was the large sign at the merge lane from I-80. She felt this was a safety concern. Also stated was that she found, in her research, unsatisfied guests at another WoodSpring Suites location. She stated that the rooms were of a bare minimum. MR. HEALY stated that the furnished rooms had the appropriate necessities for their guests' stay as well as providing amenities within the building. MR. PHELPS presented various pictures of their rooms on a PowerPoint presentation.

RESIDENT #2 inquired about several topics, including: the room rates, what was the expected revenue to the Village of Tinley Park, the water retention rules for this site, how many properties does Holladay Properties manage, what are the rooms typically like, and what are the rules of inspection. MR. HEALY stated the room rates were \$450 per week. MR. PHELPS stated that a single night's stay would fall in between \$100 to \$130. MR. HEALY went on to state that the stormwater managed has been included in the civil design which includes all three (3) lots. He also addressed the lighting standards and that they are within code. Regarding management of the properties, they hire third party managers for each property. CHIEF NEUBAUER stated that an inspection is done by the Village's Fire Department annually. MR. HEALY stated that the Franchise inspects the facility regularly. MR. PHELPS stated that the projected property taxes would be \$100,000 to \$140,000 annually. Additionally, there would be occupancy and sales taxes. ACTING CHAIRMAN MOYLAN asked if there were any additional comments or questions from the public; there were none.

MS. KISLER presented the Standards for Site Plan Approval under Section III.T.2. of the Zoning Ordinance referencing (a) that the Zoning Use and the Permitted Use where the proposed property is located states that a hotel is a Permitted Use in this district; (b) the proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses and the Site Plan meets these requirements; (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 are all compliant; (d) the Site Plan provides for the safe movement of pedestrians within the site; (e) 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, and (f) the outdoor trash storage areas are adequately screened with adequate lighting and security cameras.

MS. KISLER presented the Findings of Fact for Special Use under Section X.J.5., of the Zoning Ordinance.

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
  - The Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because the proposed project will encompass development of one (1) of three (3) subdivided lots that will provide accommodations for visitors of the community. The proposed WoodSpring Suites project will be constructed meeting current Village codes and will receive all required inspections.
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
  - The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially

diminish and impair property values within the neighborhood because the proposed project will develop land that is currently vacant and provide accommodations for visitors within the community. The site will be well-landscaped and the building will be constructed with quality materials. This type of use is permitted within the ORI Zoning District and is similar to existing uses within the vicinity.

- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
  - The Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the majority of the property within this area has already been developed. The resubdivision of this lot will allow for two other lots to develop in harmony with the proposed WoodSpring Suites project.
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
  - The proposed plans provide evidence of existing utilities, access roads, and drainage and show proposed plans for necessary modifications to existing utilities, access roads, and drainage in order to create the proposed WoodSpring Suites site. The plans indicate construction of a shared access road aligning with Spring Creek Drive that will provide an access way from Lot 1, 2, and 3 of the proposed resubdivision. Drainage has been accounted for within the existing pond to the east of the site.
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
  - The proposed plans include a private access road for all three (3) lots to utilize to access Spring Creek Drive, West Creek Drive, and North Creek Drive. Additionally, the site incorporates crosswalks and sidewalks that anticipate connecting with future sites in Lot 2 and Lot 3.
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
  - The Special Use conforms to the applicable regulations of the Planned Unit Development and the Village's ordinances and codes. This Special Use Permit is necessary to allow the deviation from the North Creek Business Park Planned Unit Development and resubdivide the lots allowing for exceptions to the front yard setback, location of parking, public sidewalk, maximum number of wall signs, maximum sign height for freestanding signs, maximum sign face area for freestanding signs, and off-premise signage. These exceptions are consistent with other properties within the North Creek Business Park and allow for shared freestanding signage between the proposed WoodSpring Suites project and the future developments on Lot 2 and Lot 3.

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.
  - The proposed WoodSpring Suites project will contribute directly to the economic development of the community by providing jobs, providing accommodations to visitors, and providing tax revenue where the existing vacant property is generating minimal tax revenue.

MR. PHELPS asked to comment on the possible restriction on twenty-eight (28) days-of-stay at the WoodSpring Suites. He felt this would not allow for flexibility for guests that would request more days. ACTING CHAIRMAN MOYLAN stated that he agreed with that statement. He also asked the Commissioners if they are in agreement of lifting the requirements of twenty-eight (28) days or less for length-of-stay; all agreed.

COMMISSIONER KRONER suggested that there be a maximum amount of wall signs be two (2). ACTING CHAIRMAN MOYLAN added that two (2) wall signs with the two (2) freestanding signs would be sufficient in his opinion. MR. HEALY stated that they would agree with two (2) walls signs and the two (2) freestanding signs.

COMMISSIONER JANOWSKI inquired about curbs for Lot 2. MR. HEALY stated that they may be unnecessary because he feels that Lot 2 and Lot 3 will be developed rather quickly and some curbs would have to be taken out for development. MS. WALLRICH stated that this would be an engineering decision. COMMISSIONER SHAW felt comfortable with deferring to the judgement of the Village Engineer.

A motion was made by COMMISSIONER KRONER, seconded by COMMISSIONER DOMINA to close the Public Hearing at 9:15 p.m. THE MOTION WAS APPROVED by voice call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

There being no further questions or comments, with no other additions to the Findings of Fact as published and incorporating those Findings into the record, a Motion was made by COMMISSIONER KRONER to recommend that the Village Board grant the Applicant, Tim Healy of Holladay Properties, a Special Use Permit for a Substantial Deviation from the North Creek Business Park Planned Unit Development and Exceptions from the Zoning Ordinance (front yard setback, location of parking, public sidewalk, maximum number of wall signs, maximum sign height for freestanding signs, maximum sign face area for freestanding signs, and off-premise signage) and adopt Findings of Fact submitted by the Applicant and Findings of Fact proposed by Village Staff and the Plan Commission at this meeting, with the following condition:

1. That a maximum of two (2) wall signs be allowed for WoodSpring Suites.

The Motion was seconded by COMMISSIONER STANTON.

AYE: Plan Commissioners John Domina, Kevin Bergthold, Ken Shaw,  
Tim Stanton, Anthony Janowski, Peter Kroner, and Mark Moylan

NAY: None

ABSTAIN: Lori Kappel

ABSENT: Chairman Ed Matushek

THE MOTION WAS APPROVED by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

A Motion was made by COMMISSIONER KRONER to recommend that the Village Board grant the Applicant, Tim Healy of Holladay Properties, Plat Approval for the Paisley Park Plat of Resubdivision of Lot 2 in DeVry Resubdivision within the North Creek Business Park, with the following condition:

1. That final language for the plat must be approved by Village Staff and the Village Attorney.

The Motion was seconded by COMMISSIONER SHAW.

AYE: Plan Commissioners John Domina, Kevin Bergthold, Ken Shaw,  
Tim Stanton, Anthony Janowski, Peter Kroner, and Mark Moylan

NAY: None

ABSTAIN: Lori Kappel

ABSENT: Chairman Ed Matushek

THE MOTION WAS APPROVED by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

A Motion was made by COMMISSIONER SHAW to grant the Applicant, Tim Healy of Holladay Properties, Site Plan Approval for WoodSpring Suites, a 48,391 square foot, four-story extended stay hotel, on Lot 1 of the Paisley Park Resubdivision within the North Creek Business Park Planned Unit Development in accordance with plans included within this meeting packet prepared by CivWorks Consulting, LLC, Krisch Land Surveying, LLC, LG Landscape Architecture, Architectural Graphics, Inc., and Holladay Properties, with the following conditions:

1. That Site Plan Approval is contingent on final engineering;
2. That Site Plan Approval is contingent on approval of the Special Use Permit; and
3. That Site Plan Approval is contingent on approval of the Plat of Resubdivision.

The Motion was seconded by COMMISSIONER JANOWSKI.

AYE: Plan Commissioners John Domina, Kevin Bergthold, Ken Shaw,  
Tim Stanton, Anthony Janowski, Peter Kroner, and Mark Moylan

NAY: None

ABSTAIN: Lori Kappel

ABSENT: Chairman Ed Matushek

THE MOTION WAS APPROVED by roll call. ACTING CHAIRMAN MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN asked for a Motion to break for five (5) minutes. COMMISSIONER SHAW made the motion, seconded by COMMISSIONER BERGTHOLD. Vote by voice; all approved. ACTING COMMISSION MOYLAN declared the Motion approved.

ACTING CHAIRMAN MOYLAN asked for a Motion to reconvene the meeting. COMMISSIONER KRONER made the Motion, seconded by COMMISSIONER JANOWSKI. Vote by voice; all approved. ACTING COMMISSION MOYLAN declared the Motion approved.

DRAFT

**TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES**

**FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION**

**SUBJECT: MINUTES OF THE SEPTEMBER 15, 2016 REGULAR MEETING**

**RE: WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS**

Present were the following:

Zoning Board Acting Chairman: Mark Moylan

Zoning Board Members: Kevin Bergthold  
John Domina  
Anthony Janowski  
Lori Kappel  
Peter Kroner  
Ken Shaw  
Tim Stanton

Village Officials and Staff: Paula Wallrich, Interim Community Development Director  
Stephanie Kisler, Planner I  
Thomas Condon, Village Attorney  
Patricia Meagher, Commission Secretary

MS. KISLER explained that this discussion is for a proposed Text Amendment to the Village's Sign Regulations, specifically related to changes that would further clarify current regulations and create new regulations for temporary signage and create new regulations for signage in the B-5 (Automotive Service) Zoning District.

ACTING COMMISSIONER MOYLAN addressed the Public. MARGARET BAINEWICZ, Resident, stated that she was present to learn about Tinley Park's opinions on signage.

MS. KISLER stated that the proposed Text Amendment must be cognitive of existing business owners as well as regulations for new businesses. She presented a PowerPoint with pictures of a variety of signage within the Village asking for comments and questions from the Commission. She asked for everyone's thoughts on signage in regards to color, size, sign illumination, to mention a few, as well as temporary signage. The Commissioners provided feedback that indicated a strong preference for good aesthetics and consistency throughout developments and corridors within the Village.

COMMISSIONER JANOWSKI made a Motion to table the last section of Item #2 (WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION IX) RELATED TO SIGN REGULATIONS) for future discussion, seconded by COMMISSIONER BERGTHOLD. Vote by voice; all approved. ACTING COMMISSION MOYLAN declared the Motion approved.

COMMISSIONER SHAW made a Motion to table Item #3 (WORKSHOP: TEXT AMENDMENT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE (SECTION II AND SECTION III) RELATED TO FENCE REGULATIONS) for future discussion, seconded by COMMISSIONER

BERGTHOLD. Vote by voice; all approved. ACTING COMMISSION MOYLAN declared the Motion approved.

#### **RECEIVE COMMENTS FROM THE PUBLIC**

ACTING CHAIRMAN MOYLAN asked if there were comments from the public; there were none.

MS. KISLER apprised Commissioners of a training opportunity for Plan Commissioners at the American Planning Association (APA) Illinois State Conference at the end of September. MS. KISLER stated she would send specific information to each Commissioner via email.

#### **ADJOURN MEETING**

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER JANOWSKI to adjourn the Regular Meeting of the Plan Commission of September 15, 2016 at 10:55 p.m. The Motion was approved by voice call. ACTING CHAIRMAN MOYLAN declared the meeting adjourned.

**Petitioner**

Lisa Causley

**Property Address**

6801 180<sup>th</sup> Court

**PINs**

28-31-301-037-0000

**Parcel Size**

0.18 acres ±  
(8,080 square feet)

**Zoning**

NG (Neighborhood  
General)

**Subdivision**

Elmore's Harlem Avenue  
Estates

**Approval Sought**

Variation for a fence (front  
yard setback)

**Project Planner**

Stephanie Kisler, AICP  
Planner I

**PLAN COMMISSION STAFF REPORT**

October 6, 2016

**CAUSLEY (6801 180<sup>th</sup> Court)**

Variations from the Legacy Code Fence Regulations  
(Front Yard Setback)



*Proposed Fence Location*

**SUMMARY OF VARIATION REQUEST**

The Petitioner, Lisa Causley, is requesting a fourteen-foot (14') Variation from Section XII.3.G.6. of the Zoning Ordinance where a six foot (6') tall privacy fence is permitted at a fifteen foot (15') setback. This Variation would allow the Petitioner to construct a new six-foot (6') tall wood privacy fence at a one-foot (1') setback from the east (Oak Park Avenue) property line at 6801 180<sup>th</sup> Court in the NG (Neighborhood General) Zoning District. The proposed fence would be in the same location as the previous fence.

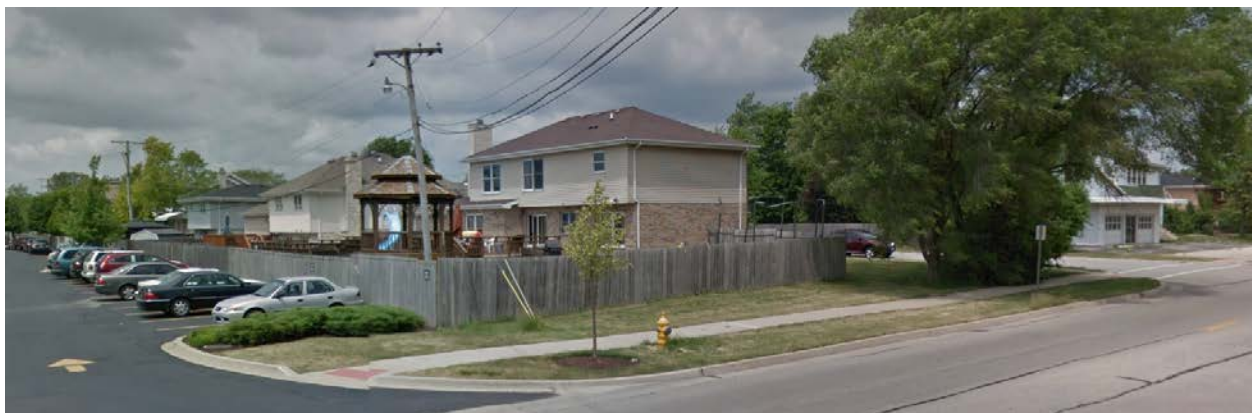
## BACKGROUND

The subject property is located in the Neighborhood General District in the Legacy District. The Petitioner, Lisa Causley, wishes to replace the six-foot (6') tall wood privacy fence that was recently taken down with a new six-foot (6') tall wood privacy fence. The Petitioner has stated that the fence is necessary to provide safety for the property and keep pets within the yard. The Petitioner has already staked out the locations for posts for the proposed fence.



*Image Showing Post Locations for Proposed Fence (Oak Park Avenue at Right)*

The previous fence was permitted to the Petitioner in 1998. The Petitioner stated that portions of the previous fence were damaged by snow removal in the adjacent parking lot. Additionally, the Petitioner noted that a windstorm earlier this year caused part of the fence to blow over. The Petitioner's request for a Variation would allow a similar six-foot (6') tall wood privacy fence at the same location as the previous fence.

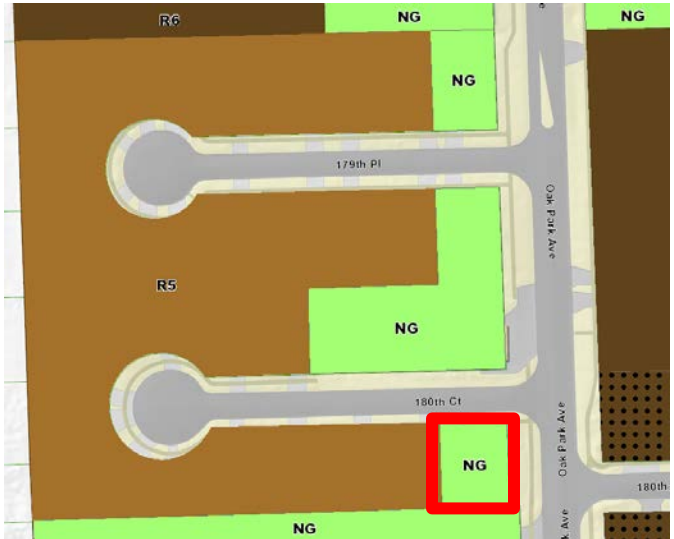


*Image of Previous Fence (Google Street View, June 2012)*

## VILLAGE STAFF COMMENTS

Staff has reviewed the petition for a Variation from the required setback for fence. It is important for the Plan Commission to note that fences for properties within the Village's Legacy District must adhere to the fence regulations of the Legacy Code (Section XII.3.G. of the Zoning Ordinance) which takes precedence over the fence regulations in other sections of the Zoning Ordinance (Section III and Section V). Additionally, Variations from the Legacy Code are required to come before the Plan Commission rather than the Zoning Board of Appeals.

Staff notes that the property is part of a residential cul-de-sac and the Petitioner's property is adjacent to Oak Park Avenue on the east, Vet Tech Institute on the south, another single-family dwelling on the west, and 180<sup>th</sup> Court on the north. This is the only single-family dwelling within this cul-de-sac development that is zoned NG and is part of the Legacy District. It is typical for the Legacy District to encompass parcels directly adjacent to Oak Park Avenue.



Section XII.3.G.6. of the Zoning Ordinance (Legacy Code, Fencing) states that the following fences are permitted for private frontages:

1. Extending to Property Lines: Fence 3' to 4' tall maximum and open-style/decorative
2. Extending No Closer Than 15' to Property Line of Secondary Frontage: Fence 6' tall maximum

Since the Petitioner has a pool in the rear yard, the Petitioner is unable to install a fence lower than five feet (5') in height since the Building Code requires a minimum fence height of five feet (5') for lots with pools. Staff inquired if the Petitioner would opt to install a separate fence around the top of the pool, but since the pool is positioned within the deck, the Petitioner stated that it would not be ideal to construct a fence within the deck area to surround the pool and further the Petitioner is seeking greater privacy, security and buffering from the adjacent commercial uses and traffic along Oak Park Avenue.



*Photo Showing Existing Pool within Deck Area*

While the Petitioner could meet the second locational standard (shown as a green line on the Variation Request Diagram), the Petitioner stated that it would be a major drawback to not be able to fence the east portion of their yard. The Petitioner stated that they have been able to fence the east portion of their yard for the last twenty years and losing space on the east side of their property would be detrimental to the enjoyment of their property.

Staff also notes that 180<sup>th</sup> Street connects to Oak Park Avenue just across the street from the Petitioner's rear yard. Without a privacy fence, headlight glare from the vehicles at the 180<sup>th</sup> Street stop sign infiltrate the Petitioner's rear yard.



*Photo Showing 180<sup>th</sup> Street Across Oak Park Avenue*

## **EXISTING FRONT YARD FENCES**

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Staff found that the next nearest single-family dwelling on a corner lot is 6801 179<sup>th</sup> Place also has a fence (chain-link), along the east (Oak Park Avenue) property line.



*Image Showing Fence at 6801 179<sup>th</sup> Place*

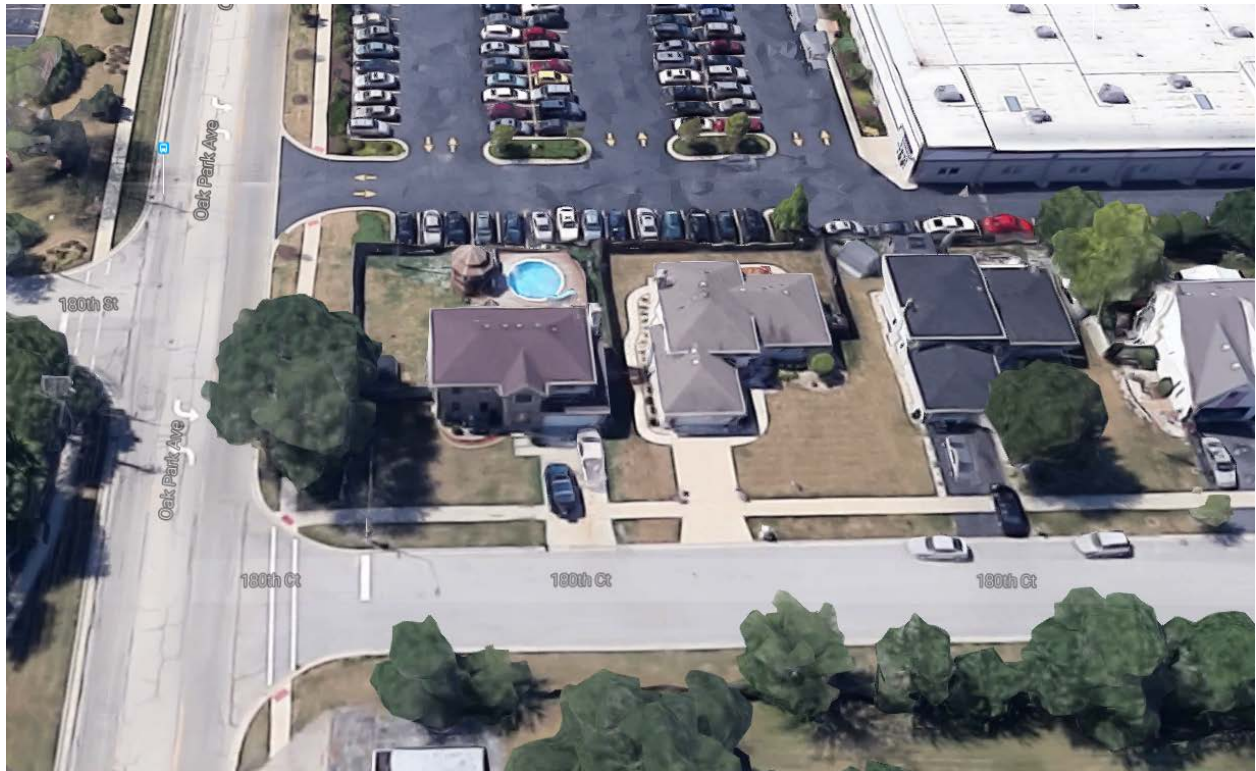
## CONSIDERATIONS

The Plan Commission should consider the following factors when making a determination about fence locations on corner lots:

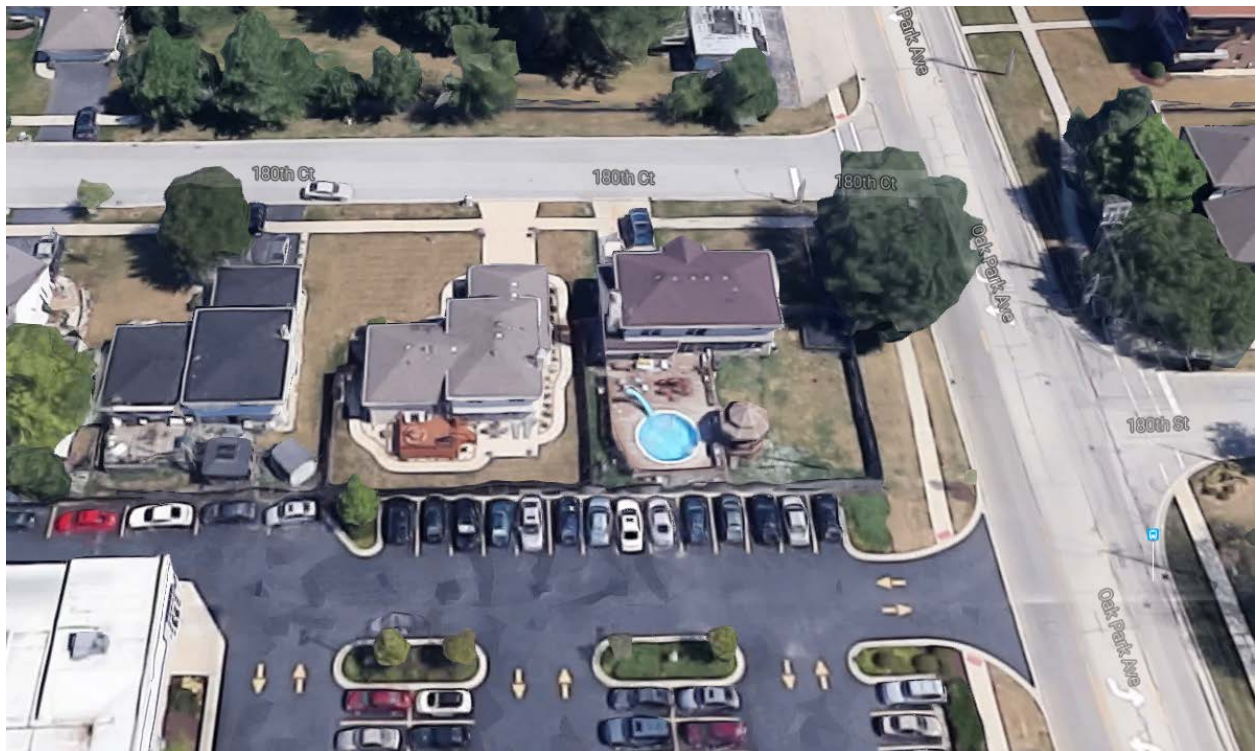
1. Was a fence in existence at the same location on this property?
2. Is the fence adjacent to a major thoroughfare?
3. Is the fence impacting safety of pedestrians, bicycles, vehicles, etc.?
4. Does the fence alter the character of the area?



*Closer View of Variation Request Diagram*



*Image of Petitioner's Property from the North (Google)*



*Image of Petitioner's Property from the South (Google)*

## STANDARDS FOR GRANTING A VARIATION

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Per Section X.G.4. and Section XII.5.H. of the Zoning Ordinance, the Plan Commission shall not recommend a Variation from 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.**
- 2. The plight of the owner is due to unique circumstances.**
- 3. The Variation, if granted, will not alter the essential character of the locality.**
- 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 Petitioner 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.

## **APPENDIX A.**

### **MAINSTREET COMMISSION COMMENTS**

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Staff plans to discuss the Petitioner's Variation request with the MainStreet Commission at their next regular meeting, which is scheduled for October 19, 2016.

### **HISTORIC PRESERVATION COMMISSION COMMENTS**

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Staff will discuss the Petitioner's Variation request with the Historic Preservation Commission prior to the Plan Commission meeting.

**VILLAGE OF TINLEY PARK**  
**APPLICATION FOR ZONING ORDINANCE VARIANCE**

The undersigned hereby Petitions the Village of Tinley Park Zoning Board of Appeals and/or Plan Commission to consider a Variation from the terms of the Zoning Ordinance as follows:

**PETITIONER INFORMATION**

Name: Lisa Causley  
Mailing Address: 6801 W 180 Ct  
City: Tinley Park State: IL Zip: 60477  
Day Phone: [REDACTED] Evening Phone: Same  
Cell Phone: Same Fax Number: [REDACTED]  
Email Address: [REDACTED]

Nature of Petitioner's Interest in the property and/or relationship to the owner:  
(Applications received on behalf of the owner of record must be accompanied by a signed letter of authorization).

---

**PROPERTY INFORMATION**

Street Address: 6801 W 180 Ct Tinley Park IL 60477  
Owners: Lisa Causley

---

**SPECIFIC TYPE OF VARIANCE REQUESTED (See Examples Below):**

Examples of Specific Type of Variance Requested:

This refers to the exact number of feet, the exact dimensions of a structure, exact height/type of fence.  
For example:

"A 15 foot Variance to the Front Yard Setback on the East side of the property to allow for a 6-foot tall cedar fence on this corner lot."

"A 180 square foot variance to the 720 square foot maximum allowable size of an accessory structure to allow for a 30 foot or 900 square foot garage on this residential property."

"A 10 foot variance to the 10 foot maximum allowable height for a sign to allow for a 20 foot high monument sign on this commercial property."

## FINDINGS OF FACT

### ADDITIONAL INFORMATION TO BE PRESENTED TO SUPPORT A VARIATION REQUEST FROM THE TERMS OF THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.G.1 of the Village of Tinley Park Zoning Ordinance requires that the Zoning Board of Appeals determine compliance with the following standards and criteria. In order for a variance to be approved, the Petitioner must respond to all the following questions with facts and information to support the requested Variation:

- A. Describe the difficulty that you have in conforming with the **current** regulations and restrictions relating to your property, and describe how this hardship is not caused by any persons presently having an interest in the property. (Please note that a mere inconvenience is insufficient to grant a Variation). For example, does the shape or size of the lot, slope, or the neighboring surroundings cause a severe problem in completing the project in conformance with the applicable Ordinance requirement?

Yes the shape of our yard with the deck, pool + gazebo, there will no yard left for us to enjoy to the change of our yard.

- B. Describe any difficulties or hardships that **current** zoning regulations and restrictions would have in decreasing your property value compared to neighboring properties.

It will affect it by not having a backyard to enjoy or for kids and pets to use and the busy traffic on Oak Park Ave.

- C. Describe how the above difficulty or hardship was created. It was created by not allowing us to replace the 20yr. ~~existing~~ existing fence.

## FINDINGS OF FACT (CONTINUED)

- D. Describe the reasons this Variance request is unique to this property only and is not applicable, in general, to other properties within the same Zoning District.

We are actually the only corner lot on the entire Oak Park Ave. Street.

- E. Explain how this Variance **would not** be regarded as an attempt at financial gain, but only because of personal necessity. For example, the intent of the Variance is to accommodate related living for an elderly relative as opposed to adding an additional income source.

We are not building any other structure in the backyard for any other reason except what has already existed.

- F. Describe how granting this Variance request will not be detrimental to the public welfare or injurious to other properties or improvements in the neighborhood in which the property is located: (Example: fencing will not obstruct view of automobile traffic).

The fence did not and does not obstruct, block path for walkers, or anything else that would be detrimental to public or other properties.

- G. Explain how granting this Variance will not alter the essential character of the neighborhood or locality:

It already existed for 20 yrs. with no problems whatsoever so nothing will change.

## FINDINGS OF FACT (Continued)

H. Describe how the requested Variance **will not**:

1. Impair an adequate supply of light and air to adjacent properties.

It's a fence in backyard that won't block or inhibit light or air to any adjacent properties.

2. Substantially increase the congestion of the public streets.

No it won't, there is a sidewalk between fence and street (Oak park Ave.).

3. Increase the danger of fire.

N/A

4. Impair natural drainage or create drainage problems on adjacent property.

In 20 yrs. it has never created any problems to any adjacent properties.

5. Endanger the public safety.

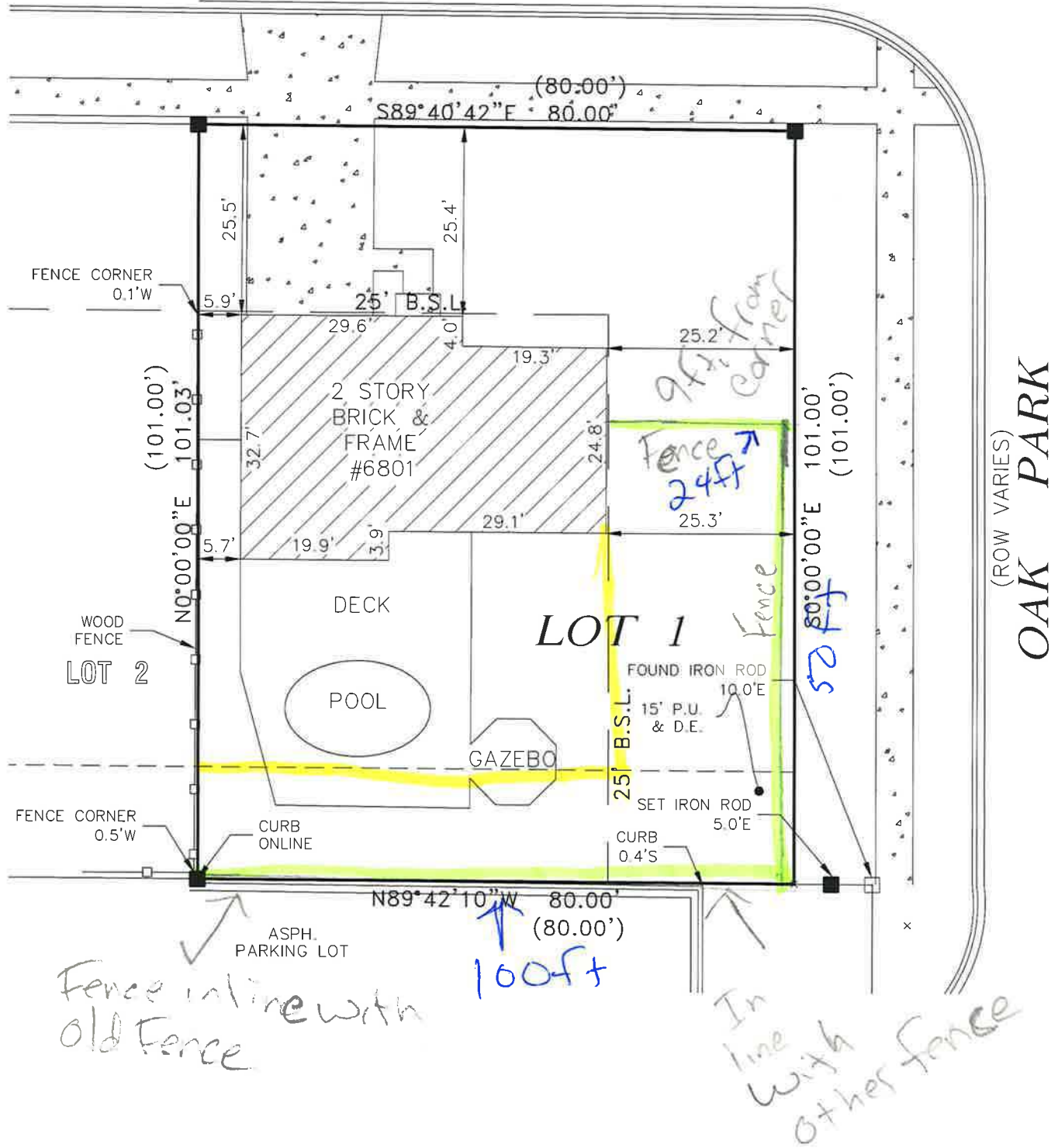
It has never endangered anyone's safety.

6. Substantially diminish or impair property values within the neighborhood.

Having an 20 yr. Old fence made the property and neighborhood <sup>look</sup> bad and thus replacing it with new fence will enhance the values.

PLAT OF SURVEY

180TH COURT  
(66' ROW)



LAND DESCRIPTION

LOT 1 IN BRIANNE'S RESUBDIVISION OF LOTS 5 AND 6 IN BLOCK 5, AND ALSO THAT PART OF WEST 180TH STREET, LYING SOUTH OF THE SOUTH LINE OF LOT 6 IN BLOCK 5, NORTH OF THE NORTH LINE OF LOT 1 IN BLOCK 6, EAST OF THE WEST LINE OF SAID LOT 6 IN BLOCK 5, EXTENDED SOUTH AND WEST OF THE EAST LINE OF SAID LOT 6 IN BLOCK 5, EXTENDED SOUTH, ALL IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON ROD
- 7.77' MEASURED DATA
- (7.77') RECORDED DATA
- P.U. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- CONCRETE

I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND LOCATED THE BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 25th DAY OF AUGUST, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558  
LICENSE EXPIRES NOVEMBER 30, 2016



**M. GINGERICH, GEREAX**  
& ASSOCIATES  
ENGINEERING \* PLANNING \* SURVEYING

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Bradley, Illinois 60915  
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JEFF LYONS

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08-25-2016

JOB NO. 16-517

DR. BY NIB

CK. BY RFS

SR 107 PC 142-143

September 1, 2016

Lisa Causley  
6801 w. 180<sup>th</sup> court  
Tinley Park, Il. 60477

Village of Tinley Park  
16250 Oak Park Ave.  
Tinley Park, Il. 60477

**PETITION FOR REPLACEMENT OF EXISITNG FENCE**

6818 W 180<sup>th</sup> Ct TP 60477

6818 W 180<sup>th</sup> Ct TP 60477

6824 W. 180<sup>th</sup> Ct TP 60477

6830 180<sup>th</sup> Ct TP 60477

6831 W 180<sup>th</sup> Ct TP 60477

6825 180<sup>th</sup> Ct Tinley 60477

6825 180<sup>th</sup> Ct Tinley 60477

6819 180<sup>th</sup> Ct TP

6813 180<sup>th</sup> Ct TP 60477

7940 09th Ave TP 60477

**PETITION FOR REPLACEMENT OF EXISITNG FENCE**

18020 Oak Park Ave July Park IL



**Project Planner**

Stephanie Kisler, AICP  
Planner I

# PLAN COMMISSION STAFF REPORT

October 6, 2016

## Text Amendments to the Zoning Ordinance: Fence Regulations



### WORKSHOP MEMO

Staff would like to discuss potential Text Amendments to the Village's Fence Regulations (Section III) and related Definitions (Section II) in order to improve regulations, especially for nonconforming lots and corner lots.

We encourage the Plan Commission to review the current Fence Regulations within Section III.H. of the Zoning Ordinance and note any questions or comments about the current regulations. Additionally, Staff encourages the Plan Commission to notice existing fences throughout Tinley Park and study whether the locations appear harmonious with neighboring properties.

Staff has also discussed potential improvements to the Village's fence regulations with the Zoning Board of Appeals (ZBA). The ZBA hears several variance requests for fences from residents on corner lots each year. Many of these requests share similar situational characteristics and the quantity of requests and approvals by the Village Board has prompted Staff to examine potential changes to the Zoning Ordinance to alleviate the need for a variance process in some instances.

Staff will prepare a presentation to foster discussion on various potential changes to improve the Fence Regulations. If any Plan Commissioners wish to provide any images to discuss, please let us know and we can add them to the presentation.

## FENCE SCENARIOS TO ANALYZE

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Staff would like the Plan Commission to study the attached scenarios and mark where a fence should be located on each property. Staff provided the ZBA with the same diagrams and is awaiting feedback from all ZBA members. This information will be used in conjunction with discussions in order to help develop improved locational regulations for fences.

Additionally, Staff has identified a short list of properties that may be interesting to examine when considering fence locations. Plan Commissioners may use the Village's GIS to look up aerials of the addresses provided below or type the addresses into sites like Google Maps or Bing to view aerial images.

1. 6535 177th Street (pool and deck in front yard)
2. 17901 Highland Avenue (note how this house does not align well with the homes on Highland or 179th)
3. 6604 174th Place (really narrow lot with pool and garage encroachments in the front yard setback)
4. 6401 Honey Lane (odd corner lot with garage encroachment)
5. 16650 Beverly Avenue (fence goes out toward 167th)
6. 16341 Mark Lane (odd corner lot with pool encroachment)
7. 6500 166th Street (flag lot with house setback very far)
8. 7015 Bremetowne Road (odd corner lot in cul-de-sac)
9. 8800 Clifton Lane (corner through lot; note how the lots are laid out in this area along Radcliffe and 88th)
10. 17636 Dover Court (cul-de-sac lot with rear yard that extends by an adjacent front yard area)
11. 17238 Valley Drive (corner lot with angled home)
12. 17331 Cambridge Place (corner of cul-de-sac)
13. 8025 Brookside Glen Drive (interior lot with add layout of lots around it)
14. 7907 Lakeview Terrace (adjacent to cul-de-sac)
15. 19619 Edgebrook Lane (corner lot that isn't aligned with lot to the east)
16. 8549 Brookside Glen Drive (corner lot along curved street)

The Village's GIS can be accessed at:

<https://apps.gisconsortium.org/MapOfficePublic/Default.aspx?extent=1105823.654,1768404.918,1147379.209,1805071.585&map>

To see an aerial image, please click on "Photo" at the top right corner. Addresses can be typed in the "Find" box at the top left of the screen. If there are any issues with using the GIS program, please contact Staff.

Important things to consider include:

- Should fences be allowed to extend to the property line in the non-addressed front yard? (note: think of this as the yard perpendicular to the typical front yard that also abuts a street)
- Should corner lot fences be allowed at different setbacks if a different height of fence is used? A different type of fence? (think 4' tall open style vs. 6' tall privacy style)
- Should the adjacent street's speed limit affect the allowable location of a fence? (think of a fence along 171<sup>st</sup> Street vs. a corner lot within the heart of a residential subdivision)
- If a fence currently exists at a nonconforming location, should it be allowed to be replaced at the same location? What if there is not a permit on file?
- Should fences be allowed at the established building line regardless of the building setback? (think of an older home that was built at a 12' setback where 30' is the current requirement)
- Should fences be allowed in the front yard at all? What about a minimum setback requirement throughout the Village?
- In what cases should fence locations be able to be approved administratively? In what cases is it necessary to involve the ZBA or Village Board?
- Should certain fence materials be prohibited?
- Should certain major streets have requirements that all fences along that street must match? (think 80<sup>th</sup> Avenue and the different fences seen when traveling north and south)



### Project Planner

Stephanie Kisler, AICP  
Planner I

# PLAN COMMISSION STAFF REPORT

October 6, 2016

## Text Amendments to the Zoning Ordinance: Sign Regulations



### WORKSHOP MEMO

Staff would like to discuss potential Text Amendments to the Village's Sign Regulations (Section IX) and related Definitions (Section II) in order to improve clarification for some existing regulations as well as create new regulations for temporary signage and signage within the B-5 Automotive Service Zoning District.

We encourage the Plan Commission to review the current Sign Regulations within Section IX of the Zoning Ordinance and note any questions or comments about the current regulations. Additionally, Staff encourages the Plan Commission to view both permanent and temporary signs within Tinley Park and other communities to aid in discussing the importance of aesthetics versus visibility for advertisement. Please also pay attention to temporary signs and signs at automotive uses.

Important things to consider include:

- What wall signs do you think are attractive/unattractive? (take pictures if you can)
- What aspect of a wall sign makes it more or less attractive to you? Size? Location? Number of signs? Type of illumination (internal vs. spot lit?) Materials? Color (or number of different colors)? Type (channel letters or box sign)?
- What freestanding signs do you think are attractive/unattractive? (take pictures if you can)
- What aspect of a freestanding sign makes it more or less attractive to you? Size/height? Type of construction (pole vs. monument)? Type of illumination (internal vs. spot lit?) Materials? Color (or number of different colors)?
- What automotive dealership signs do you think are attractive/unattractive? (take pictures if you can)
- How important do you feel it is to be competitive with Orland Park signage regulations for automotive dealerships?
- What is your impression of temporary signs in Tinley Park? Are you supportive or concerned about the number or size of temporary signs? How do feel about inflatable temporary signs? (big balloons, gorillas)? What do you think is the appropriate size, location, and length of time for temporary signs? Should there be different regulations for temporary signs based on their location (downtown vs. 159th Street) or purposed (advertising an event vs. advertising a product)?

Staff will prepare a presentation to foster discussion on various potential changes to improve the Sign Regulations. If any Plan Commissioners wish to provide any images to discuss, please let us know and we can add them to the presentation.

## SECTION IX

### SIGN REGULATIONS

#### A. PURPOSE

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 as a public service and to the conduct of competitive commerce and industry. Therefore, the purpose of this Section is to establish minimum standards for the display of signs of all types. Also, the standards contained in this Section are intended to reduce distractions which may increase traffic accidents, eliminate hazards caused by signs overhanging or projecting over public rights-of-way, relieve traffic congestion, and encourage a more attractive environment in which to live and do business.

#### B. APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED

1. Applicability: No sign shall be permitted on a lot unless:
  - a. The sign is accessory to a lawfully established use;
  - b. The sign is erected, constructed, and displayed in conformance with the provisions of this Section and other applicable provisions of the Ordinance; and
  - c. Written authorization to erect the sign has been received from the owner or his agent.
2. Permits Required: No sign shall be erected, altered, relocated, or changed (i.e. face change) without a permit issued by the Building Department except as otherwise provided herein. Where Electrical Permits are required, they shall be obtained at the same time as the Sign Permit. A permit application shall be made upon forms provided by the Building Department and shall include the following information:
  1. Name, address, email address, and telephone number of the applicant and/or management company;
  2. Location of the building, structure, or parcel of property to which, or upon which, the sign is to be attached or erected;
  3. Position of the sign in relation to nearby buildings, structures, street's grade, easements, and overhead utilities, dimensioned on a Plat of Survey;
  4. Two copies of plans and specifications showing method of construction, location,

and support sealed by a registered architect or structural engineer;

5. Sketch showing sign faces, exposed surfaces, and proposed message thereof accurately represented in scale as to size, proportion, and color (color elevations);
  6. Name of person, firm, corporation, or association erecting the sign;
  7. Written consent of the owners of the building, structure, or land on or to which the sign is to be erected; and
  8. Such other information as the Building Inspector shall require to show full compliance with this and all other laws and Ordinances of the Village.
  9. Indicate building/tenant frontage and Gross Floor Area (GFA) of building and/or tenant space.
3. Issuance of Permits: It shall be the duty of the Building Inspector, who shall be the enforcing officer, upon the filing of an application for a permit, to examine such plans and specifications, the premises upon which it is proposed to erect the sign or other advertising structure, and other data; and if it shall appear that the proposed structure is in compliance with all the requirements of this Ordinance and all other Ordinances of the Village, he shall then issue the permit. If the work authorized under the permit has not been completed within six (6) months after date of issuance, the said permit shall become null and void.
  4. Bond: Each person maintaining a projecting sign prior to the effective date of this Code shall file with the Village Clerk a bond or indemnify the Village for any loss, damage, or liability which may result from the construction or maintenance of such a sign.
  5. Interpretation and Construction: Where there is a conflict between provisions of this Section and the Building Code, this Section shall prevail. However, if there is a conflict between any provisions of this Section, the more restrictive shall prevail.

## **C. GENERAL PROVISIONS**

1. Conformance with Electrical Code: All signs, in which electrical wiring and connections are required, shall conform to the applicable provisions of the Chicago Electrical Code, as amended and incorporated by reference by the Village of Tinley Park.
2. Wind Pressure and Dead Load Requirements: Any sign or advertising structure, as defined in this Ordinance, shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of net surface area and to receive dead loads as required in the Building Code or other Ordinances of the Village of Tinley Park.
3. Signs Conflicting with Traffic Signs: In order to obtain and secure traffic safety, no sign shall be erected or maintained in such a manner as to be likely to interfere with, obstruct

the view of, or be confused with any other authorized traffic sign, signal, or device, as determined by the Chief of Police. Accordingly, no sign, marquee, canopy, or awning shall make use of the words “Stop”, “Go”, “Look”, “Slow”, “Danger”, or a similar word, phrase, symbol, or character, or employ any red, yellow, orange, green, or other colored lamp in such a manner as to interfere with, mislead, or confuse traffic.

4. Flashing Light: No sign shall have blinking, flashing, or fluttering lights, or other illuminating device which has a changing light intensity, brightness, or color; rotating beams, beacon, or flashing illumination resembling an emergency light shall not be used in connection with any sign display.
5. Illumination: 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 properties located in a residential district 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. Glass Limitation: Any glass forming part of a sign shall be safety glass. In case any single pane of glass has an area exceeding three (3) square feet, it shall be wired glass.
7. Obstructions to Doors, Windows, or Fire Escapes: No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a standpipe or fire escape. Also, no sign shall be placed so as to obstruct the view of cash registers or other valuable items accessible to the public by a police officer or other public safety designate. No sign shall be erected which interferes with any opening required for ventilation.
8. Unsafe or Unlawful Signs: If the Building Inspector or his designee shall find that any sign is unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, he 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 Building Inspector or his designee, may declare such sign to be a public nuisance and direct the removal of such sign as required by law.
9. 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 they become rusted, rotted or deteriorated, they must be immediately repaired or replaced.
10. Removal of Obsolete Signs: Any sign which no longer identifies a bona fide business conducted or a product sold on the premises where said sign is located, shall be taken

down immediately upon termination of business use and removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which said sign may be found. Upon failure to comply with this provision, the President and Board of Trustees, on the recommendation of the Zoning Administrator, may declare such sign to be a public nuisance and direct the removal of such sign as required by law. If the sign to be removed is located on a multi-panel freestanding sign, the panel must be completely replaced with a plain panel consistent in color to the existing panels.

11. Exemption: The provisions and regulations of other provisions of this Section IX shall not apply to the following signs; provided however, no such exempt sign, shall be placed within the public right-of-way, or so located to obstruct the view of traffic and further provided that such exempt signs must fully conform with the provisions of this Section C.11 and do not require a permit:

a. Real Estate Signs, such as “For Sale”, “For Rent”, “For Lease”, or “Sold” signs, provided that they conform with the following provisions:

(1) Number of Real Estate Signs: Not more than one (1) real estate sign shall be erected on any premises, except when a premises is located on a corner lot, one (1) additional real estate sign may be erected. Such sign(s) shall pertain only to the sale or lease of the property on which it is located;

(2) Maximum Allowable Size:

i. Residential Zoning Districts: In areas zoned residential, no real estate sign shall exceed four (4) square feet in area. The top surface of the real estate sign shall not exceed four (4) feet in height;

ii. Non-Residential Zoning Districts: In all Non-Residential Zoning Districts, no real estate sign shall exceed sixteen (16) square feet for each face for a total of thirty-two (32) square feet in area. The top surface of the real estate sign shall not exceed six (6) feet above the existing grade at the point of erection;

(3) No real estate sign shall be an illuminated sign; and

(4) Signs shall be removed within seven (7) days after closing of the sale or lease of the property.

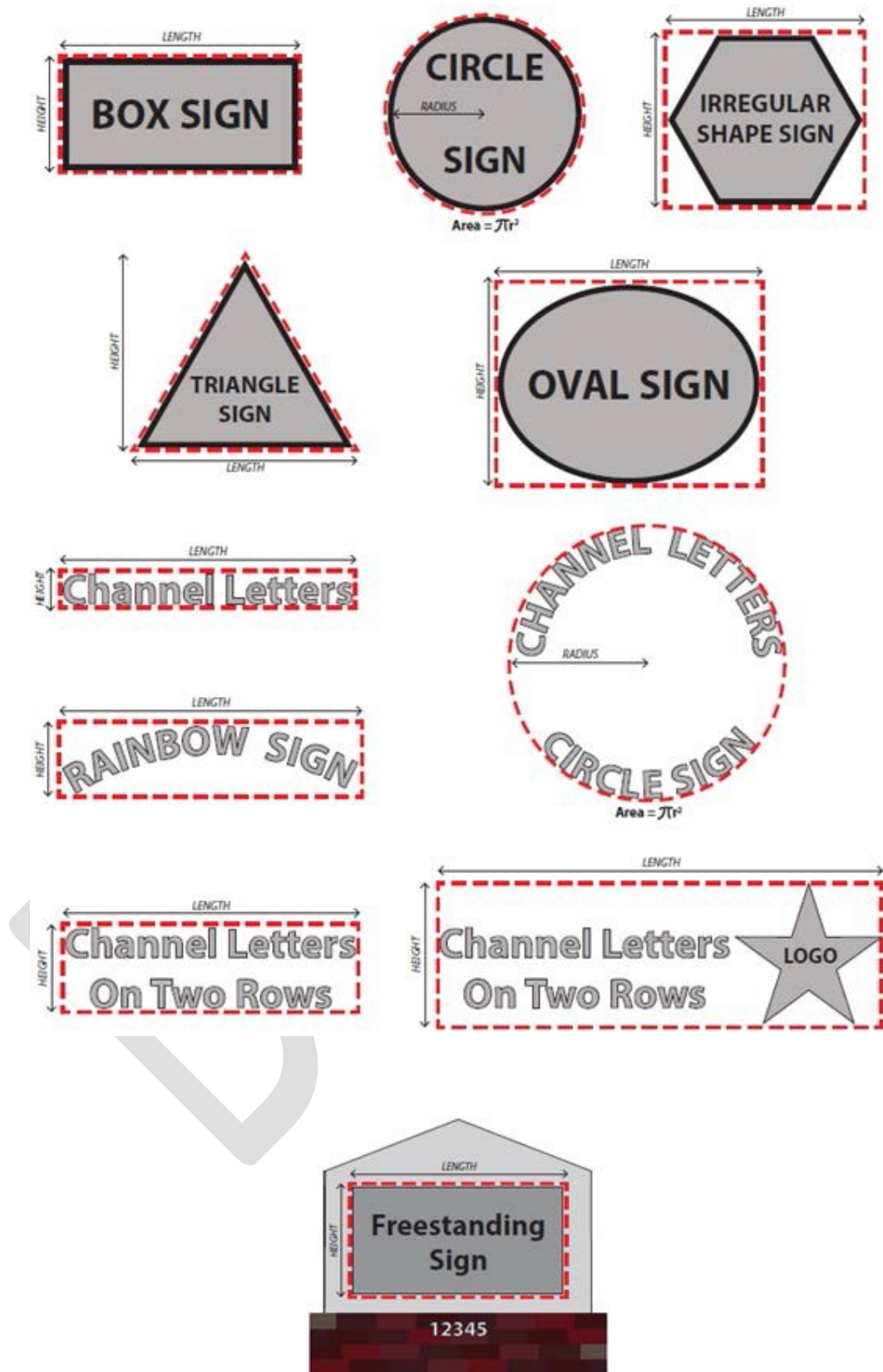
b. Construction Signs: A sign identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, but not including the advertisement of any product, and announcing the character of the building enterprise, or the purpose for which the building is intended, up to a maximum area of twelve (12) square feet in Residential Zoned Districts and sixteen (16)

square feet in all other districts and shall require a permit. The sign shall be confined to the site of the construction, and shall be removed within fourteen (14) days after the beginning of the intended use of the project.

- c. Professional Name Plates on Existing Freestanding Signs: Shall not exceed two (2) square feet in area and must match the background color of the other name plate panels;
- d. Bulletin Boards for Public, Charitable, or Religious Institutions: When the same are located on the premises of said institutions and are not over fifteen (15) square feet in area;
- e. Memorial Sign or Tablet: To be erected on a building or as a freestanding sign with a maximum height of four (4) feet and maximum square footage of four (4) feet. When erected as a freestanding sign a minimum setback of five (5) feet from the property line is required. Contains the name of the building and date of erection and is compatible with the architectural style of the building;
- f. Address Signs: Displaying an address on the wall of a building or as a freestanding sign. The maximum size for an address sign is two (2) square feet in area;
- g. Bus Shelter Signs: Provided such signs shall not include information relating to the sale or consumption of any alcohol or tobacco products or any activity or product which contains statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals of decency;
- h. Political Signs: Signs announcing the candidates seeking public political office and other data pertinent thereto, not exceeding sixteen (16) square feet for each face and a total of thirty-two (32) square feet and, for each premise. Such signs shall not be erected earlier than forty-five (45) days before the election and shall be non-illuminated. These signs shall be confined within private property with the permission of the property owner and removed within seven (7) days after the election;
- i. Public Signs: Signs of a non-commercial nature and in the public interest, erected by or on the order of a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest, other municipal signs, legal notices, or railroad crossing, danger or such temporary emergency, or non-advertising signs as may be approved by the President and Board of Trustees; and
- j. Integral Signs: Names of buildings, dates of erection, monumental citations, commemorative tablets and the like, when carved into stone, concrete, or similar material, or made an integral part of the structure.

**D. STANDARDS FOR PERMANENT SIGNS**

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



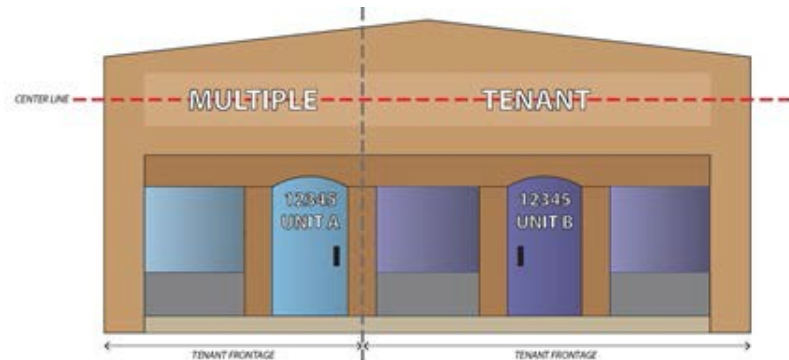
2. **Wall Signs:**

- a. **Size of Wall Signs:** The allowable size of a wall sign is determined by Zoning District and then by the linear frontage of the wall on which the wall sign is located in accordance with Section IX.D.2.a., IX.D.3.a., and IX.D.4.a.
- b. **Number of Wall Signs:** The allowable number of wall signs is determined by Zoning District 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.D.2.a., IX.D.3.a., and IX.D.4.a.
- c. **Location of Wall Signs:**
  - (1) All wall signs shall be located on the same façade as the use they identify.
  - (2) 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.
  - (3) Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.
  - (4) No wall sign shall be permitted on a façade directly adjacent to a residential use. The intent is that the location of wall signs shall not have a negative impact on adjacent residential uses.
  - (5) **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.



- (6) **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.



(7) Wall signs are prohibited for residential uses, including home occupations.

- 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 for Wall Signs: 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 of Section IX.C.4. and IX.C.5.
- f. Interior Tenants: Businesses located within another business, without having a distinct secured entrance, are permitted **XX** square feet of wall signage and in no such case signage for interior businesses shall exceed **XX** square feet.
- g. Lines of Lettering: No more than two (2) lines of lettering shall be allowed on any wall sign.
- h. Background Color:

(1) Multi-Tenant Building: When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall constitute the sign face area if such area is larger than the geometric forms encompassing the sign message.



- (2) Single-Tenant Building: When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be considered as an architectural feature rather than constitute the sign face area for signage.

**UPDATE GRAPHIC SHOWING MULTI TENANT AND SINGLE TENANT EXAMPLES**

- (3) Opaque backgrounds shall be required for illuminated wall signs.

3. **Freestanding Signs:**

- a. Size of Freestanding Signs: 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.D.2.a., IX.D.3.c., and IX.D.4.c.
- 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.D.2.a., IX.D.3.a., and IX.D.4.a.
- c. Location of Freestanding Signs: 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 shall not obstruct clear sight triangles near intersections as discussed in Section III.G.
- 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.
- e. Illumination for Freestanding Signs: 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 of Section IX.C.4. and IX.C.5.

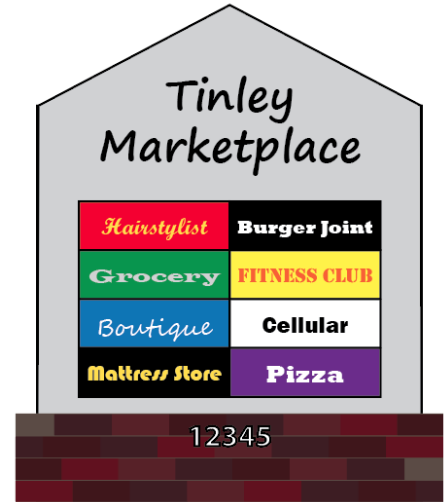
- f. Architectural Compatibility: Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall be architecturally compatible with the building(s) it identifies. For new construction, architectural compatibility shall be determined by the Plan Commission 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 through the building permit process. The following architectural guidelines shall be considered in the review of freestanding signs:
  - (1) The sign shall have the same or similar materials (color, scale, finish) to the materials used for the principal building;
  - (2) The sign shall be in harmony with or consistent in design to the principal building;
  - (3) The sign shall have similar architectural treatments as the principal building; and
  - (4) 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.
- h. Landscaping: Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall include extensive landscaping around the base of the sign to screen the base of the sign from view from the adjoining street and adjoining properties. The total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet. The landscape area shall contain well-maintained living landscape materials. 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 such landscaping can be approved by the Zoning Administrator or his designee during the 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.

PERMITTED MULTI-TENANT PANELS



PROHIBITED MULTI-TENANT PANELS

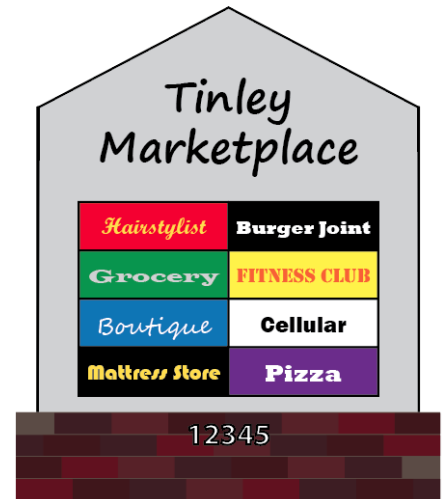


OR

PERMITTED MULTI-TENANT PANELS



PROHIBITED MULTI-TENANT PANELS



- k. Sign Face Area for Multiple Sign 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. Freestanding signs shall not project into, over or otherwise encroach upon a public right-of-way and must be located on private property in appropriate easements if necessary.

### Calculating Sign Face Area When A Freestanding Sign Has Multiple Faces

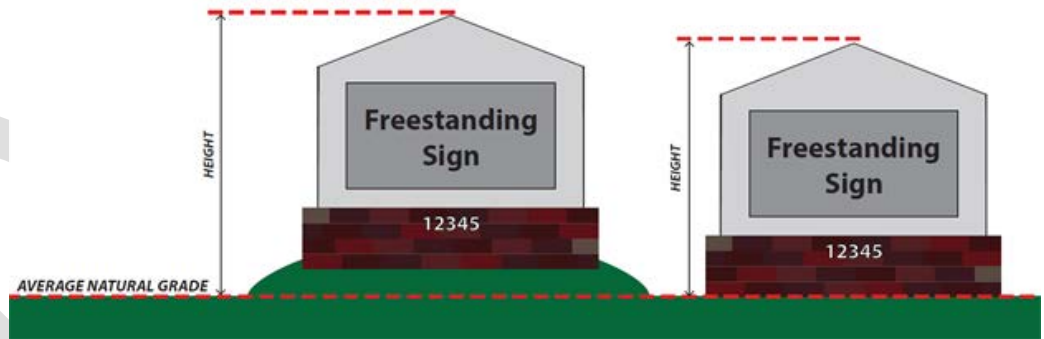


Total Sign Face Area = Sign Face A



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

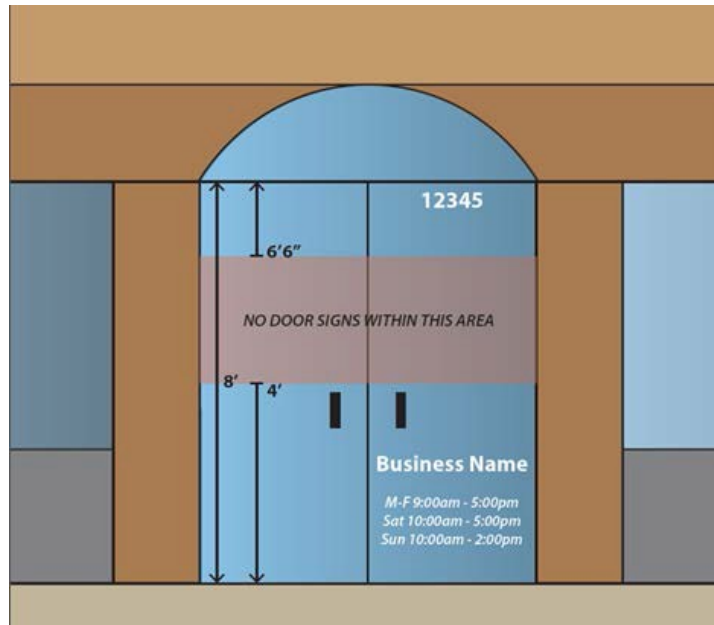
1. Freestanding Sign Height: The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground 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 sign.



#### 4. Door Signs:

- a. Door Signs shall be individual letters affixed to the door of a business that indicate the business name and hours of operation only. Logos are not permitted as part of a door sign.
- b. Color of Letters on Door Signs: Letters must be of one (1) consistent color.
- c. Maximum Letter Height for Door Signs: Letters shall be a maximum of four (4) inches in height
- d. Location of Door Signs: Door Signs may only be affixed to the door at a height

4' and below, or at 6'6" and above. Addresses may be affixed on the door but at a height of 6'6" or above. See the graphic below.



5. **Window Signs:**

- a. **Number of Window Signs:** One (1) window sign may be allowed per tenant frontage in a multi-tenant business.
- b. **Location of Window Signs:** Permanent window signs are limited to first floor windows only and may only be affixed to a window at a height 4' and below, or at 6'6" and above. Window signs must be located on the interior side of the window.
- c. **Size of Window Signs:** Window signs may not exceed 25% of the total tenant window area, but in no case should exceed 50% of the area of the window on which the sign is placed.

**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:

<p><b>DIMENSIONAL REGULATIONS FOR WALL &amp; FREESTANDING SIGNS</b></p> <p><b>R-1, R-2, R-3, R-4, R-5, R-6, &amp; R-7 ZONING DISTRICTS</b></p>
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Land Use	Sign Type	# of Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
Residential	Wall Sign	<i>Prohibited</i>			
	Freestanding Sign	One (1) per entrance <sup>1</sup>	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')

<sup>1</sup> Per entrance to residential subdivision, residential community, or individual residential project.

SF= Square foot; LF= Linear foot

- Freestanding signs for multi-family uses shall include only the name and address of the building and the management company.

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

- Wall Signs:** Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these. Wall signs shall be allowed in the business districts (B-1, B-2, B-3, B-4, & B-5) in accordance with the following table:

<b>DIMENSIONAL REGULATIONS FOR WALL SIGNS</b> <b>B-1, B-2, B-3, B-4, &amp; B-5 ZONING DISTRICTS</b>				
Gross Floor Area	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
Up to 10,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign	30'' (2.5')	78'' (6.5')
10,001- 25,000SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign	36'' (3')	84'' (7')

25,001-80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign	48" (4')	84" (7')
Over 80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 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 business districts (B-1, B-2, B-3, B-4, & B-5) in accordance with the following table:

<b>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</b> <b>B-1, B-2, B-3, B-4, &amp; B-5 ZONING DISTRICTS</b>			
<b>Lot Frontage</b>	<b># of Freestanding Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Sign Height</b>
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:

<b>DIMENSIONAL REGULATIONS FOR WALL SIGNS</b> <b>B-5 ZONING DISTRICT</b>				
<b>Lot Size</b>	<b># of Wall Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>

< Three (3) Acres	One (1) per tenant frontage	One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 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 200 SF per sign	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:

<b>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-5 ZONING DISTRICT</b>			
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

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

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

<b>DIMENSIONAL REGULATIONS FOR WALL SIGNS ORI &amp; M-1 ZONING DISTRICTS</b>				
Gross Floor Area	# of Wall Signs	Maximum Allowable Sign Face Area	Maximum Letter Height	Maximum Sign Height
Up to 10,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 200 SF per sign.	30" (2.5')	78" (6.5')

10,001- 25,000SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 200 SF per sign.	36" (3')	84" (7')
25,001-80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 200 SF per sign.	48" (4')	84" (7')
Over 80,000 SF of GFA for business/tenant	One (1) per tenant frontage	One (1) SF per two (2) LF of building/tenant frontage not to exceed 200 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 ORI and M-1 Districts in accordance with the following table:

<b>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</b> <b>ORI &amp; M-1 ZONING DISTRICTS</b>			
<b>Lot Frontage</b>	<b># of Freestanding Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Sign Height</b>
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

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

## I. STANDARDS FOR TEMPORARY SIGNS

### 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. Temporary signs must identify a use or event located within the premises of where the sign is located (i.e. off-site signage is not allowed).
- c. Permit(s) are required for temporary signs, except:
- (1) Sandwich boards/easel signs within ten (10) feet of a store entrance door;
  - (2) Signs as noted in **Section IX.C.11.**; and

(3) **Other temporary sign type that shouldn't require permits?**

- d. Location of Temporary Signs: All temporary signs must be within private property lines and are not permitted within the public right-of-way. Additionally, the property owner must give permission to locate the sign within the property.
  - e. Materials: Temporary signs may be constructed of materials including, but not limited to: fabric, wood, vinyl, or plastic.
  - f. Illumination of Temporary Signs: No lighting shall be installed in order to illuminate a temporary sign without an electrical permit issued by the Village.
  - g. Properties with freestanding signs containing electronic message centers (EMC) or dynamic variable electronic messages (DVEM) shall not be permitted to have any other type of temporary signage, including but not limited to “For Sale”, “For Rent”, or “For Lease” signs.
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 his designee may decide if the proposed sign type is similar and compatible with the allowable types and therefore allow the proposed sign.
- a. Banner: Banners may be placed on a wall or as a freestanding temporary sign. A freestanding temporary banner shall not exceed ten (10) feet in height.
  - b. Flag/Feather Sign: Flags/feather signs are typically used as temporary freestanding ground signs. A freestanding temporary flag/feather sign shall not exceed twelve (12) feet in height.
  - c. Lawn Signs: Lawn signs are typically smaller temporary freestanding signs that are placed into the ground using thin metal stakes.
  - d. Inflatable Signs: Inflatable signs may be placed on the ground or on top of a tenant space. The maximum height of an inflatable sign is twenty-five (25) feet.

**ADD GRAPHIC?**

3. Number of Temporary Signs: The allowable number of temporary signs shall be determined by the Zoning Administrator or his 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 in which the signs are placed.
4. Dimensional Regulations and Allowable Duration of Display

- a. 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: Temporary signs shall be permitted within the 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 for a maximum duration of time based on the size of the sign in accordance with the table below:

<b>DIMENSIONAL REGULATIONS AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS IN THE R-1, R-2, R-3, R-4, R-5, R-6, R-7, B-1, B-2, B-3, B-4, ORI, &amp; M-1 ZONING DISTRICTS</b>	
<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Duration of Display</b>
Twenty-five (25) square feet	Four (4) weeks
Fifty (50) square feet	Three (3) weeks
Seventy-five (75) square feet	Two (2) weeks
One hundred (100) square feet	One (1) week
Greater than one hundred (100) square feet	At the discretion of the Zoning Administrator or his designee

(1) Display Periods Per Year: An entity is allowed a maximum of eight (8) weeks of display within a twelve (12) month period.

(2) Extensions: The Zoning Administrator or his designee may extend the allowable duration of display in special circumstances (ex. Grand opening, store closing, charitable events, seasonal uses), but a letter requesting additional time must be submitted for consideration.

- b. B-5 Zoning District: Temporary signs shall be permitted within the Automotive Service district (B-5) for a maximum duration of time based on the size of the sign in accordance with the table below:

<b>DIMENSIONAL REGULATIONS AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS IN THE B-5 ZONING DISTRICT</b>	
<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Duration of Display</b>
Twenty-five (25) square feet	Four (4) weeks
Fifty (50) square feet	Three (3) weeks
Seventy-five (75) square feet	Two (2) weeks
One hundred (100) square feet	One (1) week

Greater than one hundred (100) square feet	At the discretion of the Zoning Administrator or his designee
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- (1) Display Periods Per Year: An entity is allowed a maximum of twelve (12) weeks of display within a twelve (12) month period.
- (2) Extensions: The Zoning Administrator or his designee may extend the allowable duration of display in special circumstances (ex. Grand opening, store closing, charitable events, seasonal uses), but a letter requesting additional time must be submitted for consideration.

## J. SIGN REGULATIONS FOR SPECIAL AREAS AND PARTICULAR USES

1. Planned Unit Developments: If a Planned Unit Development has adopted a set of sign regulations then the signage within such Planned Unit Development must follow those guidelines. If the Planned Unit Development’s regulations on signage are silent in part or in whole, then the Village’s Sign Regulations shall apply.
2. I-80 Corridor: For properties that directly abut the right-of-way of Interstate 80 between the boundaries of 183<sup>rd</sup> Street, 191<sup>st</sup> Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park (the “I-80 Corridor”), will be allowed additional wall signage over the maximum allowable wall signage in a particular zoning district. The amount of additional wall signage shall be limited to no more than four (4) percent of the building face area that most directly faces Interstate 80. Such signage shall be limited to wall signs only which shall be mounted on the building face directly facing I-80 only. **Allow extra freestanding sign face area based on lot frontage along I-80? Change the way that the wall sign face area bonus is calculated? It’s tough to get the accurate surface area of the façade for existing buildings. A percentage of the building frontage would be better.**
3. Directional Signs: The intent of a directional sign is to ensure safe traffic flow for customers and pedestrians within a parking lot.
  - a. The maximum height for a freestanding directional sign is four feet (4’).
  - b. The maximum sign face area for a freestanding directional sign is five (5) square feet per sign.
  - c. Directional signs may not contain logos or verbiage other than words directing the customer to the destination. An example of words permitted for 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 ↑”.
  - d. The number of directional signs allowed shall be determined by the Zoning

Administrator or his designee.

- e. Directional signs shall be located at least one foot (1') inward from the property lines and must not cause a line-of-sight issue.
- f. Directional signs shall be located within landscaped areas and shall not be erected on standalone poles with moveable concrete bases.

**CREATE GRAPHIC**

2. Signs Accessory to Drive-Thru Uses:

- a. Menu Boards and Order Confirmation Screens: Freestanding menu boards for restaurants shall be a maximum height of six feet (6') tall and shall not exceed thirty-five (35) square feet of sign face area. Menu boards shall not include Electronic Message Centers or Dynamic Variable Electronic Message Signs, as defined herein; however, order confirmation screens are allowed.
  - b. Height Clearance: Signs meant to inform drivers of a height clearance limitation are permitted and shall not contain logos or verbiage other than words warning of the height clearance. Such signs shall not exceed five (5) square feet in sign face area.
  - c. Signs Directing Customers To Transaction Windows: Signs intended to direct customers to transaction windows, such as "Teller Window Open/Closed" or "Pick Up Here", are permitted and shall not exceed five (5) square feet in sign face area.
3. Service Stations: Each service station shall be allowed to display, in addition to signs permitted under Section IX of this ordinance, one double-faced gasoline rate sign not to exceed twenty (20) square feet in area. Said sign shall be attached to the main identification sign.

**K. ELECTRONIC MESSAGE CENTERS (EMC) / DYNAMIC VARIABLE ELECTRONIC MESSAGE (DVEM) SIGNS**

- 1. General Regulations: These regulations apply to all electronic message signs except as provided in **Section H**, (Sign Regulations for Special Areas and Particular Uses).
- 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;
- 3. 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;

4. Display Regulations:

- a. Transition between messages must be a minimum of two (2) seconds;
- b. Changes of images shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change, nor shall the images and messages displayed on the dynamic display sign flash or blink. They must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least an eight (8) second interval before being reset or replaced with another message, content or image;
- c. Electronic message signs shall not display any type of animation, flashing text, or symbols, and other attention getting display styles;
- d. 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:
  - (1) 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.
  - (2) 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.
  - (3) 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.
  - (4) 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.
  - (5) 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.
  - (6) The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties.

5. Maximum Allowable Size: The electronic message center portion of a freestanding sign shall comprise no more than fifty (50) percent of the total sign face area of the

freestanding sign;

6. Audio: Audio speakers in association with such signs are prohibited.
7. 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 24 hours.
8. 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.

## **J. PROHIBITED SIGNS**

The following signs are specifically prohibited:

1. Billboards;
2. Roof signs;
3. Projecting signs;
4. Pennants, streamers, and festoon lights, or portable signs unless authorized by the Zoning Administrator for a specific number of days under the direction of the Village Board of Trustees;
5. Manually changeable message signs, provided that manually changeable automobile service station gasoline rate signage shall be permitted subject to Section IX.D.1.d of this Ordinance for a period of three (3) years from the date of passage of this Ordinance;
6. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
7. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
8. Signs in conflict with traffic signals;
9. Portable signs (freestanding or on wheels);
10. Neon or Other Illuminated Tubing Signs: Illuminated tubing (such as neon) may be

provided as an architectural enhancement subsequent to approval by the Plan Commission upon Site Plan Approval for new construction. Existing uses may provide illuminated tubing as an architectural enhancement subsequent to approval from the Zoning Board of Appeals through the variation procedure as outlined in Section X.G of this Ordinance;

11. Signs advertising the sale of fireworks as defined in Section 95.50 of the Tinley Park Code of Ordinances, or of other items whose sale, use or possession is unlawful in the Village notwithstanding certain exceptions; and
12. Any string of lights outlining property lines, open sales areas, door, windows, or wall edges of any buildings.
13. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or private property for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein, is used during business hours for deliveries or 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.
14. Off-premise signs.

**ADD GRAPHIC?**

#### **M. NONCONFORMING SIGNS**

**VILLAGE ATTORNEY TO REVIEW**

Signs existing at the time of the enactment of this Ordinance and not conforming to its provisions shall be regarded as nonconforming signs which may be continued for a period of time not exceeding the remaining, or undepreciated useful life of such sign, based on the formula used in the depreciation schedule in the income tax returns of the owner of such sign, or any other reasonable formula which will provide an adequate period for the depreciation of the sign, not exceeding five (5) years beyond the effective date of these regulations or upon the change of use or ownership of the business or property.

Any change to an existing legal nonconforming sign, including a sign face change, shall require such sign to comply in its entirety immediately with all the provisions of this Zoning Ordinance, including Section IX.

#### **N. REVOCATION OF PERMITS**

**VILLAGE ATTORNEY TO REVIEW**

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.

The Building Commissioner may revoke any permit issued by the Building Department if the holder thereof fails to comply with any provision of this Section.

1. Legal nonconforming signs are signs which were lawful when constructed and become nonconforming at the time of enactment of this Section IX, or any amendments thereto, or the annexation of the property on which they are located to the Village and such signs shall be subject to amortization in accordance with the provisions hereof.
2. Any signs which, when erected and installed, were not in full compliance with the terms of this Section IX, as amended, or any applicable laws or ordinances of the legal entity having jurisdiction thereof if erected and installed prior to annexation to the Village of the property on which they are located, including those signs prohibited under Section IX.D.6 hereof, shall be considered unlawful or illegal nonconforming signs which shall be required to be removed immediately upon enactment of this Section IX, or any amendment thereto, or annexation of the property on which they are located to the Village.
3. All lawful nonconforming signs, other than signs which are prohibited under the provisions of Section IX.D.6 hereof, may be continued for a period of time not exceeding the remaining or undepreciated useful life of such signs, based on the formula used in the depreciation schedule on the income tax returns of the owner of such sign, or any other reasonable formula which will provide an adequate period for the depreciation of the sign, not exceeding three (3) years beyond the effective date of these regulations.
4. Any change to an existing legal nonconforming sign, including a sign face change, shall require such sign to comply in its entirety immediately with all the provisions of this Zoning Ordinance, including this Section IX.

## **O. DEFINITIONS**

**MOVE TO SECTION II WITH ALL OTHER DEFINITIONS**

**DEFINITIONS IN RED ARE NEW**

The following signs supplement definitions provided in Section II.

Area, Freestanding Sign Face: The area within a single continuous perimeter encompassing the entire advertising copy of art designed to attract attention. This shall include the

extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display, however it shall not include any structural or framing element lying outside the limits of the sign face and not forming an integral part of the display.

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

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.

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

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

Sign, Identification: An Identification Sign is a sign indicating the name and address of a

building, or the name of an occupant thereof, and the practice of a permitted occupation therein.

**Sign, 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, 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, Temporary:** Any sign or advertising display intended to be displayed for a limited time period. Temporary signs are easy to remove, and are on the private property of the business or organization for which the sign is advertising. The intent of temporary signs is commonly to advertise activities such as, but not limited to, grand openings, sales, special offers, etc. Examples of temporary signs include, but are not limited to, balloons, banners, banner flags, pennants, wood or cardboard signs, etc.

**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, 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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