



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**November 17, 2016 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Item #1 WORKSHOP: MACK COMPANIES – 6787 159TH STREET – SPECIAL USE PERMIT FOR A RESIDENTIAL UNIT ABOVE COMMERCIAL SPACE

Consider a request for a Special Use Permit from the Applicant, Kevin McWilliams of MACK Companies, for a residence to be located above a principal use at 6787 159th Street within the B-3 (General Business and Commercial) Zoning District. This Special Use Permit would allow the Petitioner to utilize existing space on the second floor of the building for an 880 square foot one-bedroom residential unit above a commercial space.

Item #2 WORKSHOP: UNITED ATHLETICS – 6805 159TH STREET – SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION USE GREATER THAN 3,500 SQUARE FEET

Consider a request for a Special Use Permit from the Petitioner, Michael Kociolek of United Athletics, for a commercial indoor recreation use greater than 3,500 square feet at 6805 W. 159th Street within the B-2 PD (Community Shopping, Brementowne Mall Planned Unit Development) Zoning District. This Special Use Permit would allow the Petitioner to utilize an existing 15,000 square foot tenant space for a gymnastics training facility.

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 October 20, 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 SPECIAL MEETING OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

November 3, 2016

The Special Meeting of the Plan Commission was held in the Cafetorium at Central Middle School, 18146 S. Oak Park Avenue, Tinley Park, Illinois on November 3, 2016 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Kevin Bergthold
John Domina
Anthony Janowski
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan
Ken Shaw

Absent:

Lori Kappel
Tim Stanton

Village Officials and Staff:

Brad Bettenhausen, Village Treasurer
Patrick Connelly, Village Attorney
Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patricia Meagher, Commission Secretary

CALL TO ORDER

CHAIRMAN MATUSHEK welcomed the public to the meeting and explained how the evening's agenda item would be presented. He explained this meeting is an informative Workshop and not a Public Hearing; no action will be taken. CHAIRMAN MATUSHEK called to order the Special Meeting of the Plan Commission for November 3, 2016 at 7:30 p.m.

COMMUNICATIONS

No communications at this time.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE NOVEMBER 3, 2016 SPECIAL MEETING

RE: WORKSHOP: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE ZONING ORDINANCE

Per direction of the Village Board and the Plan Commission, discuss the Legacy Plan and Legacy Code, including the following topics:

- The Legacy Plan – Vision for the Downtown Area
- Understanding the Legacy Code
- Land Uses in the Legacy District

Present were the following:

Plan Commissioners: Kevin Bergthold
John Domina
Anthony Janowski
Peter Kroner
Edward Matushek III, Chairman
Mark Moylan
Ken Shaw

Village Officials and Staff: Brad Bettenhausen, Village Treasurer
Patrick Connelly, Village Attorney
Paula Wallrich, Interim Community Development Director
Stephanie Kisler, Planner I
Patricia Meagher, Commission Secretary

PAULA WALLRICH, Interim Community Development Director, began her presentation explaining what the Workshop format and its importance to decisions in the future. MS. WALLRICH presented a brief history of events that brought the Commissioners and Staff to today's Workshop. On May 17, 2016, the Village Board rescinded the Text Amendments that had been originally approved on October 6, 2015 which brought the Code back to its original state when it was adopted in 2011. MS. WALLRICH also explained that a Citizen Advisory Committee was formed in March of 2016 to assist the Commissioners and Staff to examine the Legacy Plan and Legacy Code. CHAIRMAN MATUSHEK apprised the Public that in 2009 the Village of Tinley Park received various national awards for the Legacy Plan. The value of Workshops, such as this, is that it is assisting in evaluating the Legacy Code for its consistency with the Legacy Plan to improve the quality of life for the residents of the Village of Tinley Park and ensure a strong economic future for Tinley Park.

STEPHANIE KISLER, Planner I, discussed the background of the Legacy Plan and Legacy Code while also presenting images of the various zoning districts within the Legacy District of the Village of Tinley Park. MS. KISLER proceeded to discuss various Land Uses. There are four (4) categories of Land Uses, including Permitted Uses, Special Uses, Prohibited Uses, and Non-Conforming Uses. MS. KISLER stated that the Commissioners charged Staff with comparing other communities and their specific types of uses, such as residential uses, commercial uses, office uses, industrial uses, and civic uses. The

Commission requested specific research on how other communities regulate first floor uses in downtown areas. MS. KISLER presented a table of information related to first floor uses and concluded that in most other communities that were studied residential uses were not permitted on the first floor of a building in a downtown area. She noted that other communities required that residential uses be located either above or behind a commercial use in a downtown area. COMMISSIONER KRONER stated that he would like to see comparisons with more diverse communities. COMMISSIONER SHAW also stated that he would like to see Staff study communities that have a high standard for development and represent successful downtown areas..

BRAD BETTENHAUSEN, Village Treasurer, presented the Economic Impact Report including current and hypothetical information. His report noted in economic impact of a loss of revenue if commercial spaces were converted to residential. There was some discussion regarding the need to include sales tax revenue in that calculation as well. Staff noted there is also a 'ripple effect' which includes secondary economic benefits along with increased quality of life indicators. Mr. Bettenhausen noted that while this analysis was fairly global in scope and that absent specific development scenarios could not provide precise impacts, it is evident that the loss of commercial uses in the Legacy District would have a negative impact on the community.

CHAIRMAN MATUSHEK asked Staff to include information on development processes in upcoming meetings.

CHAIRMAN MATUSHEK asked if any of the Commissioners had any other questions or topics that they wanted to discuss. There were none.

RECEIVE COMMENTS FROM THE PUBLIC

PATRICK CONNELLY, Village Attorney, explained that the public is not required to state their name for the record unless it is a public hearing. . He noted that this is not a Public Hearing.

DIANE GALANTE, Resident, asked if the changes to the Legacy Code are going to change "Street Level Commercial Required" to "Preferred or Allowed"? CHAIRMAN MATUSHEK explained that the Legacy Plan and Legacy Code are being reviewed, per the Village Board's request to make changes to the Legacy Code for improvement by gathering facts through workshops such as this one. MS. WALLRICH noted that the facts presented tonight support keeping "Street Level Commercial Required".

MS. GALANTE stated that she is very pleased with the direction the Staff and Commissioners are going. She noted that the research and comparisons to various other areas is a great idea.

MS. GALANTE asked when the Legacy Plan was put together. MS. WALLRICH stated that the Legacy Plan was adopted in 2009 and included a lengthy public process that included workshops and open houses prior to adoption.

DEAN ZOLNER, Resident, asked to view the PowerPoint slide showing tax information. He asked if this represents TIF dollars. MS. WALLRICH and MR. BETTENHAUSEN explained that the purpose of the graphic was to illustrate the proportions of a tax bill for the various taxing districts. Tax Increment Financing does not impact the proportionate share of tax distribution to taxing bodies except for the increment the funds the district.

MR. ZOLNER asked if Tinley Park goes with first floor commercial, would any of those tax dollars go back to developers? MS. WALLRICH stated that incentives are based on a case-by-case scenario.

MR. ZOLNER asked if business owners were notified when their specific land uses were listed as Prohibited Uses within the Legacy Code.

MS. WALLRICH noted that zoning changes for properties (map amendments) require a public hearing.

COMMISSIONER KRONER stated that yes; those business owners were notified of any changes.

MR. ZOLNER asked that when new businesses come to Tinley Park is there an approval process or are they able to build without an approval? MS. WALLRICH stated that if they met the zoning code as far as setbacks and use they are only required to get site plan approval which is a Plan Commission approval and does not require Village Board approval. She noted that this is the same for all property within the Village. She also noted that in most communities if a development met all code requirements they don't need any review beyond the building permit process. She noted that Tinley actually has greater review than most other communities. She also noted that most larger projects require some sort of zoning relief and therefore are subject to variation or special use review and approval through the Plan Commission and Village Board. MR. ZOLNER asked if the public would have any say so on it. He stated that he is mostly concerned with the height of buildings. MS. WALLRICH stated that yes, if it required any Variations, Rezoning, or a Special Use Permit it would require a Public Hearing.

MR. ZOLNER asked, within the new Legacy Code, would certain restrictions for Mom-and-Pop businesses be affected with square footage and other restrictions. He believes this may be the problem with attracting these types of businesses to Oak Park Avenue. COMMISSIONER KRONER stated that these are things that the Commissioners will be looking at when working with the Legacy Code. COMMISSIONER JANOWSKI stated that concerns presented to the Village Board will keep incentives in mind.

CHAIRMAN MATUSHEK asked if there was anyone else that would like to speak. There were none.

MS. WALLRICH introduced BETH MCKERNAN, Resident and member of the Citizen Advisory Committee, who was in the audience and thanked her for her contributions to the Committee and the review of the Legacy Code.

ADJOURN MEETING

A Motion was made by COMMISSIONER SHAW, seconded by COMMISSIONER BERGTHOLD to adjourn the Special Meeting of the Plan Commission of November 3, 2016 at 9:00 p.m. The Motion was approved by voice call. CHAIRMAN MATUSHEK declared the meeting adjourned.



Applicant

Kevin McWilliams,
MACK Companies

Property Location

6787 159th Street

PIN

28-19-200-021-0000

**Proposed Apartment
Size**

880 SF ±

Parcel Size

0.69 ac ±

Zoning

B-3 (General Business and
Commercial)

Approval Sought

Special Use Permit

Project Planner

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

November 17, 2016

WORKSHOP:

MACK Companies – Special Use Permit

6787 159th Street



EXECUTIVE SUMMARY

The Applicant, Kevin McWilliams of MACK Companies, is seeking approval for a Special Use Permit to allow a residence located above the principal use at 6787 159th Street in the B-3 (General Business and Commercial) Zoning District.

The residential unit is proposed to have an entry in the main vestibule off 159th Street, which leads to a staircase up to the one-bedroom, 880 square foot unit.

A Public Hearing is for this request is scheduled for Thursday, December 1, 2016.

BACKGROUND

The building has historically been used for commercial purposes (Jardine's Restaurant, a cleaner's, a quilting/sewing store, and various offices for uses such as dentistry, accounting, and real estate), taking advantage of the high visibility at the intersection of two major commercial corridors (159th Street & Oak Park Avenue). As an older building with functional obsolescence and an awkward site plan, the property has experienced a high vacancy rate. This, coupled with declining maintenance and non-conformities, has decreased the financial viability for the property. In Cook County, there is a tax advantage for mixed-use developments. The Applicant is requesting a Special Use Permit to allow for the construction of a residential unit on the second floor in order to take advantage of a reduced tax rate for the property.

EXISTING SITE

The property consists of a single parcel 0.69 acres in area with an existing commercial/office building. This property is known as "High Pointe Centre" due to the higher elevation near the intersection of 159th Street and Oak Park Avenue (731').

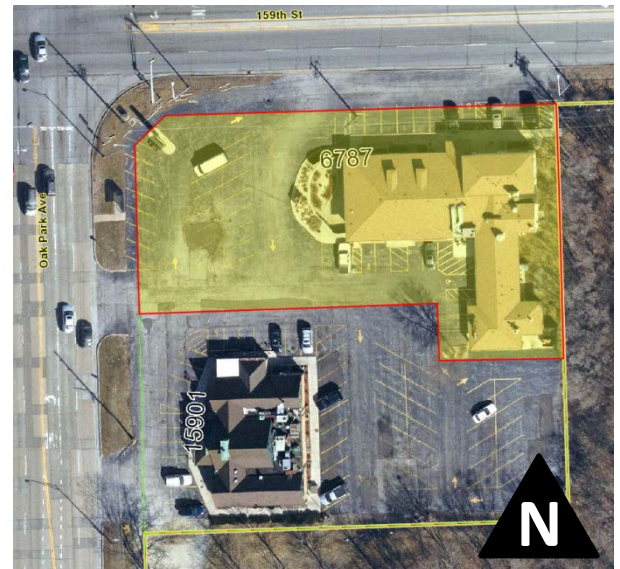
The existing building includes commercial/office tenant space on the first floor and basement. A small portion of the northeast corner of the building includes a second floor, which is where the Applicant proposes to create a one-bedroom residential unit.

The site was purchased by MACK Companies in 2013 and is vacant due to outstanding corrections needed for the property to comply with current Village codes, including:

- Fire Department life safety concerns related to ingress/egress, fire alarm monitoring, and various fire-related testing.
- Changes required to accessible parking, electrical panel schedules, capping water/waste/gas lines that are not in use, and RPZ valve.
- Outstanding issues on the exterior of the site, including landscaping, the freestanding sign, lack of public sidewalk, and possible reconfiguration of the access and parking off of 159th Street.

These outstanding issues must be satisfied in order for tenants to receive a Certificate of Occupancy for their businesses to locate within the building and for the proposed residential unit to receive a Certificate of Occupancy to inhabit the one-bedroom residential unit.

Open Item #1: Outstanding Change of Ownership Corrections must be addressed prior to receiving a Certificate of Occupancy.



NONCONFORMITIES (LANDSCAPING/SIGNAGE)

Staff encourages the Plan Commission to decrease the number of nonconformities on the site where it is economically feasible. This includes encouraging the property owner to bring the landscaping and existing signage into compliance.

The site lacks front bufferyard landscaping along the west (Oak Park Avenue) and north (159th Street) side of the site. Since the lot is adjacent to another parking lot on the south side, a bufferyard is not required. The Forest Preserve borders the east side of the site. Staff notes that the foundation landscaping is minimal along the west and north sides.

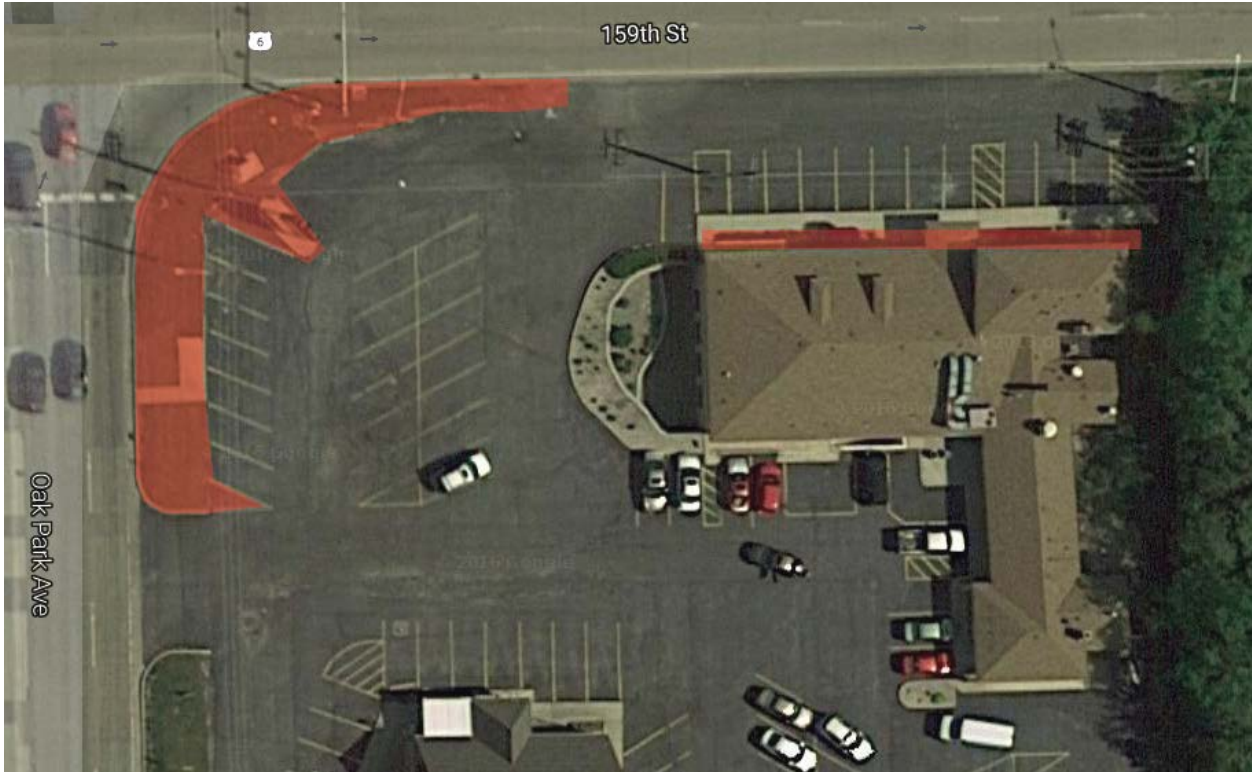
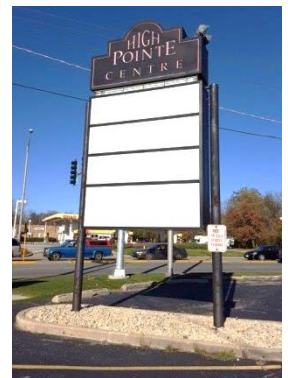


Diagram Showing Opportunities for Landscape Improvements (Red)

Open Item #2: Submit a Landscape Plan for review and approval by Village Staff. Staff also suggests requiring a specific due date for the implementation of the landscaping.

Although there is no signage proposed as part of this Special Use request, the existing freestanding sign is nonconforming to the current size requirements – most notably the height of the sign exceeds the ten-foot (10') maximum height. In addition, the base of the sign shows the support poles and does not include landscaping at the base of the sign, which is required per the Village's Sign Regulations within Section IX of the Zoning Ordinance. Staff notes that when new tenants move into the building the addition of new tenant panels on the existing sign will not be permitted. Therefore, Staff recommends the sign be removed at this time and landscaping be provided along this street frontae..

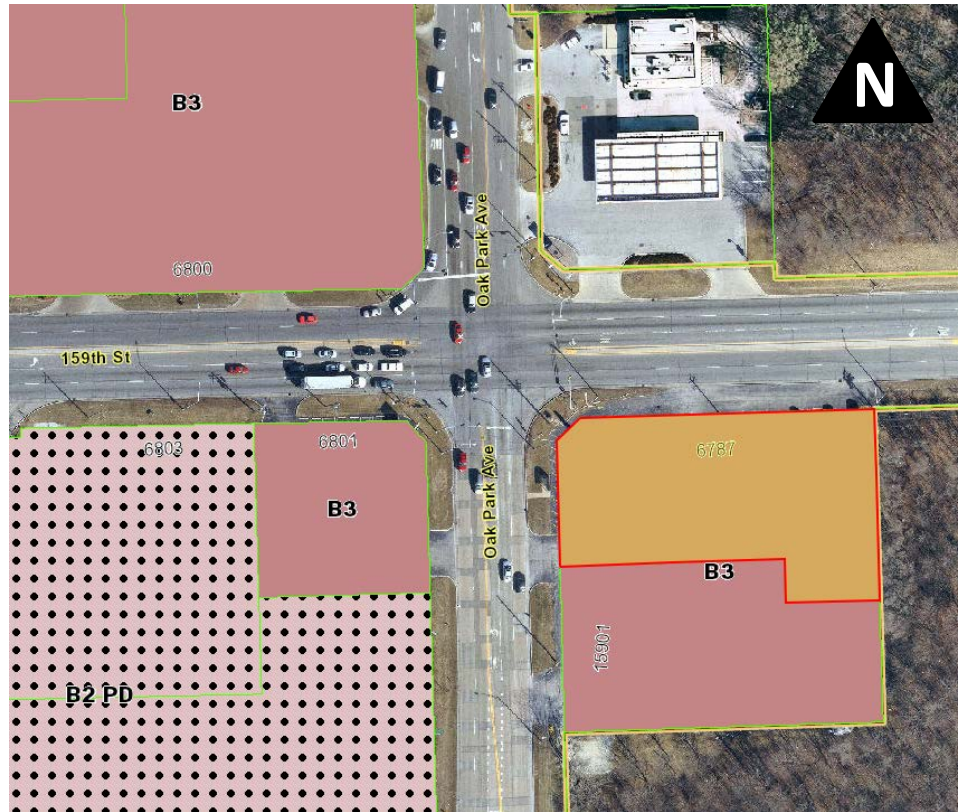
Open Item #3: Remove the nonconforming freestanding sign.



ZONING & NEARBY LAND USES

The zoning of the site at 6787 159th Street (highlighted in yellow) is B-3 (General Business and Commercial). The site is bordered by other commercial uses on the north, west, and south sides and Forest Preserve on the east side.

Adjacent commercial uses include Menard's, Brown's Chicken, Delta Sonic, Aurelio's Pizza, and a Shell gas station. Staff also notes that this property is adjacent to unincorporated properties to the north and east sides.



PARKING

The site has forty-one (41) parking spaces, eleven (11) of which are located at the front (north side) of the building. Staff researched the requirements for parking for the site within Section VIII.A.10. of the Zoning Ordinance and found that the parking regulations require two and one-half (2.5) parking spaces per dwelling unit. Since the building is vacant and does not have active uses, Staff used the parking requirements for business/professional office, which is one (1) parking space per two hundred fifty (250) square feet of floor space in analyzing the parking ratios.

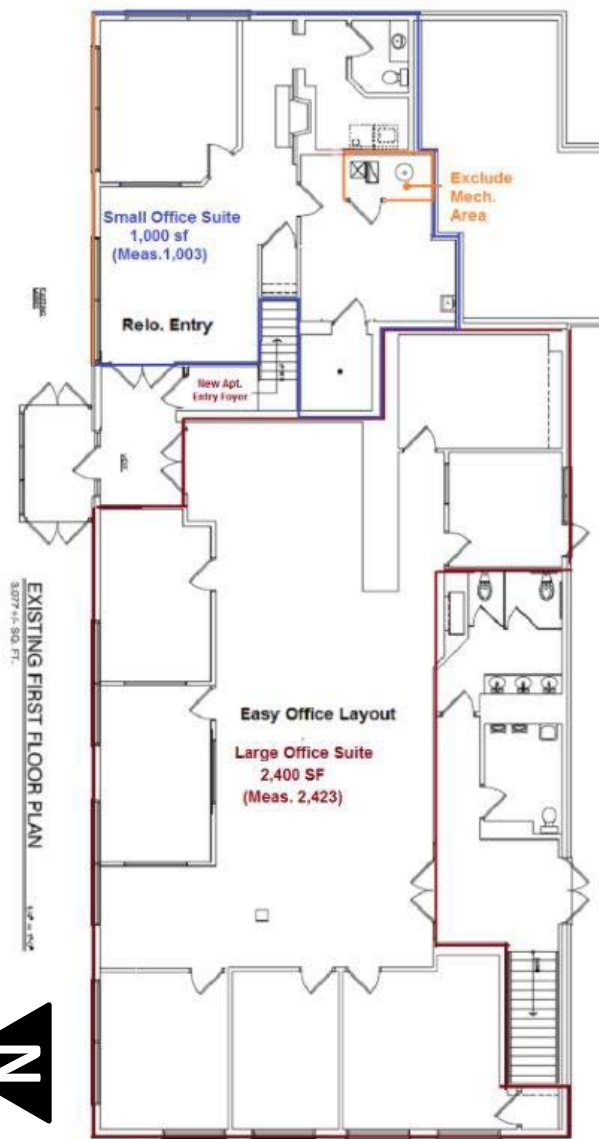
The Applicant has stated that the building includes a total of 6,282 square feet of tenant space on the first floor and basement. Per the parking calculations for a dwelling and the office space available, the site requires twenty-eight (28) parking spaces $((6,282 / 250) + (2.5 \text{ spaces/du}) = 28)$, therefore the site meets the parking requirements since it provides forty-one (41) parking spaces.

PROPOSED USE

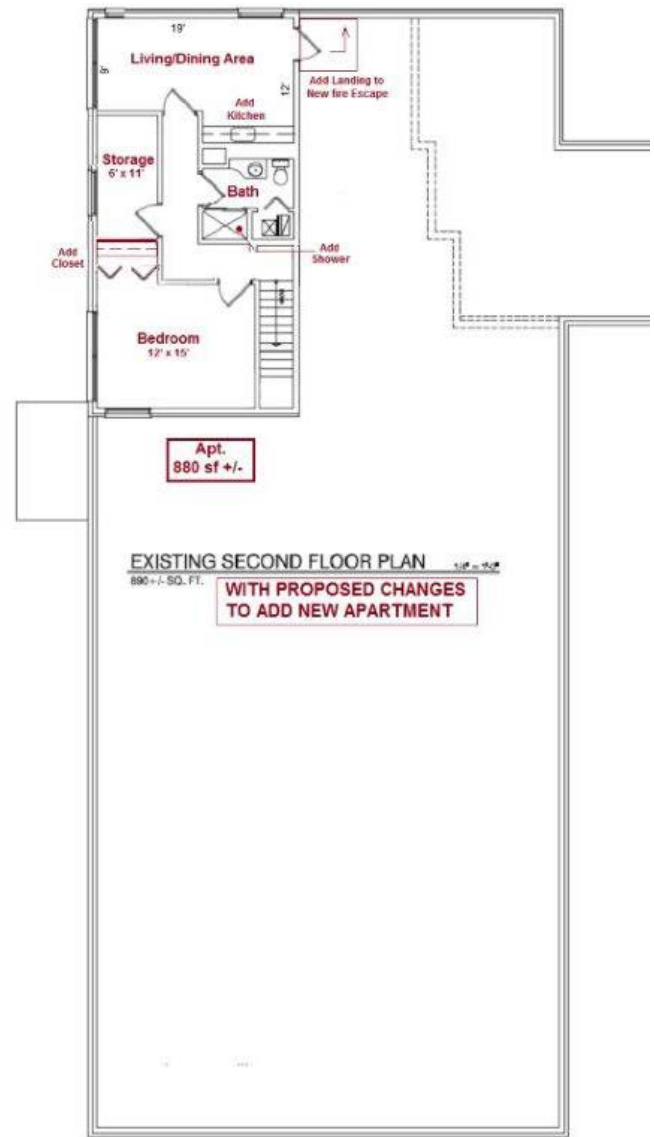
A residential unit located above or behind a principal use in B-1, B-2, or B-3 Zoning Districts requires a Special Use Permit (SUP). The Applicant proposes to remodel the existing second floor of the building into a one-bedroom, 880 square foot residential unit. Staff notes that Section V.C.2. of the Zoning Ordinance stipulates that a one-bedroom residential unit is required to be a minimum of 800 square feet.



The future resident would park at the front of the building (near 159th Street) and would enter their unit through the main entrance vestibule on the north side of the building (pictured above). The second floor unit's entrance door leads to a stairway then up to the second floor hallway for the unit. The proposed plans (see below) indicate one (1) bedroom, one (1) bathroom, a storage room, and a combination kitchen/living/dining room.



First Floor Plan



**Second Floor Plan
(Residential Unit)**

SUMMARY OF OPEN ITEMS

OPEN ITEMS	RESOLUTIONS
1. Outstanding Change of Ownership Corrections	The property owner must make the necessary corrections to the interior and exterior of the site.
2. Compliance with the Village's Landscape Ordinance.	The property owner must submit a Landscape Plan for review and approval.
3. Remove the nonconforming freestanding sign.	The property owner must replace the existing sign with a sign in conformance with current codes.

STANDARDS FOR A SPECIAL USE

Section X.J.5. lists standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use. As part of the Public Hearing Process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- 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;
- 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;
- 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;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- 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
- 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.
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

RECOMMENDED ACTION

Discuss the merits of the Special Use request in light of the facts provided by the Applicant and Staff. Consider the Standards for a Special Use as listed above. Direct Staff as needed for any additional information needed to facilitate discussion and final recommendation.

A Public Hearing for the Applicant's request for a Special Use Permit is scheduled for the Plan Commission meeting on December 1, 2016.

VILLAGE OF TINLEY PARK SPECIAL USE PERMIT APPLICATION

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: MACK Companies Karen McWilliam
Mailing Address: 6820 Centennial Drive
City, State, Zip: Tinley Park, IL 60477
Phone Numbers: [Redacted] (Day) Fax Number: _____
[Redacted] (Evening)
[Redacted] (Cell)
Email Address [Redacted]

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

~~Owner~~

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): MACK Companies
Mailing Address: 6820 Centennial Drive
City, State, Zip: Tinley Park, IL 60477

Property Address: 6787 W. 159th St. Turkey Creek, IL 60477
 Permanent Index No. (PINs) 28-19-200-021-0000
 Existing land use: Commercial
 Lot dimensions and area: 234.01 x 149.95 x 72 x 36 x 77 x 100.95 x 21.09
 area = 31,102 sf

C. Petition Information:

Present Zoning District : B-3
Requested Zoning District: B-3 (no change)

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐
If yes, identify the proposed use: Residence located above the principal use.

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☒

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

Signature of Applicant

Date _____

Mack Industries

6787 W. 159th St.

To the village of Tinley Park,

The History of this property is that it use to be a doctor's office as well as an existing apartment. After we took over the property we decided to keep everything the same. We are only doing updates on the existing apartment and bringing everything up to code to meet your needs by hiring over qualified contractors that will bring quality work to the property. We will also make sure that ingress and egress will be properly finished to insure that traffic flow will meet your needs. Mack Industries will make sure that the tenant that enters this unit will be over qualified and will be a tax paying Tinley Park resident. We insure that all the work that will be finished at this location will continue to keep the value and be to your standards.

Thank you

Mack Industries

(708) 205-5780

6787 159th Street Tinley Park

Special Use Permit for 2 bedroom 1 bathroom apartment

A. History:

This mixed use 11,953 square foot Retail and Office building was built in 1959. There is no plan for any demolition or outside construction. The building is in good condition and the only construction that will be done will be inside the units. Mack companies wishes to convert one of the existing spaces to a 2 bedroom 1 bath apartment unit.

- B.** The Special unit (apartment) will not be used for anything but as a residence for people to reside in. There will not be any type of business ran out of the apartment, the resident will shop go to dinner and add commerce to the local community. The tenant will also be a resident of Tinley Park and pay taxes.
- C.** The Special use (Apartment) will be used for the living enjoyment of the tenant. The unit will be in the finest condition, the standard of living will be held in the highest regard. There will be new beautification landscaping done to the outside of the unit
- D.** The Special Use (existing Apartment) will have all adequate utilities, proper ingress and egress access to roads. There is also no drainage issues and all rehab work will be properly permitted through the village of Tinley Park
- E.** There are cut curbs already existing for the existing building, currently there are 40+ parking spaces for the units please see square footages (separate page)..The apartment will only accommodate a single family of less than 5 people. This unit will only have access to 2 parking spots in the lot.
- F.** All codes will be met, construction will be done by only qualified, licensed and bonded tradesmen. We will enroll in the Tinley Parks Crime free rental program to ensure that our tenants will be outstanding citizens for your community.
- G.** The special unit will benefit the surrounding Tinley Park shops, businesses and restaurants by having a tax paying resident add to the local commerce.

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 208 FEET OF THE EAST 72 FEET OF THE WEST 300 FEET AND THE NORTH 172 FEET OF THE EAST 177 FEET OF THE WEST 228 (EXCEPTING THEREFROM THAT PART TAKEN BY THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES), ALL IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

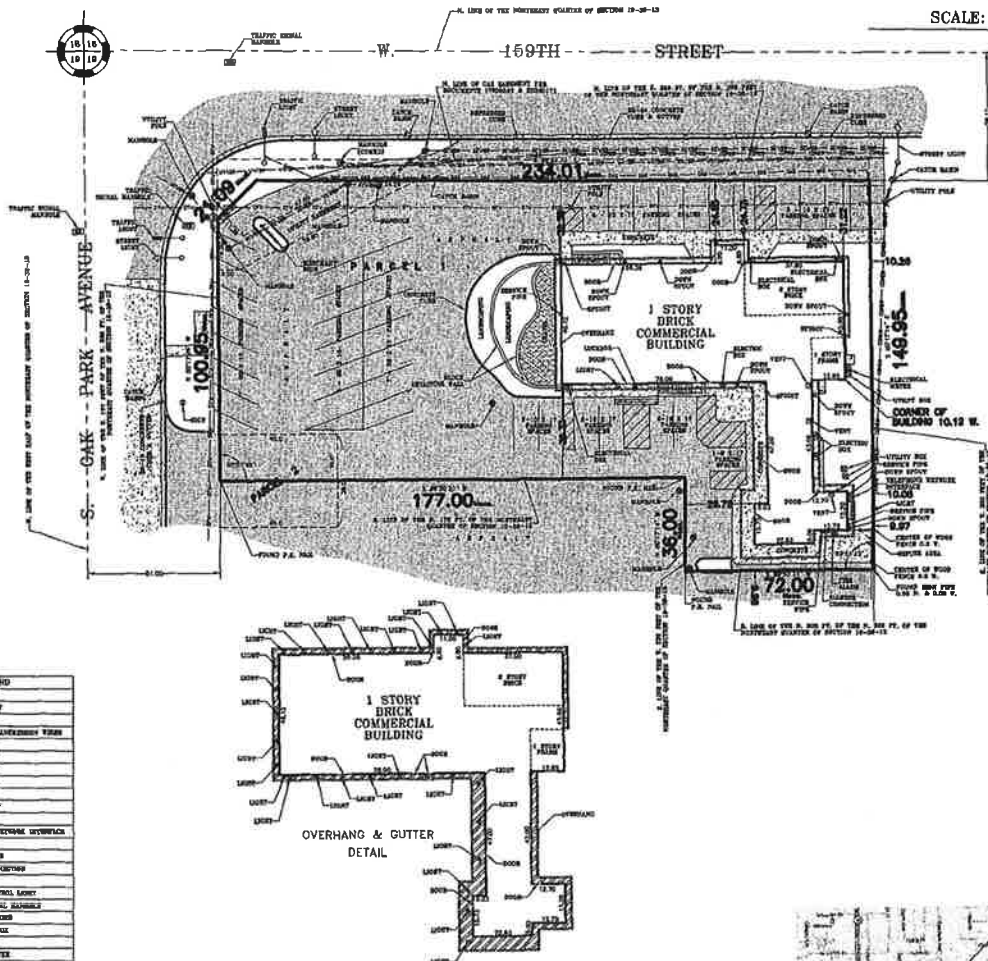
PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE SOUTH 18 FEET OF THE NORTH 190 FEET OF THE EAST 45 FEET OF THE WEST 56 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 19, AFORSAID, AS CREATED BY INSTRUMENT RECORDED JULY 13, 1989, AS DOCUMENT 89318211.

ADDRESS: 6787 W. 159TH STREET, TINLEY PARK, ILLINOIS



30' 0' 15' 30'

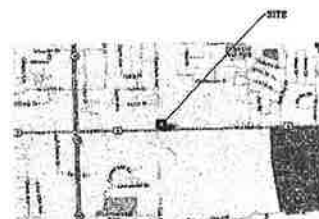
SCALE: 1"=30'



LEGEND	
(S)	UTILITY POLE
(+)	UTILITY BRANCH
(X)	WELL
(O)	SPRINKLER VALVE/STREET VALVE
(M)	MANHOLE
(C)	CATCH BASIN
(S)	SEWER BRANCH
(P)	STREET POLE
(W)	WATER MAIN
(L)	STREET LIGHT
(T)	TRUCK
(R)	TELEPHONE NETWORK/UTILITY
(D)	DRIVE LIGHT
(F)	SERVICE PUMP
(B)	BALANCE CONSTRUCTION
(L)	LANDSCAPE
(S)	STREET LIGHTING BRANCH
(R)	TRAFFIC SIGNAL/STREET
(C)	CONCRETE CURB
(S)	STREET CURB
(P)	STREET POLE
(W)	WATER MAIN

GENERAL NOTES:

- UTILITIES SHOWN ARE LOCATED BY VISIBLE SURFACE FEATURES. FOR ACTUAL LOCATION OF UTILITIES, SHOWN OR NOT SHOWN, CALL J.U.L.L.S. AT 1-800-892-0125.
- THE LISTED OWNER OF THE ADJACENT LAND TO THE SOUTH IS HEARTLAND B & T COMPANY, PROPERTY INDEX NUMBER IS 28-18-200-022, AND TO THE EAST IS NOT PUBLICLY LISTED. PROPERTY INDEX NUMBER IS 28-18-200-104.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A COMMITMENT FOR TITLE INSURANCE FROM CHICAGO TITLE INSURANCE COMPANY, KNOWN AS GROSS 1401 DUNDEEBO D1, WITH AN EFFECTIVE DATE OF AUGUST 21, 2012.
- PROPERTY INDEX NUMBER FOR THIS PROPERTY IS: 28-18-200-021.
- PROPERTY IS NOT IN A FLOOD HAZARD AREA PER PARCEL # 1703107007 WITH AN EFFECTIVE DATE OF AUGUST 19, 2006.
- SOIL SURFACE (UNDERGROUND) UTILITY INFORMATION NOT SUPPLIED TO SURVEYOR. OLDER JULIE PAINT MARKS LOCATED AS SHOWN ALONG THE NORTH PROPERTY LINE.
- TOTAL AREA SURVEYED 31,102.0 SQUARE FEET OR 0.714 ACRES.
- PARCEL HAS DIRECT ACCESS TO AND FROM S. OAK PARK AVENUE AND W. 159TH STREET, BOTH LEGALLY OWNED AND PUBLICLY DEDICATED, USED AND MAINTAINED RIGHT OF WAY.
- SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION ON SITE PER TABLE A, ITEM 10.
- SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT OF WAY LINES CONTEMPLATED OR PROPOSED PER TABLE A, ITEM 17.
- SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, GUMP OR SANITARY LANDFILL PER TABLE A, ITEM 18.
- EASEMENT AT THE NORTHWEST CORNER ADDED PER PRIOR SURVEY 0074-216, BY JOSEPH A. SCHUETZ & ASSOCIATES, DOCUMENTATION NOT PROVIDED.



LOCATION MAP
NOT TO SCALE

Professional Design Registration #184-008796

PREFERRED SURVEY, INC.

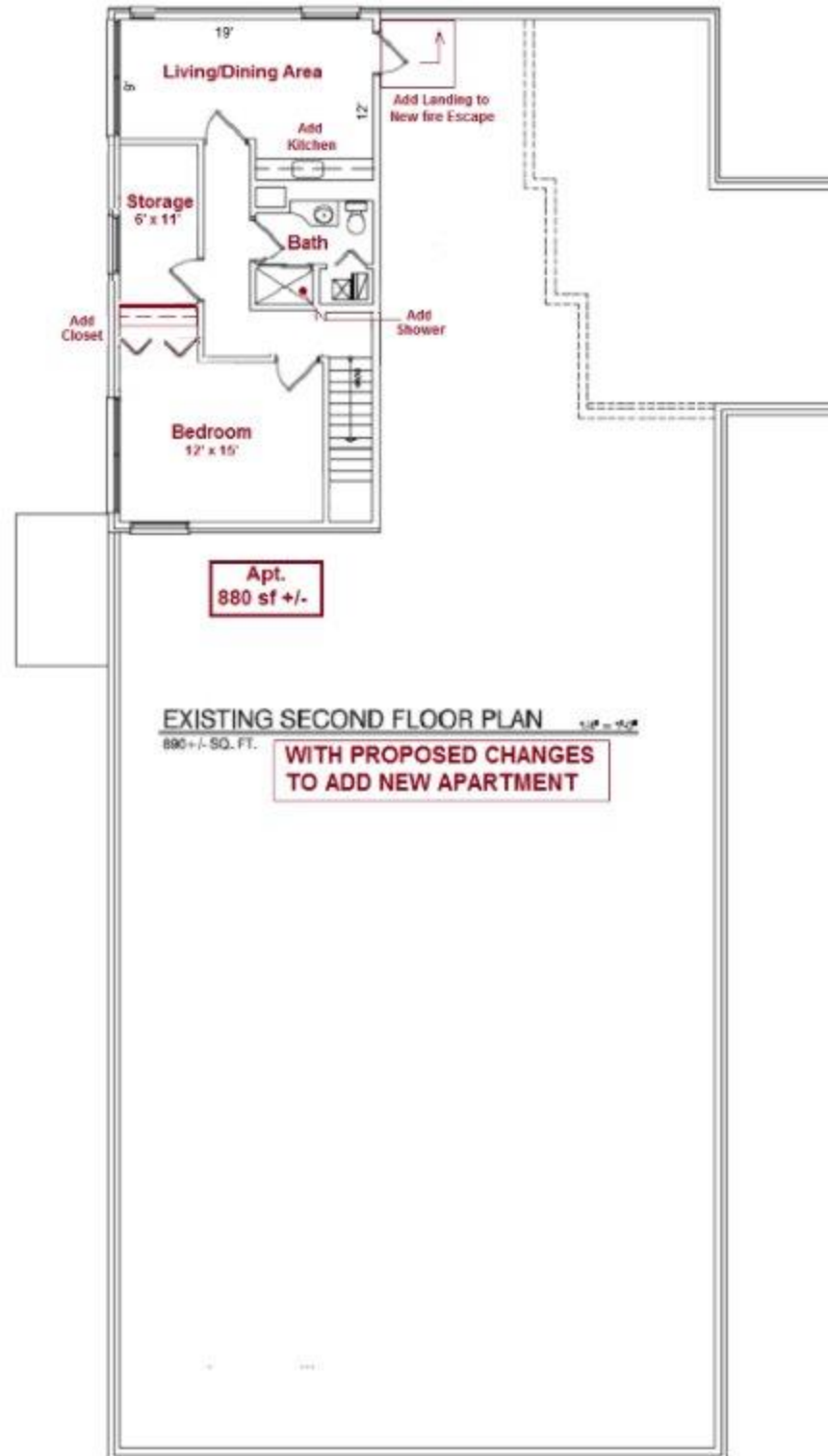
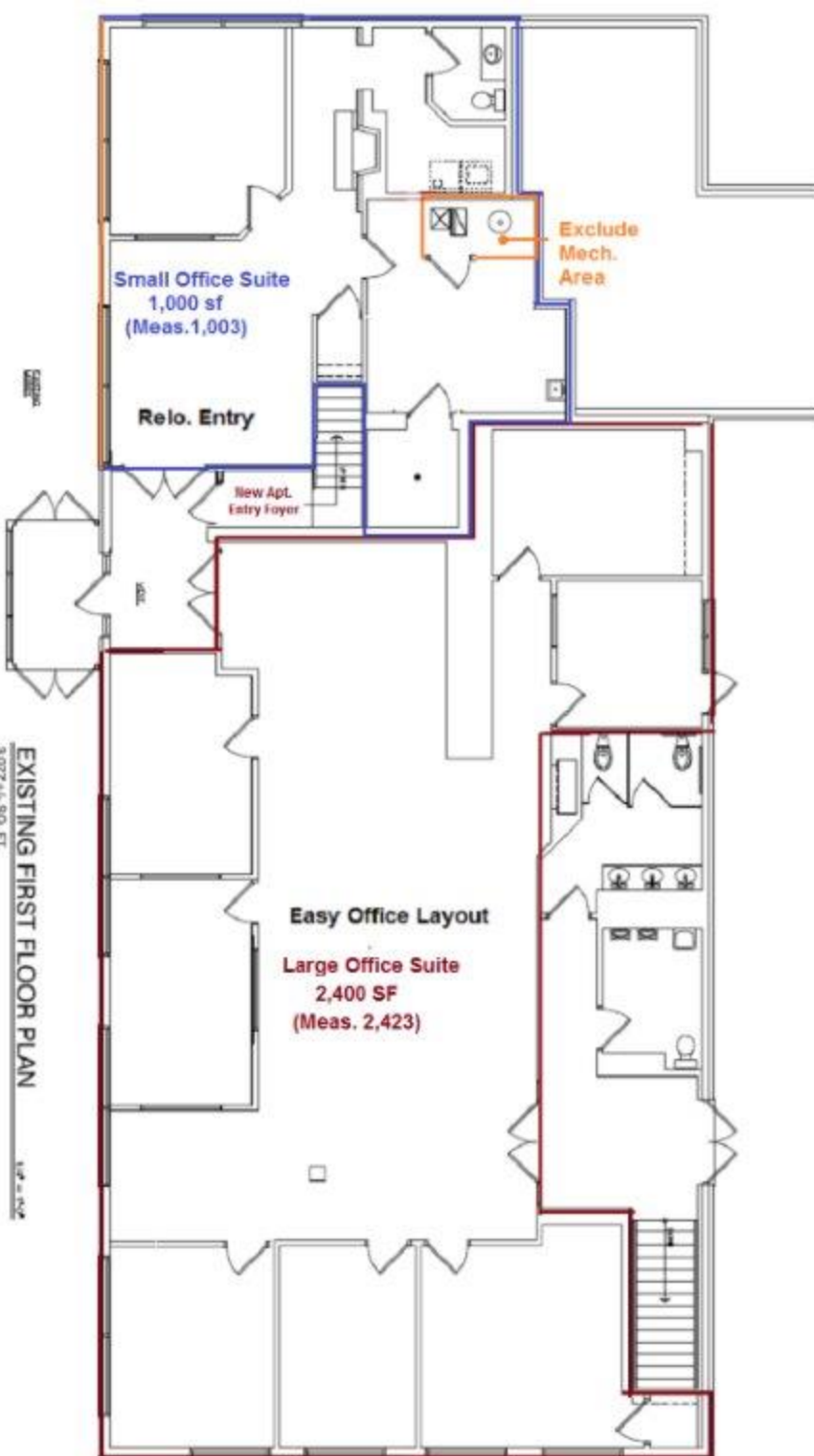
7846 W. 79TH STREET, BRIDGEVIEW, IL 60466
Phone 708-468-7846 / Fax 708-468-7855
www.psisurvey.com

Field Work Completed	05/04/13	FLD CREW	KJ/LO
Land Area Surveyed	31,102.0 Sq. Ft.	CAD	EN
Drawing Revised			



TO: SARNO-INVESTMENT PROPERTIES, LLC
CHICAGO TITLE INSURANCE COMPANY
OAK PARK AVENUE REALTY, LTD.
6787 WEST 159TH STREET, CHICAGO, IL 60649

THIS IS TO CERTIFY THAT A SURVEY OF PLAT AND THE LOCATION WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE SURVEYING STANDARDS FOR ALTA/ACSM LAND TITLE SURVEYS AS ESTABLISHED BY STATE AND FEDERAL LAWS AND REGULATIONS. THE SURVEY WAS COMPLETED ON 05/04/13 BY PREFERRED SURVEY, INC. NO. 3263
GIVEN UNDER OUR HAND AND SEAL OF OFFICE ON 05/04/13
12TH DAY OF MAY, 2013
ILLINOIS PROFESSIONAL SURVEYOR NO. 110
P.S.I. NO. 1310127





Applicant

Michael Kociolek,
United Athletics

Property Location

6805 159th Street

PIN

28-19-105-003-0000

Tenant Space

15,000 SF ±

Parcel Size

28.82 Ac ±

Zoning

B-2 PUD (Community
Shopping District-
Bremontowne Mall)

Adjacent Uses/Zoning

North: B-3 (Sonic)
R-2 (Church)
East: B-3 (Aurello's)
Forest Preserve
South: B-2 (Office)
R-6 (MF)
West: B-2 (Commercial)

Approval Sought

Special Use Permit

Project Planner

Paula J. Wallrich, AICP
Interim Community
Development Director

PLAN COMMISSION STAFF REPORT

November 17, 2016

WORKSHOP:

United Athletics – Special Use Permit

6805 159th Street



Vacant Hancock Fabric tenant space



EXECUTIVE SUMMARY

The Applicant, Michael Kociolek, of **United Athletics**, is seeking approval for a Special Use Permit to operate a *Commercial Indoor Recreation* (>3,500 SF) use for **United Gymnastics Academy** (UGA) in the former Hancock Fabrics lease space (15,000 SF) in the Bremontowne Mall. The property is zoned B-2 (Community Shopping District) in the Bremontowne PUD; a *commercial indoor recreation business* requires a Special Use Permit (SUP) in this zoning district.

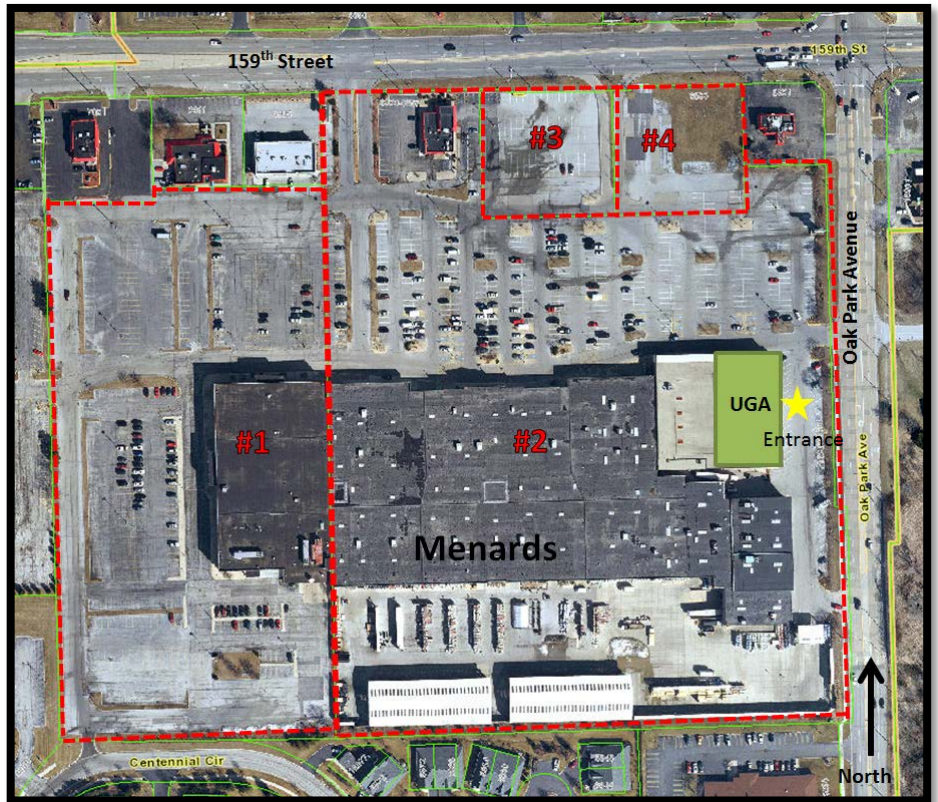
United Gymnastics Academy provides gymnastic instruction for children ranging in age from 2-18. This is their second facility with the first located in Frankfort, Illinois. A Special Use requires a Public Hearing, which has been scheduled for the regular Plan Commission meeting on Thursday, December 1, 2016.

BACKGROUND

Michael Kociolek has applied for a Special Use on behalf of United Athletics to lease 15,000 SF in the Brentmentowne Mall. The lease space is the former Hancock Fabrics store, which closed in the spring of 2015 and has remained vacant since that time. United Athletics is leasing the space for the purposes of gymnastic instruction for children ranging in age from 2-18. This is the second facility (the first facility is located in Frankfort, Illinois) for United Gymnastics. Mr. Kociolek is a resident of Tinley Park and considers this business initiative a personal goal to provide *“a business service that contributes to the importance of family values, community connectedness and a place where families can feel safe when looking for activities for their children”*. He has stated they will be partnering with the Tinley Park Park District with some of their programming.

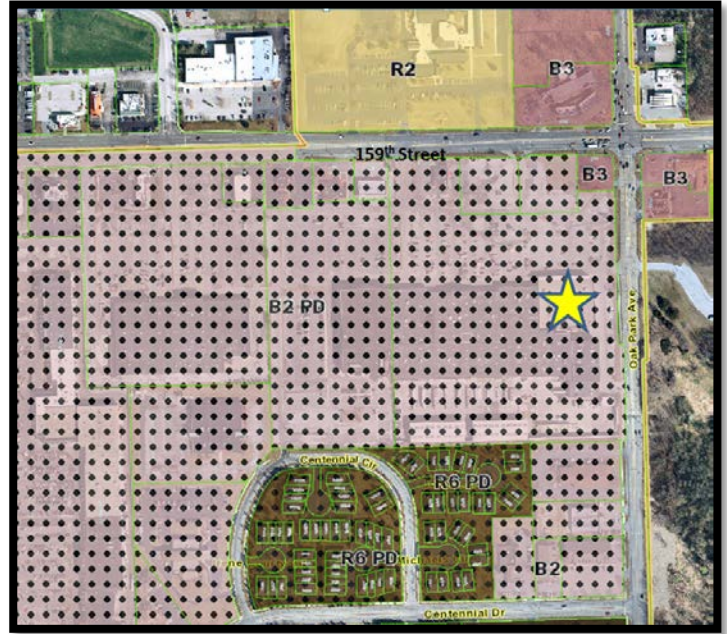
EXISTING SITE

The Brentmentowne Mall comprises four (4) parcels totaling 28.82 acres; the former Southtown Newspaper (#1), the subject parcel (#2), and two outlots (#3 & #4) that were consolidated for the Golden Corral restaurant. With the redevelopment of the Menards store, the parcels have been brought under common ownership by the Menards Corporation. There is an abundance of parking along the 159th Street frontage of the site with close to 900 spaces exclusive of the parking field with 45 parking spaces along the east side of the building which will directly serve UGA. Mr. Kociolek has stated that they plan to use the east entrance (starred in the adjacent exhibit) for access to his facility. The Village ordinance requires 6.5 spaces per 1,000 SF in a planned shopping center; therefore this use requires 97 parking spaces. As a Planned Unit Development there is flexibility with parking regulations, especially in light of the fact that Menards is the primary user of this parcel rather than a several users with greater parking demands which might be expected for a building of this size. Staff does not anticipate any parking issues.



ZONING & NEARBY LAND USES

The zoning of the subject parcel is B-2 PUD (Bremontowne Mall PUD) and is surrounded by B-3 (Delta Sonic) and R-2 (Trinity Lutheran Church) to the north, B-3 (Aurellio's) and Forest Preserve to the east, B-2 (Office) and R-6 PUD (multi-family residential) to the south and B-2 (commercial) to the west. The Amish Furniture store is the adjacent tenant space to the west. The proposed United Gymnastics Academy is to be located within the Bremontowne Mall on its east side with direct access from Oak Park Avenue. The mall is located in the southwest quadrant at the intersection of two commercial corridors, 159th Street and Oak Park Avenue.



The proposed use is a special use in the B-2 (Community Shopping Zoning District) and is defined as a 'commercial indoor recreation business': *Commercial Indoor Recreation facilities are conducted entirely indoors for commercial purposes, with or without seating for spectators, and providing accommodations for a variety of individual, organized, or franchised sports, including wrestling, basketball, soccer, tennis, volleyball, racquetball, handball, bowling, indoor golf driving ranges, skating, and ice skating. Such facilities may also provide other regular organized or franchised events, such as children's amusements, dance studios and instruction, music schools and instruction, martial arts studios and instruction, skateboard facilities, **trampoline or gymnastic facilities**, large health and fitness club facilities, swimming pools, snack bars, restaurants, retail sales or related sports, health, or fitness items, and other support facilities. Commercial Indoor Recreation facilities less than thirty-five hundred (3,500) square feet are considered to be neighborhood uses of low intensity impact on land use.*

The proposed use is consistent with the Comprehensive Plan which designates this area for commercial uses.

PROPOSED USE

United Gymnastics Academy will provide gymnastic instruction for area youth ages 2-18. As their second facility, they hope to provide recreational and instructional services to Tinley residents and the surrounding area. The proposed business hours are as follows:

- Monday - Friday 9am - 9pm
- Saturday 8am - 7pm
- Sunday 9am - 5pm



Mr. Kociolek anticipates hiring ten (10) employees, including instructors. Class size is limited to eight (8) children with no more than four (4) classes held at any given time. There are opportunities to rent space for birthday parties on Sundays from 1:00pm – 5:00pm. There is no food service on site except for small snacks; however, options for bringing in outside pizza will be made available. Alcohol is not allowed on the premises. On occasion there may be competitions, but UGA has used the Tinley Park Convention Center for these purposes in the past.

The main entrance/drop off will be on the Oak Park Avenue (east) side of the building to minimize potential impact on Menards customers and traffic flow.

The Petitioner has stated that there will be music playing as ‘background’ and does not anticipate it being heard beyond the walls of the facility.

There has been no sign proposal submitted for the facility. As part of the Brementowne Mall PUD, any proposal will need to conform to the PUD’s special sign regulations outlined in Section IX.E. of the Zoning Ordinance.

Staff has inquired whether security cameras will be installed (interior and exterior) as part of the tenant build out. The Petitioner stated there are no plans to install cameras at this time; the Plan Commission may wish to request this as a condition of the Special Use Permit.

SUMMARY OF OPEN ITEMS

OPEN ITEMS	RESOLUTIONS
1. Provide exterior security cameras.	The Plan Commission must consider the need for security cameras and provide direction to the Petitioner.

STANDARDS FOR A SPECIAL USE

Section X.J.5. outlines standards that need to be considered by the Plan Commission. Attached please find the standards provided by the Applicant in defense of the requested Special Use. Staff will prepare Findings of Fact based on these standards for the Public Hearing. As part of the Public Hearing Process, the Findings of Fact – either as presented by the Applicant or as proposed by Staff (which are subject to revision upon hearing all testimony given during the Public Hearing) – shall be entered as part of the record for the Public Hearing. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- 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;
- 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;
- 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;
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
- 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
- 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.

- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Applicant. This is different from a process such as a variance, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

RECOMMENDED ACTION

Discuss the merits of the Special Use request in light of the facts provided by the Applicant and Staff. Consider the Standards for a Special Use as listed above. Direct Staff as needed for any additional information needed to facilitate discussion and final recommendation.

A Public Hearing for the Applicant's request for a Special Use Permit is scheduled for the Plan Commission meeting on December 1, 2016.

**VILLAGE OF TINLEY PARK
SPECIAL USE PERMIT APPLICATION**

The undersigned hereby Petitions the Tinley Park Long Range Plan Commission and/or the Village Board to consider a Zoning Map Amendment and/or Special Use Permit as follows:

A. Petitioner Information:

Name: United Athletics
Mailing Address: 6876 176th Street
City, State, Zip: Tinley Park, IL 60477
Phone Numbers: [REDACTED] (Day) Fax Number: _____
[REDACTED] (Evening)
[REDACTED] (Cell)
Email Address: [REDACTED]

The nature of Petitioner's interest in the property and/or relationship to the owner
(Applications submitted on behalf of the owner of record must be accompanied by a signed letter of authorization):

Leaser

B. Property Information:

The identity of every owner and beneficiary of any land trust must be disclosed.

Property Owner(s): Menards Inc
Mailing Address: 5101 Menard Drive
City, State, Zip: Eau Claire, WI 54703

Property Address: 6805 159th Street
Permanent Index No. (PINs) _____
Existing land use: Vacant Retail
Lot dimensions and area: _____

C. Petition Information:

Present Zoning District: _____
Requested Zoning District: _____

Is a Special Use Permit being requested (including Planned Developments):

Yes ☒ No ☐

If yes, identify the proposed use: Gymnastics Training Facility

Will any variances be required from the terms of the Zoning Ordinance?

Yes ☐ No ☐

If yes, please explain (note that Variation application will be required to be submitted):

The Applicant certifies that all of the above statements and other information submitted as part of this application are true and correct to the best of his or her knowledge.

[REDACTED]
Signature of Applicant

10/20/2016
Date

FINDINGS OF FACT
SPECIAL USE PERMIT – (Including Planned Developments)
PURSUANT TO THE VILLAGE OF TINLEY PARK ZONING ORDINANCE

Section X.J. of the Village of Tinley Park Zoning Ordinance requires that no Special Use be recommended by the Plan Commission unless the Commission finds that all of the following statements, A-G listed below, are true and supported by facts. Petitioners must respond to and confirm each and every one of the following findings by providing the facts supporting such findings. The statements made on this sheet will be made part of the official public record and will be discussed in detail during the Plan Commission meetings and will be provided to any interested party requesting a copy.

Please provide factual evidence that the proposed Special Use meets the statements below and use as much space as needed to provide evidence.

- 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.

United Athletics will work with building partners to ensure no nuisance during buildout or operation. United Athletics will operate between general business hours of 9am-9pm. UA will have music for background noise but kept at reasonable volume.

- 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.

Since building is just being used as/is, UA will only be doing interior remodeling. It will make sure all building rules and regulations are followed as not to disturb any persons, business or entity.

- 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.

UA intends to utilize Oak Park Ave entrance to minimize traffic on building partners. UA or landlord will provide proper signage in event of any additional traffic in parking.

- D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

Since building is pre-existing. No additional utilities, roads, drainage, etc is impacted and already at adequate levels.

- 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.

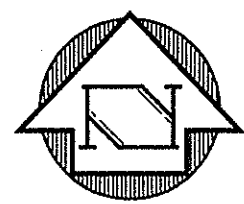
Pre-existing parking levels, and street access is already at levels needed based on projected occupancy. No additional parking or street improvements needed.

- 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.

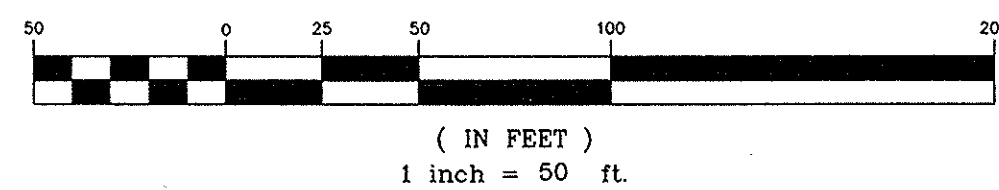
UA will ensure all other necessary permits, rules or regulations will be followed in the construction or operation of facility. Other than Special Use, no other changes needed.

- G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

UA intends to fill unoccupied retail space in Tinley Park's northern business sector. This business will help bring visibility to other business partners but also to values of Tinley residents. With limited similar businesses, UA will draw from surrounding areas as well as local residents for place where children can grow and learn.

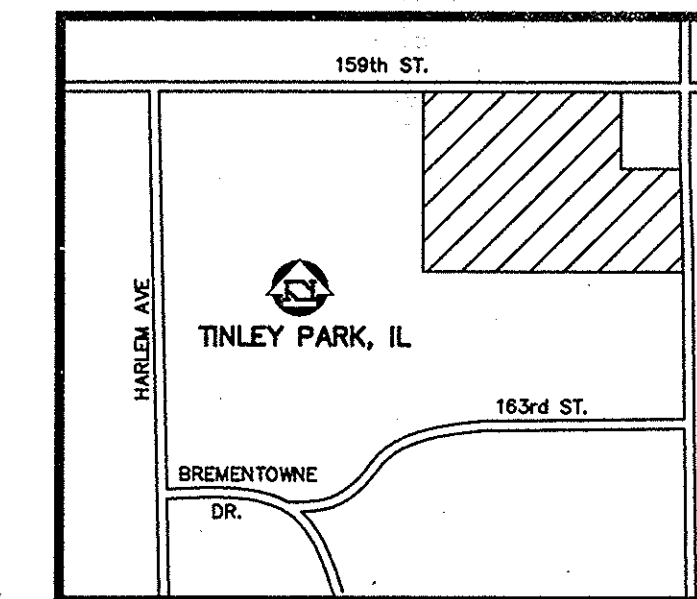


GRAPHIC SCALE



ALTA/ACSM

... LAND TITLE SURVEY ...

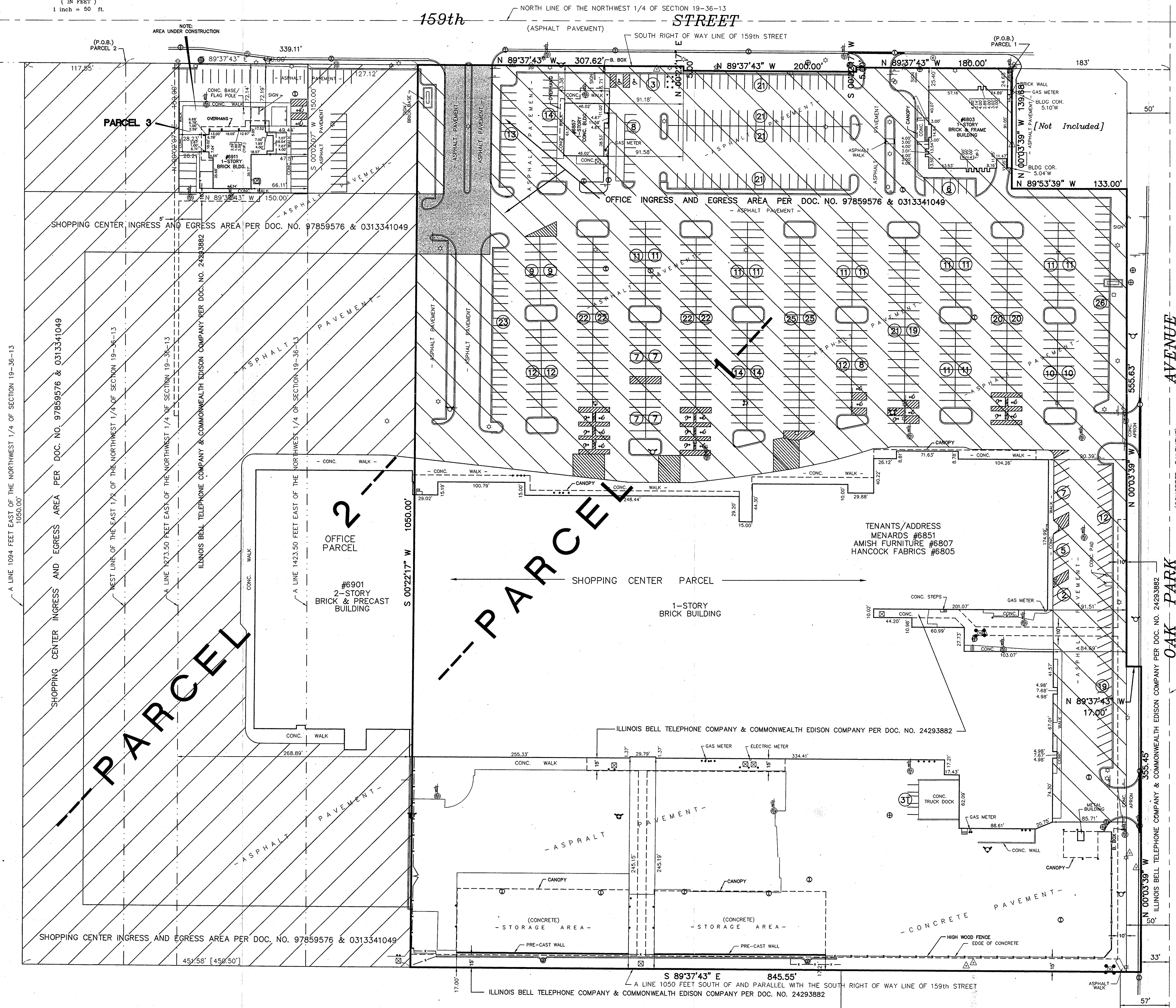


VICINITY MAP

(NOT TO SCALE)

INDICATES SITE LOCATION

LEGEND	
	SANITARY SEWER MANHOLE
	SANITARY SEWER LINE
	WATER VALVE IN VAULT
	WATER VALVE
	FIRE HYDRANT
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	STORM SEWER MANHOLE
	STORM SEWER LINE
	POWER POLE
	TRANSFORMER BOX/POLE
	LIGHT
	SOIL BORING
	TRAFFIC SIGNAL
	HAND HOLE
	TELEPHONE (SBC)
	GAS VALVE
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND ELECTRIC CABLE
	UNDERGROUND GAS LINE
	UNDERGROUND LIGHT CABLE
	UNDERGROUND FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SIGN
	FENCE LINE
	DECIDUOUS TREE
	EVERGREEN
	BUSH/HEDGE
	BOLLARD
	REGULAR PARKING SPACE
	HANDICAP PARKING SPACE
	TRUCK PARKING SPACE
	MEASURED DISTANCE
	NOTES CORRESPONDING TO SCHEDULE B



PARCEL 1:
THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET AS DEDICATED, BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NO. 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971 AS DOCUMENT NO. 12251034, DISTANCE OF 183.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; THENCE WEST 180.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 5.00 FEET; THENCE WEST 200.00 FEET ALONG A LINE 5.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID 159TH STREET; THENCE NORTH 5.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 159TH STREET; THENCE SOUTH 1,050.00 FEET ON A LINE NORMAL TO SAID SOUTH LINE OF 159TH STREET; THENCE EAST 845.55 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK PARK AVENUE (WHICH IS 33.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION); THENCE NORTH ALONG SAID WEST LINE 355.45 FEET TO A POINT 694.55 FEET SOUTH FROM THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET; THENCE WEST 17.00 FEET; THENCE NORTH 555.63 FEET; THENCE WEST 133.00 FEET; THENCE NORTH 139.68 FEET TO THE SOUTH LINE OF 159TH STREET, AND THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 TO BE USED BY VEHICULAR AND PEDESTRIAN TRAFFIC FOR INGRESS AND EGRESS AND BETWEEN DAILY SOUTHTOWN INC AND REACT PROPERTIES TWO INC BY INSTRUMENT DATED NOVEMBER 13, 1997 AND RECORDED ON NOVEMBER 17, 1997 AS DOCUMENT NUMBER 97859576 AS AMENDED BY 0313341049 UPON OVER AND ACROSS ALL THE PAVED AREA LOCATED ON THE OFFICE PARKING AND SHOPPING CENTER PARCEL (AS DEFINED THEREIN) AND AS DEPICTED BY CROSS HATCHING ON EXHIBIT C ATTACHED TO SAID INSTRUMENT OVER THOSE PORTIONS OF THE LAND DESCRIBED AS: THAT PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF 159TH STREET AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971 AS DOCUMENT 12251034, AND THE LINE BETWEEN THE EAST 1/2 AND THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE WEST 117.55 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE 1,094 FEET EAST OF THE WEST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 1,050 FEET ON SAID SOUTH LINE; THENCE EAST 451.56 FEET ON A LINE 1,050 FEET SOUTH OF AND PARALLEL TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 1,050 FEET TO SAID SOUTH RIGHT-OF-WAY LINE THENCE WEST 339.11 FEET ON SAID SOUTH RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE EAST 150 FEET OF THE WEST 1,423.50 FEET OF THE NORTH 150 FEET LYING SOUTH AND ADJACENT TO THE SOUTH LINE OF 159TH STREET, AS DEDICATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 FOR INGRESS AND EGRESS, BOTH PEDESTRIAN AND VEHICULAR, AS WELL AS PARKING, AS GRANTED BY EASEMENT AGREEMENT DATED AUGUST 29, 1994 AND RECORDED SEPTEMBER 9, 1994 AS DOCUMENT 94790942 OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY, TO WIT: THE EAST 150.00 FEET OF THE WEST 1,423.50 FEET OF THE NORTH 150.00 FEET LYING SOUTH AND ADJACENT TO THE SOUTH LINE OF 159TH STREET, AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 8, 1932 AS DOCUMENT NO. 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971 AS DOCUMENT 12251034, IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES CORRESPONDING TO SCHEDULE B

- Easement granted to Illinois Bell Telephone Company as recorded per Document No. 24293882 is plotted and shown on survey to the extent possible and practical.
- Easement granted to Illinois Bell Telephone Company as recorded per Document No. 14243309 is not plotted or shown on survey. (Gives rights along both sides of South right of way line of 159th Street and also along both sides of West right of way line of Oak Park Avenue.)
- Terms, provisions and conditions relating to easements described in Parcels 2 and 3 are plotted and shown to the extent possible and practical.
- Easement in favor of Daily Southtown, Inc. for the purpose of vehicular and pedestrian traffic for ingress and egress as depicted in Document No. 97859576 and as amended per Document No. 0313341049 is plotted and shown on survey to the extent possible and practical.
- Ingress and egress easement between Pepe's and React Properties Two, Inc. as recorded per Document No. 94790942 is not plotted or shown on survey. (Ambiguous and unplotable.) (Blanket in nature.)

NOTES:

- Dimensions on the plot are expressed in feet and decimal parts thereof.
- Bearings are based on a assumed meridian and are used denote angles only.
- No monuments set per request of client.
- Information on this survey based on the First American Title Insurance Company Commitment for Title Insurance File No. No. NCS-171901-CH11 with an effective date of May 31, 2005.
- Striping in some areas of parking lot faded or non-existent, so accurate parking count cannot be determined.
- Parking Spaces: 710 regular spaces
23 handicap spaces
3 truck spaces
736 total spaces

STATE OF ILLINOIS }
COUNTY OF WILL } SS.

TO: React Properties Two, Inc;
Sentinel Real Estate Corporation;
First American Title Insurance Company;

This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2, 3, 4, 7(a), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Dated: July 6 A.D. 2005.

JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

BY: Michael G. Shackelford
Illinois Professional Land Surveyor No. 3146 (exp. 11-30-06)
Joseph A. Schudt & Associates

19350 S. HARLEM AVENUE FRANKFORD, IL 60423
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jasseng.com http://www.jasseng.com



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

7-06-05
Sheet 1 of 1
0506-019

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (UNSHADED) WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP, FOR COOK COUNTY, ILLINOIS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 17031C0706 F WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 6, 2000 AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

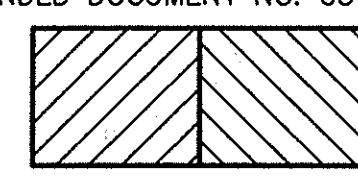
PROPERTY CONTAINS:

852,340 sq. ft. (19.567 Acres), more or less.

P.I.N.: 28-19-100-016
28-19-100-025

EASEMENT AGREEMENT

DOCUMENT NO. 97859576
AMENDED DOCUMENT NO. 0313341049



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ALL RIGHTS RESERVED
Any use or reproduction of this document or the attached drawings, or the use of the design approach ideas or concepts described in this document and the attached drawings, in whole or in part by any means whatsoever, is strictly prohibited without the written consent of JOSEPH A. SCHUDT & ASSOCIATES.

FINAL PLAT OF MENARD'S OF TINLEY PARK SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. #

SEND THE NEXT TAX BILL TO:

NAME: _____

ADDRESS: _____

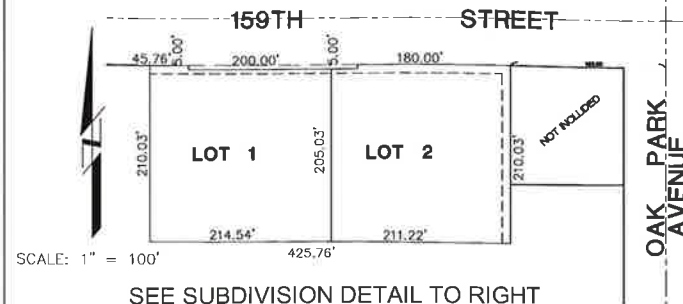
LEGEND

- SUBDIVISION BOUNDARY LINE
- BUILDING LINE
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE MONUMENT SET
- (MEAS.) MEASURED DATA
- (REC.) RECORD DATA

NOTE: I.P. SET AT ALL LOT CORNERS

DEVELOPER/OWNER:

MENARD, INC.
4777 MENARD DRIVE
EAU CLAIRE, WISCONSIN 54703



CERTIFICATE OF APPROVAL

STATE OF ILLINOIS }
COUNTY OF COOK }

ACCEPTED AND APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF TINLEY PARK IN THE COUNTY
AND STATE AFORESAID.
THIS _____ DAY OF _____ A.D., 20____

CHAIRMAN

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____, 20____

VILLAGE PRESIDENT

VILLAGE CLERK

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF COOK }

I, _____, TREASURER OF THE VILLAGE OF TINLEY PARK, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS
OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST ANY OF
PROPERTY INCLUDED IN THE ANNEXED PLAT.

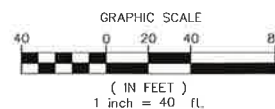
DATED THIS _____ DAY OF _____, 20____

VILLAGE TREASURER

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO:
NORTHERN ILLINOIS GAS COMPANY (NICOR)
ITS SUCCESSORS AND ASSIGNS, IN ALL STREETS, ALLEYS AND THE PUBLIC WAYS AND
PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATIONS,
MAINTENANCE, RELOCATION AND REMOVAL OF GAS FACILITIES.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE:
ILLINOIS BELL TELEPHONE COMPANY (SBC)
AND
COMMONWEALTH EDISON COMPANY (COM ED)
AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREA AS SHOWN BY
DOTTED LINES ON THE PLAT AND MARKED "EASEMENT". TO INSTALL, LAY, CONSTRUCT,
RENEW, OPERATE AND MAINTAIN CONDUITS AND CABLES, WITH ALL NECESSARY
EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY
WITH TELEPHONE AND ELECTRIC SERVICES; ALSO, IS HEREBY GRANTED THE RIGHT TO
USE THE STREETS FOR SAID PURPOSE; THE RIGHT TO ENTER UPON THE LOTS AT ALL
TIMES TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN WITHIN SAID
EASEMENT AREA SAID CONDUITS, CABLES, AND OTHER EQUIPMENT; AND FINALLY THE
RIGHT IS HEREBY TO CUT DOWN AND REMOVE OR TRIM AND KEEP TRIMMED ANY TREES,
SHRUBS OR SAPPLINGS THAT INTERFERE WITH ANY OF THE SAID PUBLIC UTILITY
EQUIPMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID
EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER
PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR THE
RIGHTS GRANTED HEREIN.



OWNER'S CERTIFICATE

STATE OF WISCONSIN }
COUNTY OF _____ }

THIS IS TO CERTIFY THAT MENARD, INC., IS THE LEGAL OWNER OF THE LAND DESCRIBED ABOVE AND HAVE
CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE ANNEXED PLAT FOR
THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, AND HEREBY
ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED THIS _____ DAY OF _____ A.D., 20____

ATTEST: _____ BY: _____

NOTARY PUBLIC

STATE OF WISCONSIN }
COUNTY OF _____ }

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID,
DO HEREBY CERTIFY THAT _____ AND _____ PERSONALLY
KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING
CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF
THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN
SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

EASEMENT PROVISIONS

PERMANENT NON-EXCLUSIVE EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTY
WITH ELECTRONIC AND COMMUNICATIONS SERVICES, SOUNDS AND SIGNALS, CABLE TELEVISION,
SANITARY SEWER, GAS MAINS, WATER SUPPLY, AND DISTRIBUTION, STREET LIGHTING, STORM
SEWERS AND DRAINAGE SERVICE IS HEREBY RESERVED FOR AND GRANTED TO
THE VILLAGE OF TINLEY PARK, COMMONWEAL EDISON COMPANY, ILLINOIS BELL TELEPHONE
COMPANY, NICOR GAS COMPANY, CABLE TELEVISION COMPANIES OPERATING UNDER FRANCHISE
FROM THE VILLAGE OF TINLEY PARK THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND
SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN
CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS,
CABLE TELEVISION, GAS MAINS, SANITARY SEWERS, WATERMAINS, STORM SEWERS AND DRAINAGE
IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURF ACE OF THE PROPERTY SHOWN WITHIN THE
DASHED LINES ON THE PLAT AND MARKED "P.U.E.", (PUBLIC UTILITY EASEMENT), TOGETHER WITH THE
PROPERTY DESIGNATED ON THE PLAT FOR STREET, TOGETHER WITH THE RIGHT TO INSTALL
REQUIRED SERVICE CONNECTIONS OVER AND UNDER THE SURFACE OF EACH LOT TO SERVE
IMPROVEMENTS THEREON, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS
MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER
UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED
OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER SAID DESIGNATED EASEMENTS WITHOUT THE
PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE
GRADE OF THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE
WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. ALL INSTALLATIONS SHALL BE
UNDERGROUND OR ON THE SURF ACE BUT NOT OVERHEAD.
NO PERMANENT BUILDINGS OR STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON
SAID EASEMENTS, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT
TO THE RIGHTS OF PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN
THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF Du PAGE }

THIS IS TO STATE THAT I, THOMAS E. FAHRENBACH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE
SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13
EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH
RIGHT-OF-WAY LINE OF 159TH STREET AS DEDICATED, BY PLAT OF DEDICATION RECORDED JULY 8, 1932
AS DOCUMENT NO. 11113021 AND RATIFICATION THEREOF FILED APRIL 8, 1971, AS DOCUMENT NO.
LR2551034, DISTANCE OF 183.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; THENCE
NORTH 89°-33'-18" WEST, MEASURED (NORTH 89°-37'-43" WEST RECORD), 180.00 FEET ALONG LAST SAID
SOUTH LINE; THENCE SOUTH 0°-28'-42" WEST, MEASURED (SOUTH 0°-22'-17" WEST RECORD), 5.00 FEET;
THENCE NORTH 89°-33'-18" WEST, MEASURED (NORTH 89°-37'-43" WEST RECORD), 200.00 FEET ALONG A
LINE 5.00 FEET SOUTH AND PARALLEL TO THE SOUTH LINE OF SAID 159TH STREET; THENCE NORTH
0°-28'-42" EAST, MEASURED (NORTH 0°-22'-17" EAST RECORD), 5.00 FEET; THENCE NORTH 89°-33'-18"
WEST, MEASURED (NORTH 89°-37'-43" WEST RECORD), 45.76 FEET ALONG THE SOUTH LINE OF SAID
159TH STREET; THENCE SOUTH 0°-0'-46" WEST, 210.03 FEET; THENCE SOUTH 89°-33'-18" EAST, 425.76
FEET; THENCE NORTH 0°-0'-46" EAST, MEASURED (NORTH 0°-03'-39" WEST RECORD), 210.03 FEET, MORE
OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND
SUBDIVISION. ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER STATE THAT
ALL REGULATIONS ENACTED BY THE BOARD OF TRUSTEES RELATIVE TO PLATS AND SUBDIVISIONS
HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE
VILLAGE OF TINLEY PARK, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

I FURTHER STATE THAT THE PROPERTY IN THIS SUBDIVISION IS SITUATED WITHIN ZONE X (UNSHADED)
DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DESIGNATED BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE
COUNTY OF COOK, ILLINOIS AND INCORPORATED AREAS, MAP NUMBER 17031C0706 F, WITH AN
EFFECTIVE DATE OF NOVEMBER 8, 2000.

DATED AT DOWNERS GROVE, ILLINOIS, THIS _____ DAY OF _____ A.D., 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2126
MY LICENSE RENEWS/EXPIRES _____



INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS

5413 WALNUT AVE. DOWNERS GROVE, IL (630) 964-5656

PREPARED: 5-12-06

SHEET 1 OF 2

PROJ. NO. 2006-008



Project Planner

Stephanie Kisler, AICP
Planner I

PLAN COMMISSION STAFF REPORT

November 17, 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

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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.

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Comment [SK1]: Can we remove this? It will be outdated any time we change the permit application form. Seems unnecessary to have it in our code.

Comment [SK2]: Is this also necessary? We don't have a Building Inspector. The Building Code states that permits expire after six months, correct?

Comment [SK3]: Again, is this necessary if it is in the Building Code?

Comment [SK4]: Isn't there a better word for this? I'm drawing a blank.

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C. GENERAL PROVISIONS

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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

Comment [SK5]: Remove? This is covered in the Building Code.

Comment [SK6]: Remove? Is this covered in the Building Code?

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

Comment [PB7]: Could also do the same or similar to electric sign section. 500 nit as measured from surface of sign. Other communities use 30 ft candles, which converts to 323 nit, from 4 ft from sign

Comment [SK8]: We should probably go with foot candles. I found a foot candle light reader online for less than \$100; not sure how we would enforce the nits. Can't find a nit reader.

Comment [PB9]: From Frankfort

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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)

Deleted: excluding signs denoted in subparagraph “f” below,

Comment [SK10]: Note to update reference if the numbering changes.

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Comment [SK11]: Hanover Place (Senior Living) has a flag saying “Now Leasing” that they put out on a daily basis when they have available leases. Is our intent to allow this or not? Current code doesn’t allow it.

Comment [SK12]: Is this size adequate?

Comment [SK13]: Is this size adequate?

Moved up [8]: 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;

Moved (insertion) [8]

Deleted: 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;

f

Comment [SK14]: Is this necessary to regulate the location like this? What about when the building is set back further or doesn’t have a very visible spot within 10’ of the building? I think it is more important that the sign is just within the property lines.

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<#>**Real Estate Signs:** Signs located on developed property in all zoning districts shall be erected perpendicular to the front side of any building and shall be placed no more than ten (10) feet from the front foundation wall;

<#>

<#>**Vacant Property Real Estate Signs:** Real estate signs on vacant properties in all zoning districts shall be erected perpendicular to the right-of-way and shall be placed no less than ten (10) feet from the property line;

<#>

Moved (insertion) [6]

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.

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- 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;

Comment [SK15]: Is this a Changeable Message Center? Define "Bulletin Board". Is this for a wall or within a freestanding sign?

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- 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;

Comment [SK16]: Same as Professional Name Plates. Remove.

Deleted: <#>Occupational Signs

Deleted: <#>: Denoting only the name and profession of an occupant in a commercial building or public institutional building and not exceeding two (2) square feet in area;¶

- 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;

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- 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;

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- 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;

Comment [SK17]: Should we note that these are regulated by PACE?

Deleted: Campaign

Deleted: sixteen (16) square feet for each face

- 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

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- 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

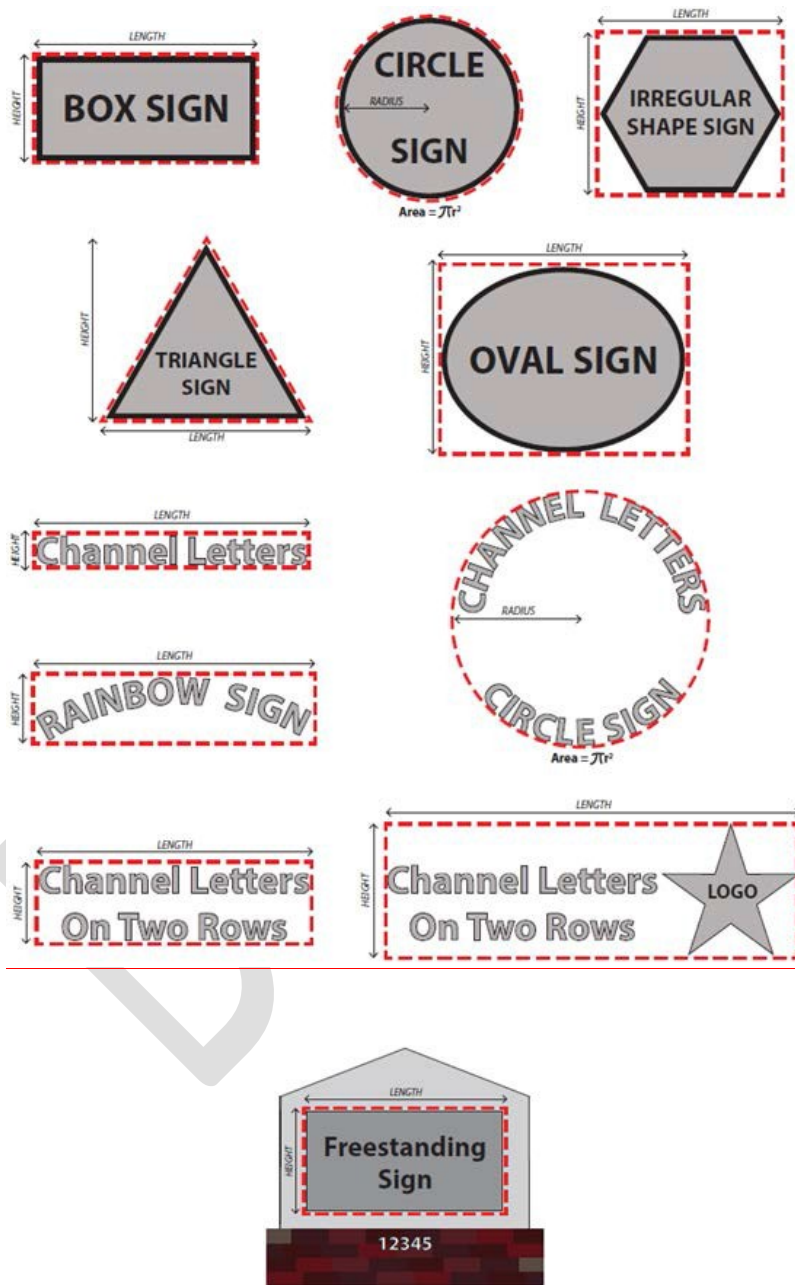
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1. General Regulations: These regulations apply to all signs except as provided in Section H (Sign Regulations for Special Areas and Particular Uses).

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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.

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2. Wall Signs:

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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.

Comment [SK18]: Changing to allow one wall sign per façade facing public right-of-way, access drive, or adjacent parking lot.

c. Location of Wall Signs:

Deleted: Regulations for Wall Signs are determined by the linear distance of the building or tenant frontage. For uses in single tenant or multi-tenant buildings that do not face a public right-of-way, the allowable area for a wall sign shall be

(1) All wall signs shall be located on the same façade as the use they identify.

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(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.

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(3) Wall signs shall be located a minimum of twelve (12) inches from the edge of a wall.

Comment [SK19]: What about blade signs? Do we want to account for hanging blade signs that are perpendicular to the storefront? Brookside Marketplace has these.

(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.

Comment [SK20]: This keeps businesses from putting signs on their rear façades so that residential uses next door aren't having to look at a commercial sign on the rear of the building.

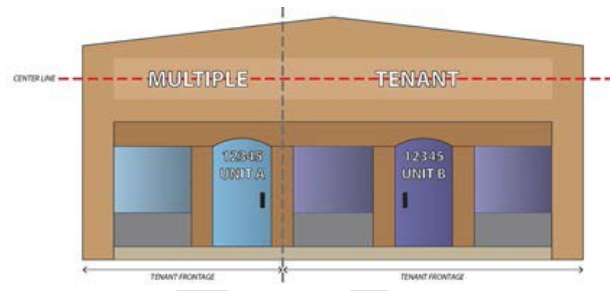
(5) Wall Sign Location for a Single Tenant Building: The location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.

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(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.

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Wall

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- 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.

Comment [SK21]: Do we really want to limit this? There are several existing scenarios where a bank or a pharmacy is within a grocery store and they have existing signage on the exterior of the building that they are located within.

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- g. Lines of Lettering: No more than two (2) lines of lettering shall be allowed on any wall sign.

- h. Background Color:

Comment [PB22]: Maybe this should be its own section, not under wall signs, unless we don't want to regulate color on freestanding or other signs.

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- (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.

Comment [PB23]: Any other ideas of what to do with sign color? Because I've got nothing from the other communities



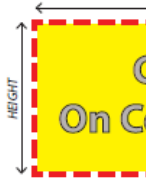
(2) Single-Tenant Building: When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be considered as an architectural feature rather than constitute the sign face area for signage.

UPDATE GRAPHIC SHOWING MULTI TENANT AND SINGLE TENANT EXAMPLES

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

Moved (insertion) [2]

Comment [PB24]: Inclusion is optional. From Orland Park and Naperville. This could be necessary if we move the color section out from under wall signs, but if not then we don't need to worry about the light shining through the sign, because the other side of the sign is a wall.



Moved up [2]:

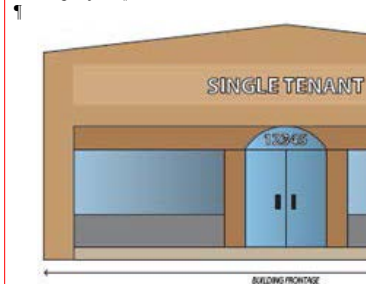
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Deleted: <#>No more than two lines of lettering shall be allowed on any wall sign.¶

¶ <#>Location Requirements for Wall Signs:¶

¶ <#>Building with a Single Tenant: The location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.¶



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

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Comment [SK25]: Should we add a setback requirement? Even just two feet maybe?

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:

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Architectural compatibility for

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- (1) The sign shall have the same or similar materials (color, scale, finish) to the materials used for the principal building;

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- (2) The sign shall be in harmony with or consistent in design to the principal building;

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- (3) The sign shall have similar architectural treatments as the principal building; and

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- (4) The sign shall not block or obstruct architectural features of the principal building.

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Comment [SK26]: We've received some push back from this from sign companies. They said its bad design practice.

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- 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.

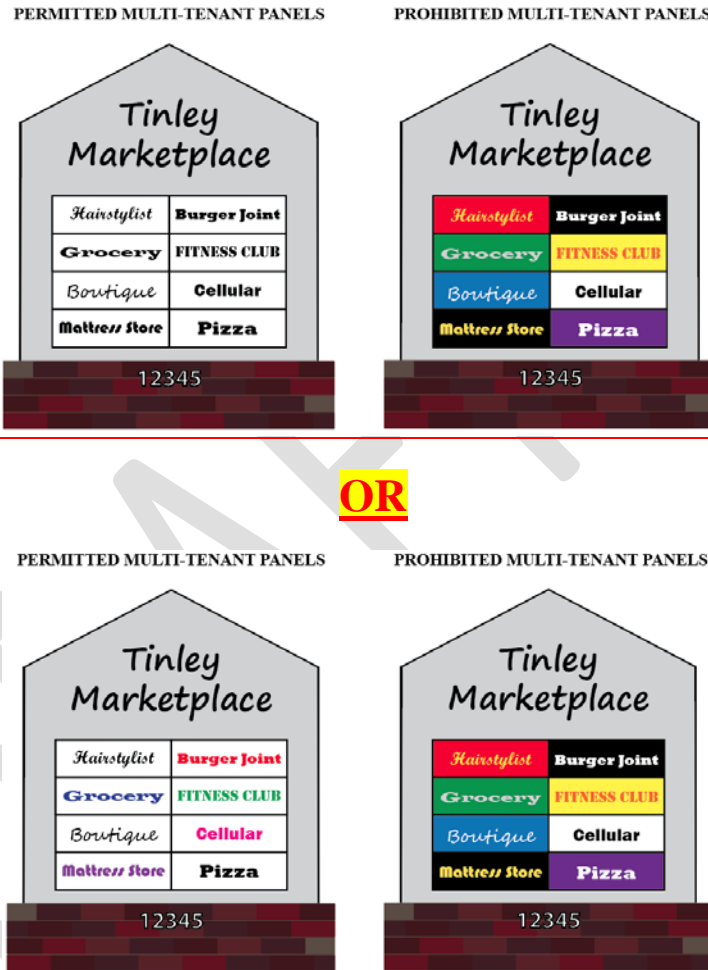
- i. Lettering on Base of Sign: No advertising or lettering of any type shall be permitted on the sign base except for the address of the property on which the sign resides.

Comment [SK27]: Do we want only black/white or is colored text on the same background ok? Top diagram or bottom diagram.

- j. Panel Design Consistency: All sign panels advertising individual businesses

Moved (insertion) [1]

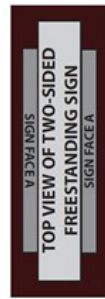
within a freestanding sign must be consistent in color, method of illumination, material, and design.



- 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.

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Calculating Sign Face Area When A Freestanding Sign Has Multiple Faces



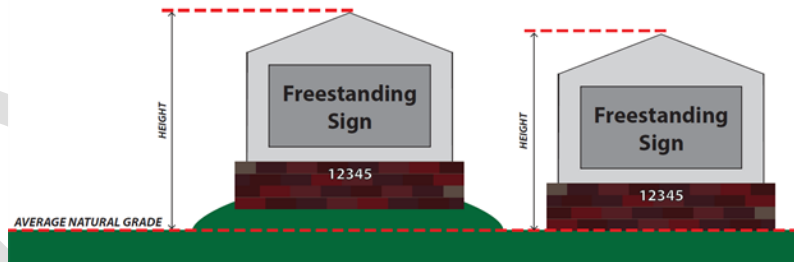
Total Sign Face Area = Sign Face A



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.

Comment [SK28]: Do we want to think of this in terms of the grade of the adjacent public right-of-way or center line of the street?



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

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Comment [SK29]: This is restrictive. Can we change this to allow logos on doors?

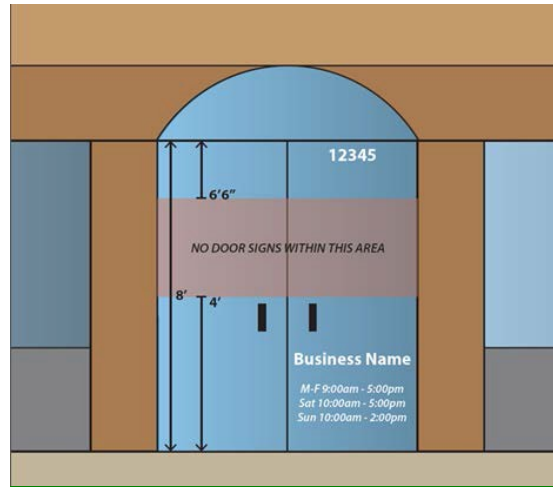
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4' and below, or at 6'6" and above. Addresses may be affixed on the door but at a height of 6'6" or above. See the graphic below.



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Deleted: Logos are not permitted as part of a door sign.

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5. Window Signs:

- Number of Window Signs: One (1) window sign may be allowed per tenant frontage in a multi-tenant business.
- 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.
- 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.

Comment [SK30]: This seems very restrictive when considering the small decals that we see in some windows. Example: Insurance agent with one decal for "Auto", one for "Home" one for "Life", etc. I would rather see multiple small decals rather than one large decal covering 50% of the window.

Comment [PB31]: Optional. From Frankfort

Comment [PB32]: From OP. Same as new TP Auto Dealerships

Comment [SK33]: Can we lessen this to 25% instead of 50%? That is still very large.

Comment [SK34]: Moved this upward before freestanding sign height.

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<#>All sign panels advertising individual businesses within a freestanding sign must be consistent in color, method of illumination, material, and design.¶<#>Residential Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, & R-7)¶<#>¶

Moved up [1]: <#>All sign panels businesses within a freestanding sign must be consistent in color, method of illumination, material, and design.¶<#>Residential Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, & R-7)¶<#>¶

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

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

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

DIMENSIONAL REGULATIONS FOR WALL & FREESTANDING SIGNS

R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 11/11/2016

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

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

SF= Square foot; LF= Linear foot

- 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:

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-1, B-2, B-3, B-4, & B-5 ZONING DISTRICTS				
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')

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- Comment [SK37]: Changed from 12 sqft/acre to 5 sqft/acre since a 2.5 acre parcel already met the maximum of 30 sqft of sign face area. We could further simplify by just listing a maximum sqft rat...
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- Comment [SK35]: Can signs flank both sides
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- Comment [SK39]: Do we want to specify
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- Comment [SK36]: Should we limit this if they
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- Comment [PB38]: From Orland Park's
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- Comment [SK40]: Do we want to specify
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- Comment [SK41]: Regulating content. Delete?
- Comment [SK42]: Regulates content.
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- Comment [SK43]: Regulating content. Delete?
- Comment [SK44]:
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- Comment [PB45]: Only Frankfort has a set
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WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 11/11/2016

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:

<u>DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS</u> <u>B-1, B-2, B-3, B-4, & B-5 ZONING DISTRICTS</u>			
<u>Lot Frontage</u>	<u># of Freestanding Signs</u>	<u>Maximum Allowable Sign Face Area</u>	<u>Maximum Sign Height</u>
<u>Less than 500' of Lot Frontage</u>	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')
<u>500' to 1,000' of Lot Frontage</u>	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')
<u>Greater than 1,000' + of Lot Frontage</u>	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:

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

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~~Deleted: ; maximum of 2 wall signs~~

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Comment [PB46]: From Frankfort. Naperville's limit is 300 SF, and Orland's is lower than 200 SF, so I felt that 200 SF was a happy medium

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Comment [PB47]: From Frankfort. Not sure if multi-tenant specification is necessary.

Comment [PB48]: Optional. From Frankfort

Comment [PB49]: From OP. Same as new TP Auto Dealerships

~~Deleted: <#>Window Signs:¶~~

~~<#>Number: One window sign may be allowed per tenant frontage in a multi-tenant business.¶~~

~~<#>Location: Permanent window signs are limited to first floor windows only. Window signs must be located on the interior side of the window.¶~~

~~Size: Window signs may not exceed 25% of the total building window area, but in no case should exceed 50% of the area of the window on which the sign is placed.~~

Comment [SK50]: Naperville regulates maximum SF of the sign by the speed limit on the adjacent road. < 40mph = 45 SF max; 45-50mph = 90 SF max; > 55mph = 120 SF max.

Comment [SK51]: Frankfort regulates the maximum height by the type of the street and then by building size. We would have to classify the streets by type and define the types, but this could help uniformity.

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Comment [PB52]: 10 ft is average for height limit. We could raise our limit based on street type, like Frankfort does, but I'm not sure how you'd want to do that.

~~**Deleted:** Buildings shall be allowed one (1) freestanding sign per public frontage but with a maximum of two (2) freestanding signs, except those businesses with lot frontages greater than five hundred (500) linear feet may have two (2) freestanding signs on the frontage(s) that are greater than five hundred (500) linear feet. Businesses with lot frontages greater than one thousand (1,000) linear feet may have up to three (3) freestanding signs on the frontage(s) that are greater than one thousand (1,000) linear feet. In no case shall freestanding signs be ...~~

Comment [SK53]:

Comment [PB54]: Only Frankfort has a set minimum letter height. OP just mandates that th ...

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 11/11/2016

<u>< Three (3) Acres</u>	<u>One (1) per tenant frontage</u>	<u>One (1) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign</u>	<u>36"</u> <u>(3')</u>	<u>84"</u> <u>(7')</u>
<u>> Three (3) Acres</u>	<u>Four (4) per tenant frontage</u>	<u>Two (2) SF per one (1) LF of building/tenant frontage not to exceed 200 SF per sign</u>	<u>96"</u> <u>(8')</u>	<u>96"</u> <u>(8')</u>

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:

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

SF= Square foot; LF= Linear foot

Comment [SK55]: Naperville regulates maximum SF of the sign by the speed limit on the adjacent road. < 40mph = 45 SF max; 45-50mph = 90 SF max; > 55mph = 120 SF max.

Comment [SK56]: Frankfort regulates the maximum height by the type of the street and then by building size. We would have to classify the streets by type and define the types, but this could help uniformity.

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:

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

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Comment [PB57]: Only Frankfort has a set minimum letter height. OP just mandates that the letters are "legible." We may not need to regulate this as businesses will self-regulate for "legibility"

Deleted: 1 per building/ tenant frontage; maximum of 2 wall signs

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 11/11/2016

10,001 - 25,000SF of GFA for business/tenant	<u>One (1) per tenant frontage</u>	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	<u>One (1) per tenant frontage</u>	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	<u>One (1) per tenant frontage</u>	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

Deleted: 1 per building/tenant frontage; maximum of 2 wall signs

Deleted: 1 per building/tenant frontage; maximum of 2 wall signs

Deleted: 1 per building/tenant frontage; maximum of 2 wall signs

Comment [PB58]: From Frankfort. Naperville's limit is 300 SF, and Orlando's is lower than 200 SF, so I felt that 200 SF was a happy medium

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Comment [PB59]: Optional. From Frankfort

Comment [PB60]: From OP. Same as new TP Auto Dealerships

Deleted: <#>Window Signs:¶
<#>Number: One window sign may be allowed per tenant frontage in a multi-tenant business.¶
<#>Location: Permanent window signs are limited to first floor windows only. Window signs must be located on the interior side of the window.¶
<#>Size: Window signs may not exceed 25% of the total building window area, but in no case should exceed 50% of the area of the window on which the sign is placed.¶

Comment [SK61]: Naperville regulates maximum SF of the sign by the speed limit on the adjacent road. < 40mph = 45 SF max; 45-50mph = 90 SF max; > 55mph = 120 SF max.

Comment [SK62]: Frankfort regulates the maximum height by the type of the street and then by building size. We would have to classify the streets by type and define the types, but this could help uniformity.

Deleted: ¶
<#>Buildings shall be allowed one (1) freestanding sign per public frontage but with a maximum of two (2) freestanding signs per building.¶
¶
<#>Freestanding signs are limited to ten (10) feet in height.¶
¶
The allowable sign area for freestanding signs shall be one (1) SF per 2.5 LF of lot frontage with a maximum allowable sign area of one hundred and twenty (120) SF.

Comment [SK63]: Regulating content. Include?

Comment [PB64]: OP and Frankfort both prohibit light strings, neither have the holiday distinction.

Deleted: <#>Prohibited Signs:¶
¶
The following signs are specifically prohibited...

Moved up [5]: Door Signs, except the door of a business indicating the business name and business hours of operation only;...

Deleted: Temporary Signs:

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

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

- The regulations within this Section apply to all temporary signage visible from a public right-of-way.
- 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).
- Permit(s) are required for temporary signs, except:
 - Sandwich boards/easel signs within ten (10) feet of a store entrance door;
 - 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

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 11/11/2016

- 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:

<u>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, & M-1 ZONING DISTRICTS</u>	
<u>Maximum Allowable Sign Face Area</u>	<u>Maximum Duration of Display</u>
<u>Twenty-five (25) square feet</u>	<u>Four (4) weeks</u>
<u>Fifty (50) square feet</u>	<u>Three (3) weeks</u>
<u>Seventy-five (75) square feet</u>	<u>Two (2) weeks</u>
<u>One hundred (100) square feet</u>	<u>One (1) week</u>
<u>Greater than one hundred (100) square feet</u>	<u>At the discretion of the Zoning Administrator or his designee</u>

Comment [SK65]: This is mainly for inflatable signs. I would count the inflatable's SF from the full height and width.

- (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:

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

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<u>Greater than one hundred (100) square feet</u>	<u>At the discretion of the Zoning Administrator or his designee</u>
---	--

Comment [SK66]: This is mainly for inflatable signs. I would count the inflatable's SF from the full height and width.

(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 183rd Street, 191st Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park (the "I-80 Corridor"), will be allowed additional wall signage over the maximum allowable wall signage in a particular zoning district. The amount of additional 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;

Deleted: <#>¶

<#>All Other Temporary Signs: ¶
<#>Temporary signs may be no larger than 50 square feet; *(exact maximum size can be up to the committee)* ¶
<#>The maximum permitted height of a temporary sign is ten (10) feet to the highest part of the sign or post, unless otherwise specified within Section IX; ¶
<#>All temporary signs must comply with all ordinances outlined within the General Provisions subset of Section IX of the Tinley Park Zoning Ordinance, as well as all other ordinances within Section IX; ¶
<#>Exceptions: All temporary signs shall comply with the size limits in Section IX.D.6.a and the term limits in Section IX.D.6.b, unless otherwise directly stated in a subsection concerning one specific type of sign. Examples of exceptions: IX.D.6.e and IX.D.6.f.¶
<#>Permit Term for All Temporary Signs:¶
<#>Signs Less Than or Equal to 32 Square Feet Per Side: A sign shall no longer be considered a temporary sign if said sign is in place for a time period exceeding one (1) month, without expressed written consent from the Zoning Administrator or designee.¶
<#>Signs Greater Than 32 Square Feet Per Side: A sign of this size is no longer considered a temporary sign if said sign is in place for a time period exceeding one (1) week (or two weeks), without expressed written consent from the Zoning Administrator or designee.¶
<#>Pennants: Pennants or streamers specially approved by the Zoning Administrator or his designee after showing that the pennants or streamers are an integral part of a campaign or program for the promotion of a specific product or event, and then only for the location and period of time designated by the Zoning Administrator or designee.¶
<#>Banners: ¶
<#>All wall banners must be securely affixed to the building.

Moved up [6]: <#>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 District.

Deleted: AND SIGNS, AND

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Moved down [7]: <#>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

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

Moved (insertion) [7]

Deleted: ¶

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

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<#>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.¶

¶

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.¶
<#>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.¶

¶

<#>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.¶

¶

<#>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.¶

¶

<#>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.¶

Deleted: ¶

<#>Electronic message signs shall not display any type of animation, flashing text, or symbols, and other attention getting display styles.¶

¶

<#>The illumination from an electronic message center shall not encroach onto or ...

Comment [SK67]: We need to specify a date here.

Comment [SK68]: Is this a taking?

Moved (insertion) [3]

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<#>SIGN REGULATIONS FOR BREMENTOWNE SHOPPING CENTER¶

¶

<#>**Signs Permitted:** Each commercial tenant or enterprise within the subject district shall be permitted to erect signs which meet the ...

Moved (insertion) [4]

Comment [SK69]: A date needs to be specified.

Comment [SK70]: Can we allow sandwich boards within a certain distance from the store entrance?

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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.

Comment [PB71]: OP and Frankfort both prohibit light strings, neither have the holiday distinction.

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.

Comment [SK72]: We need to specify a date here.

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.

Comment [SK73]: Is this a taking?

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.

Comment [SK74]: Not sure why this is being deleted.

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

WORKING DRAFT OF UPDATES TO SECTION 9: SIGN REGULATIONS – 11/11/2016

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

Comment [PB75]: Our definition of nit might be wrong. Conversion may be off

Moved up [3]: the holder thereof fails to provision of this Section.¶

¶
<#>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.¶

¶
<#>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.¶

¶
<#>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 (...)

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<#>Section Break (Next Page)
the holder thereof fails to comply with any provision of this Section.¶

¶
<#>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.¶

¶
<#>Any signs which, when erected and installed, were not in full compliance with the terms of this Section IX, as amended, or any (...)

Moved up [4]: <#>Legal nonconforming 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.¶

¶
<#>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 (...)

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.

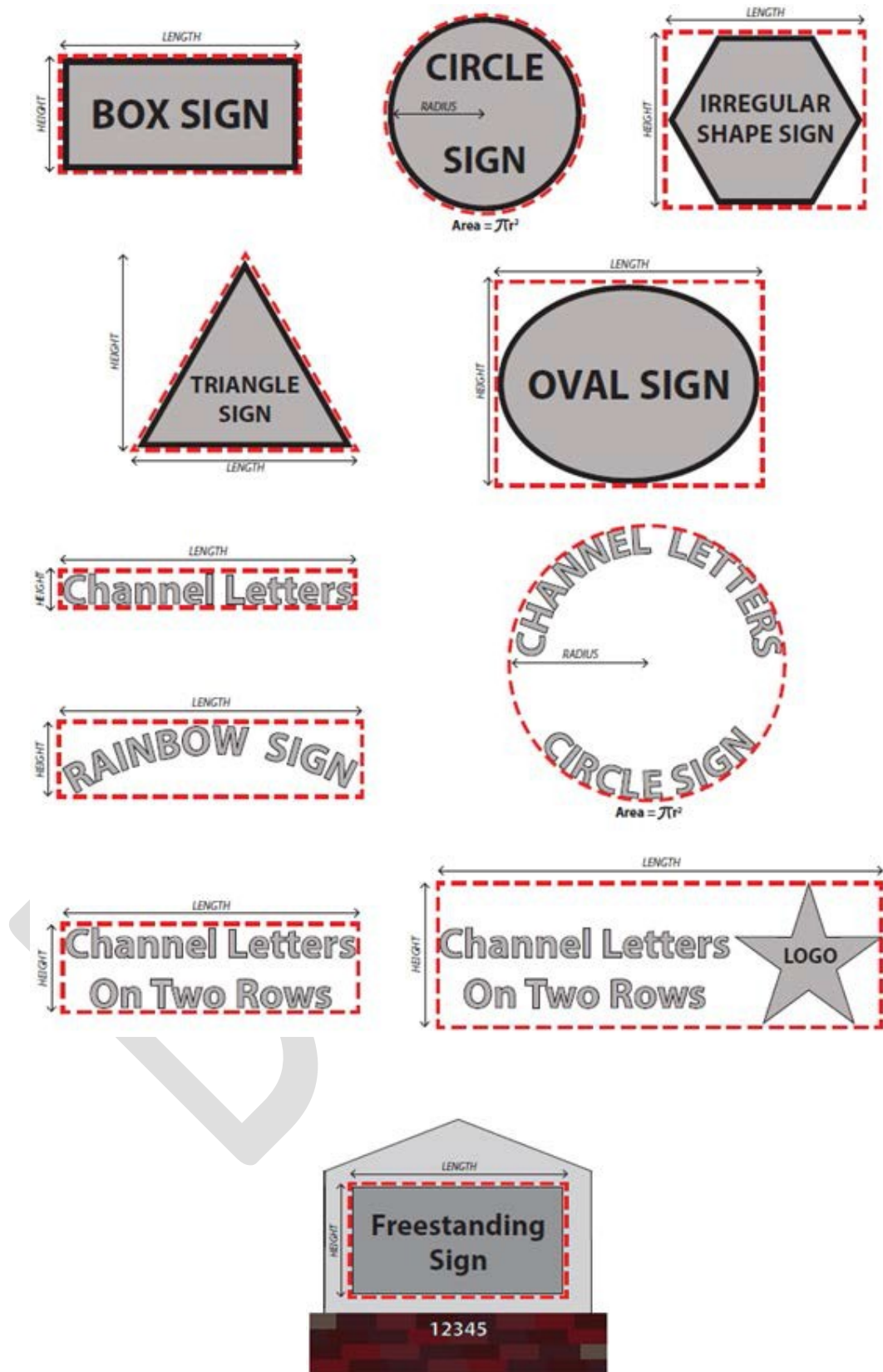
b. Construction Signs: A sign identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, but not including the advertisement of any product, and announcing the character of the building enterprise, or the purpose for which the building is intended, 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.



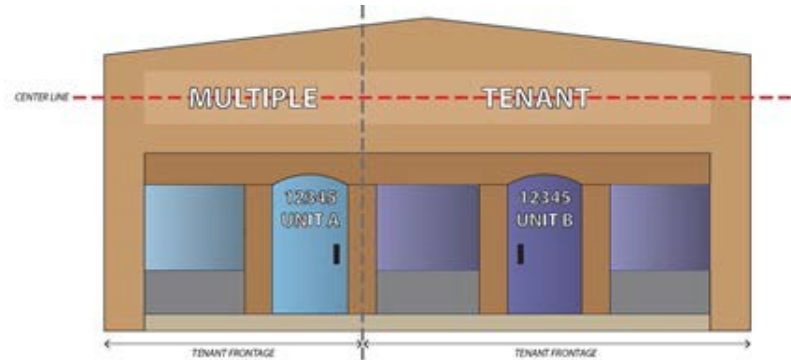
2. **Wall Signs:**

- 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.

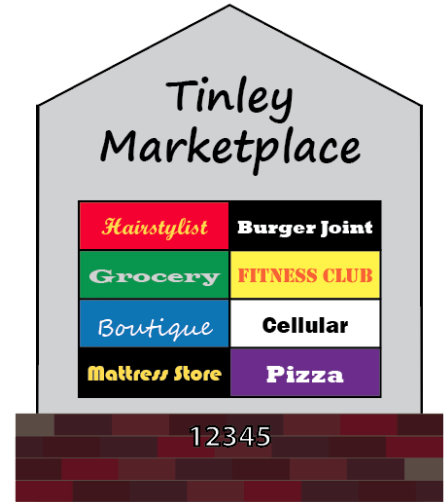
- f. Architectural Compatibility: Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall be architecturally compatible with the building(s) it identifies. For new construction, architectural compatibility shall be determined by the Plan Commission 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

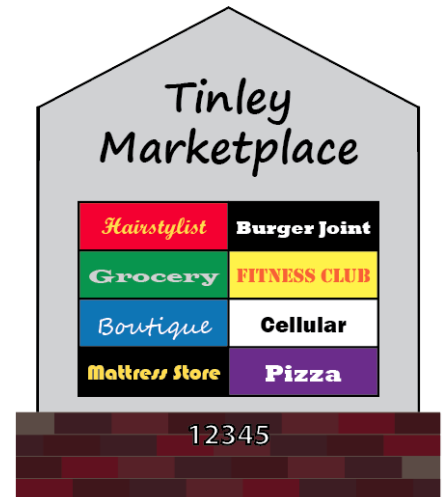


OR

PERMITTED MULTI-TENANT PANELS



PROHIBITED MULTI-TENANT PANELS

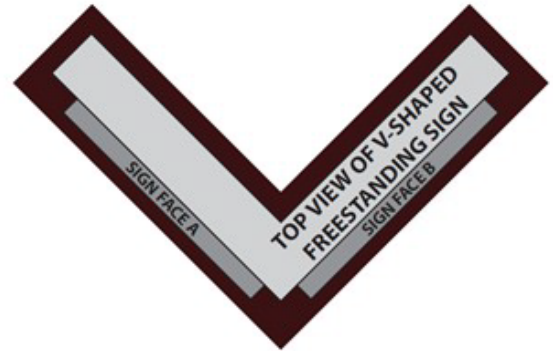


- k. Sign Face Area for Multiple Sign Faces: When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the total sign face area shall be the sign face area of one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

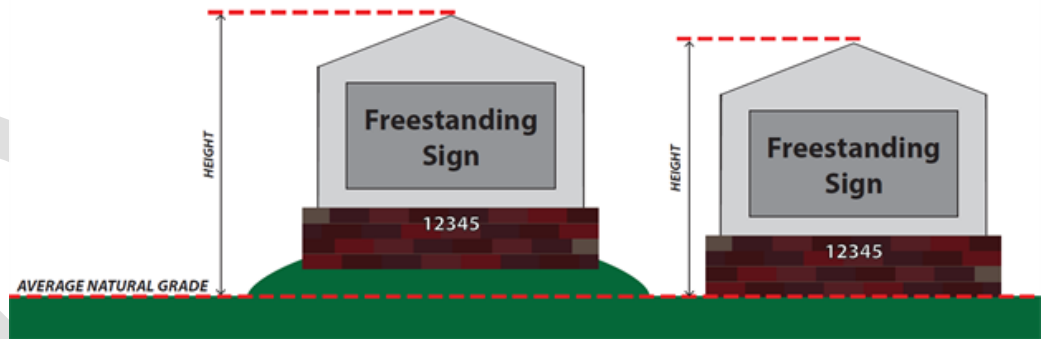


Total Sign Face Area = Sign Face A



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

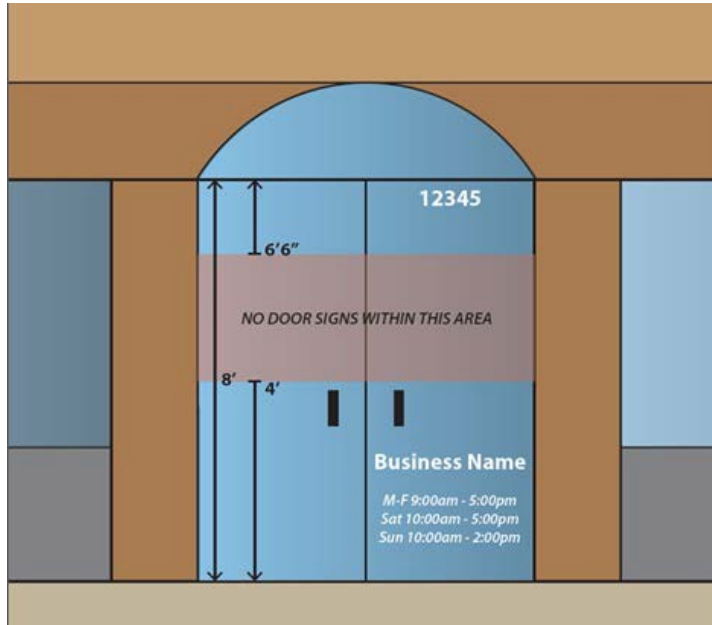
1. Freestanding Sign Height: The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground 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>DIMENSIONAL REGULATIONS FOR WALL & FREESTANDING SIGNS</p> <p>R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS</p>
--

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 ¹	Five (5) SF per acre of development land area, up to a maximum of thirty (30) SF	N/A	60'' (5')
Non-Residential & Institutional	Wall Sign	One (1) per tenant frontage; maximum of two (2) but must be spaced 300' apart	One half (½) SF per one (1) LF of tenant frontage; maximum of sixty (60) SF per sign	36'' (3')	84'' (7')
	Freestanding Sign	One (1) per building frontage; maximum of two (2) but must be spaced 300' apart	Thirty (30) SF	N/A	72'' (6')

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

SF= Square foot; LF= Linear foot

- 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:

DIMENSIONAL REGULATIONS FOR WALL SIGNS B-1, B-2, B-3, B-4, & B-5 ZONING DISTRICTS				
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

- 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:

DIMENSIONAL REGULATIONS FOR FREESTANDING SIGNS B-1, B-2, B-3, B-4, & B-5 ZONING DISTRICTS			
Lot Frontage	# of Freestanding Signs	Maximum Allowable Sign Face Area	Maximum Sign Height
Less than 500' of Lot Frontage	One (1) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
500' to 1,000' of Lot Frontage	Two (2) per directly adjacent public frontage; maximum of two (2) but must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')
Greater than 1,000' + of Lot Frontage	Three (3) per directly adjacent public frontage; maximum of three (3); must be spaced 300' apart	One (1) SF per two and a half (2 ½) LF of lot frontage not to exceed 120 SF per sign	120" (10')

SF= Square foot; LF= Linear foot

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

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

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

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

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

SF= Square foot; LF= Linear foot

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:

DIMENSIONAL REGULATIONS FOR WALL SIGNS ORI & M-1 ZONING DISTRICTS				
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:

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

SF= Square foot; LF= Linear foot

- 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:

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, & M-1 ZONING DISTRICTS	
Maximum Allowable Sign Face Area	Maximum Duration of Display
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:

DIMENSIONAL REGULATIONS AND ALLOWABLE DURATION OF DISPLAY FOR TEMPORARY SIGNS IN THE B-5 ZONING DISTRICT	
Maximum Allowable Sign Face Area	Maximum Duration of Display
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 183rd Street, 191st Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park (the "I-80 Corridor"), will be allowed additional wall signage over the maximum allowable wall signage in a particular zoning district. The amount of additional 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.

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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.

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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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