



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
November 19, 2015 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the October 22, 2015 Special Joint Meeting of the Zoning Board of Appeals and Plan Commission

Minutes of the November 5, 2015 Regular Meeting

Item #1

Public Hearing

BRIXMOR DEVELOPMENT (TINLEY PARK PLAZA)– 15917 S. HARLEM AVENUE –A SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT AMENDING SIGN REGULATIONS

Consider a proposal from Mr. Brad Ratajczak, Brixmor Property Group, for a Special Use for a Substantial Deviation amending the sign regulations of the Tinley Park Plaza Planned Unit Development. The proposed Sign Amendment will consolidate all sign regulations for in-line and outlot tenant spaces in Tinley Park Plaza and allow for a consistent design approach and approval process.

Item #2

Public Hearing

TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE – VILLAGE OF TINLEY PARK

Consider recommending that the Village Board grant approval to an Ordinance to amend Section XII (Legacy Code) of the Tinley Park Zoning Ordinance by the following:

- a. Amend Section 3 (General Provisions) Table 3.A.2, to remove “Package Liquor Stores” from the list of uses requiring a Special Use and add “Package Liquor Stores” to the list of Prohibited Uses.
- b. Amend Section 3 (General Provisions) Table 3.A.2, to add as a Permitted Use the sale of “Boutique Alcohol” which includes the sale of artisan distilled spirits, fine wine, and micro-brew or craft beers.
- c. Amend Section 3 (General Provisions) to provide special conditions related to the approval of a Special Use for a “Winery, distillery, or brewery, including sales and tasting.”
- d. Amend Definitions to add corresponding definitions for the proposed amendments

Good of the Order

Adjourn Meeting

ORDER OF PUBLIC HEARING

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

PUBLIC HEARING REMINDERS

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



MINUTES OF THE SPECIAL JOINT MEETING ZONING BOARD OF APPEALS AND PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

October 22, 2015

A special joint meeting of the Zoning Board of Appeals and Plan Commission was held in the Council Chambers of Village Hall on October 22, 2015 at 7:30 p.m.

ROLL CALL

Present were the following:

Zoning Board Members:

Bob Paszczyk
Chris Verstrate

Absent Zoning Board Member(s):

David Samuelson
Ed Barta
Sam Cardella
Steve Sepessey
Paul Lechner

Plan Commissioners:

Tom Mahoney
Bill Reidy
Tim Stanton
Gina Miller

Absent Plan Commissioner(s):

Mark Moylan
Art Pierce
Rita Walker
Jeff Ficaro
Bob McClellan

Village Officials and Staff:

Tom Melody, Village Attorney
Amy Connolly, Planning Director

CALL TO ORDER

The Special Joint Meeting of the Zoning Board of Appeals and Plan Commission was called to order at 7:30 p.m.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK ZONING BOARD OF APPEALS AND PLAN COMMISSION

SUBJECT: MINUTES OF THE OCTOBER 22, 2015 SPECIAL JOINT MEETING

ITEM #1: PRESENTATION ON ROLES, PUBLIC HEARING PROCEDURES, PRINCIPLES, AND RELATED LEGAL ISSUES TO ZONING BOARD OF APPEALS AND PLAN COMMISSION

Consider receiving a refresher course from the Village Attorney on roles, public hearing procedures, principles and issues related to the Zoning Board of Appeals and Plan Commission. (No action was taken as a result of this agenda item.)

CALL TO ORDER

The Special Joint Meeting of the Zoning Board of Appeals and Plan Commission was called to order at 7:30 p.m

ROLL CALL

Present were the following:

Zoning Board Members:

Bob Paszczyk
Chris Verstrate

Absent Zoning Board Member(s):

David Samuelson
Ed Barta
Sam Cardella
Steve Sepessey
Paul Lechner

Plan Commissioners:

Tom Mahoney
Bill Reidy
Tim Stanton
Gina Miller

Absent Plan Commissioner(s):

Mark Moylan
Art Pierce
Rita Walker
Jeff Ficaro
Bob McClellan

Village Officials and Staff:

Tom Melody, Village Attorney
Amy Connolly, Planning Director

TOM MELODY, Village Attorney, was in attendance to provide training and answer questions regarding the roles, procedures, principles, and related issues of the Village's Zoning Board of Appeals and Plan Commission. He provided a manual to all Zoning Board and Plan Commission Members which included information regarding the following:

1. Zoning Law: Basic principles, common issues, and types of zoning relief;
2. Rules, Procedures, Responsibilities, Findings, and Motions;
3. Summary of Open Meetings Act; and,
4. Conflicts of Interest.

MR. MELODY explained a single variation request is presented to the ZBA for consideration, and a request for variance or multiple variances, in conjunction with a Planned Unit Development (PUD) or something else, is presented to the Plan Commission.

MR. MELODY reviewed the standards for variations set forth in the Village's Zoning Ordinance including:

- a. the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district which it is located;
- b. the plight of the owner is due to unique circumstances;
- c. the variation will not alter the essential character of the neighborhood;
- d. the Plan Commission or ZBA in making its determination whether there are practical difficulties or hardships must take into consideration the extent to which the following have been established by evidenced:
 - i. the particular physical surroundings, shape or topographical condition of the property result in a hardship;
 - ii. the condition upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
 - iii. the purpose is not based exclusively upon a desire to make more money out of the property;
 - iv. the alleged difficulty or hardship has not been created by the current or previous owner;
 - v. the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
 - vi. the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in streets, increase danger of fire, endanger public safety or substantially diminish or impair property values.

A lengthy discussion took place regarding the Findings of Fact. MR. MELODY explained that variances, denials of variances, special uses, and denials of special uses must be based on Findings of Fact that are made at the Public Hearings of the Zoning Board of Appeals and Plan Commission. He explained it is the Petitioner's responsibility at these respective Public Hearings to provide evidence that each of the above-mentioned requirements have been satisfied.

MR. MELODY reviewed the Rules and Procedures to ensure an orderly and sensible public hearing that respects the rights of the petitioner and to ensure his/her cause is heard by a fair, neutral decision maker and that the recommendation is based on a factual basis and then forwarded to the Village Board for their approval. He reviewed the order of presentation for a public hearing:

1. Individual sworn in including petitioner, objectors, or interested parties
2. Confirmation of notice being published
3. Petitioner presentation
4. Objector/Interested Persons presentation
5. Petitioner Rebuttal
6. Staff presentation
7. Final questions by Public Body

MR. MELODY stressed the importance of cross-examination to ensure everyone must have opportunity to speak. A discussion took place regarding placing time limits for individuals to speak.

MR. MELODY reviewed the Responsibilities of a Plan Commissioner or ZBA Member including meeting attendance, knowledge of the zoning ordinance, and meeting preparation. He stressed the importance of a site visit to the subject property.

MR. MELODY briefly summarized The Open Meetings Act as it applies to the Plan Commission and ZBA.

Lastly, MR. MELODY discussed potential Conflicts of Interest. He stated a Commissioner or Member abstaining from a vote does not affect quorum.

ADJOURNMENT

The Special Joint Meeting of the Zoning Board of Appeals and Plan Commission was adjourned at 9:00 p.m.



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

NOVEMBER 5, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on November 5, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

Jeff Ficaro
Tom Mahoney, acting Chairman
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton

Absent:

Mark Moylan
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner

Guest:

Brad Ratajczak, Brixmor Property Group

CALL TO ORDER

Acting Chairman Tom Mahoney called to order the regular meeting of the Plan Commission for November 5, 2015 at 7:30PM.

APPROVAL OF MINUTES

Minutes of the October 15, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MCCLELLAN seconded by COMMISSIONER FICARO to approve the Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION ACTING CHAIRMAN TOM MAHONEY declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE NOVEMBER 5, 2015 MEETING

ITEM #1: BRIXMOR DEVELOPMENT (TINLEY PARK PLAZA) - SPECIAL USE FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT AMENDING SIGN REGULATIONS (New Item)

Consider a proposal from Mr. Brad Ratajczak, Brixmor Property Group, for a Special Use for a Substantial Deviation amending the sign regulations of the Tinley Park Plaza Planned Unit Development. The proposed Sign Amendment will consolidate all sign regulations for in-line and outlot tenant spaces in Tinley Park Plaza and allow for a consistent design approach and approval process.

Present were the following:

Plan Commissioners:

Jeff Ficaro
Tom Mahoney, acting Chairman
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton

Absent:

Mark Moylan
Rita Walker, Chairman

Village Officials and Staff:

Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner

Guest:

Brad Ratajczak, Brixmor Property Group

ACTING CHAIRMAN MAHONEY introduced the agenda item and asked that the representative of the Brixmor Property Group introduce himself and address the commission concerning his proposal.

BRAD RATAJCZAK introduced himself as the representative of Brixmor Property Group. He stated that he has been working with Village staff for several months on the previously approved outlot building project. More recently, an amendment to the signage regulations within the existing PUD for Tinley Park Plaza was suggested as the Planet Fitness business was proposing a sign that would be similar in size to the existing tenants, but did not fit the existing sign regulations in the PUD. **MR. RATAJCZAK** stated that since the Village and Brixmor had recently updated the outlot regulations for signage, they asked if it was possible to continue working with Village staff to amend the sign regulations for the in-line retail buildings and get the signage into a position that was acceptable to the Village and to Brixmor.

MR. RATAJCZAK stated that Brixmor and the Village staff seem to agree on most of the regulations for the in-line buildings making those regulations consistent with what was previously granted in the PUD and also what was previously approved with the new outlot building.

MR. RATAJCAK noted that the Tinley Park Plaza has wall signage, monument signs, and two pylon signs. One of the pylon signs is owned by Walts and the other is a pylon sign for the Tinley Park Plaza Center (TPP). The center originally had four non-conforming signs (height), but two of the signs were reduced to 10 feet tall and brought into compliance with the Zoning Ordinance. Monument signs at the north end and south end are conforming. Tinley Park plaza would like for the pylon sign at the main entrance to stay for the center.

Mr. RATAJCAK said that the Tinley Park Plaza is in the middle of a renovation to upgrade the center and invest in its future. Phase I was the improvements made several years ago when Staples was added to the center. Phase II is the multi-tenant outlot building that was recently approved. Phase III is a future redevelopment that may include an entertainment venue and will hopefully be underway within the next year.

ACTING CHAIRMAN MAHONEY asked PAULA WALLRICH to provide the staff report for this project. Paula spoke about how staff and Brixmor are working closely together on these signage amendments in order to ensure that the Village's economic development needs are met and that the appropriate amount of signage is provided and consistent with other businesses in the community. She stated it also will allow for a consistent and viable signage package that Brixmor can offer to new tenants. MS. WALLRICH stated that it is important that the Plan Commission understand that the signage regulations for the in-line building currently in place were approved in 1982, updated in 1985, and many changes have been made with signage. New amendments were recently completed this year to address the outlot signs, but they did not address the in-line tenants.

MS. WALLRICH noted that during the staff discussions about Planet Fitness, it was discovered that there were some oddities to the original sign regulations. For example, the regulations required Helvetica lettering, all capital letters, and other provisions that were difficult to enforce and inconsistent with modern signage practices. MS. WALLRICH pointed out that there was sporadic enforcement of the sign regulations that contributed to these difficulties. However, new large tenants like Planet Fitness, provide the Village with an opportunity to update the code and keep the center marketable and current. Another benefit of updating the sign code is to have one resource or code for all signage within the center.

MS. WALLRICH provided the Plan Commissioners diagrams showing the amount of signage allowed in TPP compared to the rest of the Village. Due to the setback from Harlem, they were granted larger sign areas than the rest of the Village.

MS. WALLRICH noted that the staff recommends setting a height limit for the sign letters as well as a total maximum area. This works well when looking for some consistency and sense of scale within the center. She suggested comparing the letter heights at Walts versus Lumber Liquidators which is very long name, but the letters are very small. MS. WALLRICH noted that the current height limits for sign letters is 30" on the outlots. The proposal is for 84" for a building 5,000 s.f. or larger. She noted that for the in-line retail

building, each business would have one sign per frontage. The letters are required to be channel lit, individual letters. She noted that the Village discourages box signs, so they are prohibited in the proposal.

MS. WALLRICH noted that Village staff wants to continue to discuss the 10' height restriction on monument signs. The wording of the original document says that ground mounted signs must meet the regulations of the zoning ordinance, which is 10'. She noted that the proposal is the same in the new document. As noted, TPP has two ground mounted signs conforming and two ground mounted signs non-conforming for height.

MS. WALLRICH stated that regarding how the sign area is calculated, it is recommended that the Village change this to a perimeter measurement, which is easier to administer and measure. Regarding lettering style, any type of lettering would be allowed.

MS. WALLRICH noted that in the original sign regulations, it references a 4' sign band, which doesn't exist on most of the refaced buildings within the shopping center. She suggested a more flexible approach with the sign centered on the parapet area. She provided diagrams explaining this change.

MS. WALLRICH compared proposed sign regulations for Tinley Park Plaza with Brookside Marketplace, noting that Tinley Park Plaza is allowed greater amounts of signage in some instances.

MS. WALLRICH reviewed the table titled Tinley Park Plaza sign inventory showing how the existing tenants in TPP would comply with the proposed new signage regulations proposed. She mentioned what is most critical is ensuring that we have a proportionate signage scale within the center. We also want to make sure to not make everything in the center non-conforming.

COMMISSIONER MCCLELLAN wondered if having strict regulations regarding pole and monument signage is exposing the Village to a potential lawsuit.

DIRECTOR CONNOLLY noted that the Village has had a 10' rule on pole and monument signage for more than 10 years and there have been many opportunities through change of owner or change of business to update the signs. She noted that it was her opinion that there are no lawsuit-worthy issues.

COMMISSIONER MCCLELLAN asked why wouldn't we try to make the TPP signage more consistent with Brookside Glen. He noted that Brookside Marketplace signage was a heated debate because they wanted big signage. If we're going to change the signage for TPP, he would like to see signage consistent with Brookside Marketplace.

MS. WALLRICH agreed that consistency was important across the community, but discussed the differences between an aging shopping center and a brand new shopping center that may need to address existing signage and the design of the center.

ACTING CHAIRMAN MAHONEY stated that he would like to assign two commissioners and COMMISSIONERS FICARO AND MCCLELLAN were assigned to this case.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE NOVEMBER 5, 2015 MEETING

ITEM #2 TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE – VILLAGE OF TINLEY PARK (New Item)

Consider recommending that the Village Board grant approval to an Ordinance to amend Section XII (Legacy Code) of the Tinley Park Zoning Ordinance by the following:

- a. Amend Section 3 (General Provisions) Table 3.A.2, to remove “Package Liquor Stores” from the list of uses requiring a Special Use and add “Package Liquor Stores” to the list of Prohibited Uses.
- b. Amend Section 3 (General Provisions) Table 3.A.2, to add as a Permitted Use the sale of “Boutique Alcohol” which includes the sale of artisan distilled spirits, fine wine, and micro-brew or craft beers.
- c. Amend Section 3 (General Provisions) to provide special conditions related to the approval of a Special Use for a “Winery, distillery, or brewery, including sales and tasting.”
- d. Amend Definitions to add corresponding definitions for the proposed amendments

Present were the following:

Plan Commissioners: Jeff Ficaro
Tom Mahoney, acting Chairman
Bob McClellan
Gina Miller
Art Pierce
Bill Reidy
Tim Stanton

Absent: Mark Moylan
Rita Walker, Chairman

Village Officials and Staff: Amy Connolly, Planning Director
Paula Wallrich, Deputy Planning Director
Stephanie Kisler, Planner

ACTING CHAIRMAN MAHONEY asked Deputy Planning Director, Paula Wallrich to discuss the proposed amendments to the Legacy Code with regard to the issue of package liquor stores.

MS. WALLRICH noted that the issue of package liquor stores was initially discussed this past year during a comprehensive amendment to the 2011 Legacy Code. However, the package liquor use amendments were removed from consideration at that time to allow staff more time to study the issue. At that time there was discussion between staff and Village Board to prohibit package liquor stores within the Legacy District.

However, as the issue has been studied staff has found examples of nearby, successful downtowns, that allow certain types of package liquor that enhance downtown areas, provided there are guidelines regulating they type and manner in which packaged liquor is sold. The intent of the proposed amendments is to prohibit the traditional package liquor stores that are associated with excessive window signage and display areas and do not provide a product that is unique to the downtown and therefore do not function as a tourist attraction or inducement to visit the downtown area, and in turn create a permitted use for a type of package liquor store that would enhance the shopping experience in the downtown by encouraging, the new, trendy boutique type stores/places for our downtown.

MS. WALLRICH noted that historically, the boutique liquor sales trend started with microbrews and now the trend is distilleries of artisan spirits and wineries. The downtown areas in LaGrange, Homewood, Hinsdale, St. Charles, and Frankfort are starting to see more of these boutique type stores. They provide a quality small business experience and promote tourism.

MS. WALLRICH showed pictures of wineries/package liquors, such as Vino e Birra in LaGrange and Grape and Grain in Homewood. She told the story of how Grape and Grain came to be located in Homewood and how the Village Board created a liquor license to allow fine wine and different alcohols in a boutique setting.

MS. WALLRICH explained that staff recommends that the Legacy Code be amended to have the terms “including boutique stores that sell and/or serve artisan distilled spirits, fine wine, or micro-brew/craft beer...” in Section 3.A.1 – Permitted Uses. Staff recommends that the term “package liquor” be removed from the Special Use column (Table 3.a.2) and added to the Prohibited Use column (Table 3.2.a).

A list of definition would be added to the Legacy Code to define the words used in the use table. For example, “boutique” store would be a small business less than 3,000 s.f. that specializes in unique retail products. She noted that artisan distilled spirits, fine wine, micro-brew/craft brew, package liquor stores, and taverns would also be defined.

MS. WALLRICH explained that there would also be conditions added to the Legacy Code that specifically address the Special Use for wineries, breweries, and distilleries. The purpose of these conditions is to signal to the marketplace that Tinley Park is supportive of these uses in the downtown and review of these uses would be focused primarily on waste disposal and odor.

MS. WALLRICH pointed out that the proposed changes to the Legacy Code are fully within the purview of the Plan Commission for review and comment. However, Village staff is also recommending that the Village Board add two new liquor licenses to the list of licenses for the Village. These licenses would be “boutique” oriented licenses that would support and compliment the new definitions of “boutique stores.” These licenses would not be under the review of the Plan Commission, however, staff requested the Plan Commission review the license descriptions and provide any recommendations they may have.

COMMISSIONER MCCLELLAN asked if there were any liquor stores that would be impacted by these changing regulations.

DIRECTOR CONNOLLY stated that there is only one package liquor store in the downtown at this time and that the Legacy Code heritage status guidelines would allow the business to stay in its current location or at the location that was granted a special use this year (must be the same owner), but the business would only be allowed to expand up to 50% of the market value of the property.

ACTING CHAIRMAN MAHONEY noted that there were no more questions of the Plan Commission and stated that COMMISSIONER PIERCE and COMMISSIONER REIDY were assigned commissioners to this text amendment.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER FICARO seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of October 15, 2015 at 8:44 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. ACTING PLAN COMMISSION CHAIR MAHONEY declared the meeting ADJOURNED.

DRAFT



Applicant

Jeff Slavish
Brixmor Development

Property Location

15903-16205 Harlem Ave.

Zoning

B-2 PUD
Tinley Park Plaza PUD

Approval Sought

Special Use for a
Substantial Deviation of a
PUD to amend the Sign
Regulations

Requested Action

Approved proposed sign
regulation amendments

Project Planner

Paula J. Wallrich, AICP
Deputy Planning Director

PLAN COMMISSION STAFF REPORT

NOVEMBER 19, 2015

UPDATES ARE IN RED

BRIXMOR/TINLEY PARK PLAZA PUD-SUBSTANTIAL DEVIATION AMENDMENT TO THE SIGN REGULATIONS

15903-16205 S. Harlem Avenue



EXECUTIVE SUMMARY

In 1985, the Village adopted an amendment to the Tinley Park Plaza PUD, which outlined a Comprehensive Sign Package in response to the property owner's request to consider the unique aspects of the center. The property owner stated at that time: *"One unique aspect of the Plaza is the substantial distance it is set back from Harlem Avenue, and another aspect is that it is a lengthy shopping center spread out along Harlem Avenue. Both such factors necessitate the proposed sign regulations."* The amendment further recognized the need to deviate from the Village's sign regulations due to the "importance of signage to a strip type shopping center", and therefore the Village Board approved an increase in sign area from the Village's sign regulation from 1.0 SF/1.0 LF of frontage to 1.5SF/1.0 LF of frontage. In June of this year the Village adopted an amendment to the 1985 sign regulations which addressed the unique circumstances of the planned multi-tenant outlot building at the north end of the property. The in-line stores of the main plaza structure were not addressed at that time.

The Sign Regulations for Tinley Park Plaza which regulates the in-line stores are very explicit on the type, location and illumination of signs, some of which conflict with existing signs or signage that might be typically proposed for the Plaza. A certain type font (Helvetica Medium), specific sign installation and materials (some of which are now outdated), and a requirement that all lettering be upper case are just a few of the regulations that currently govern the in-line tenants.

The attached proposal addresses in-line tenant signage and consolidates it with the recently adopted regulations for the outlots. Existing signage that does not meet these regulations become legal non-conforming signs and will be allowed to remain until such time that the business changes or the sign is modified or removed. The sign area allowance remains as originally proposed at 1.5 SF/1 LF, which exceeds Village Sign regulations.

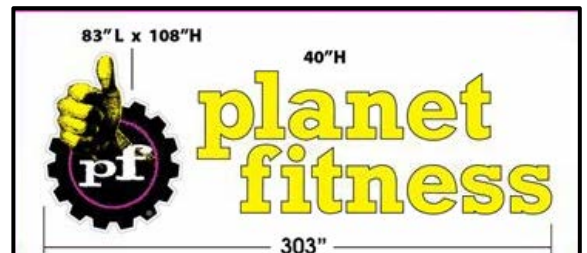
PLAN COMMISSION WORKSHOP

Due to conflicting schedules a workshop did not occur prior to the writing of this staff report. The Applicant will meet with staff and the assigned Commissioners prior to the Commission meeting on the 19th.

In speaking with the Applicant, they are in agreement with the proposed sign regulations as they pertain to wall signs, however they are still requesting that Planet Fitness be allowed on the 27' non-conforming pylon sign (as well as on the two 10' ground mounted signs). As discussed at the last meeting, Village ordinance does not allow a non-conforming sign to be modified—*“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.”* This clause in the ordinance is being enforced in other areas of the Village as well. It was explained to the Applicant that there are other opportunities in the future that may assist them with their free-standing signage including the ability for a PUD amendment in association with a future larger tenant, revisions to the sign ordinance that might allow for larger signs or the ability to modify non-conforming signs if the change represents a small percentage of the sign face. There has also been some preliminary discussion regarding the possibility of a Village-wide incentive program in the next budget cycle to assist in bringing non-conforming signs into compliance.

DISCUSSION

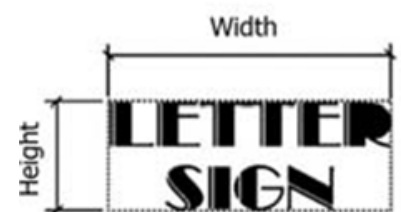
Tinley Park Plaza (hereinafter referred to as TPP) Planned Unit Development (PUD) was approved on November 13, 1972. The shopping area has changed ownership and tenants over the years; an outlot was constructed at the south end of the Plaza and the Village recently approved a 9,100 SF multi-tenant outlot structure at the north end the development that is currently under construction. As part of the approval of the new multi-tenant outlot structure the Village approved an amendment to the original sign regulations to address the unique configuration of a four-sided building. The original sign regulations that regulate the in-line stores remains intact, however as new sign requests are presented to the Village for approval it has become apparent that the existing sign regulations are outdated and inconsistent with the Village's and property owner's desire to create attractive signage. The recent special use application for Planet Fitness highlighted this issue. The enforcement of the current regulations would result in a sign that would be limited to a Helvetica lettering font and require all capital letters.



In addition, the method of calculating sign area in the Village's sign ordinance as well as the original sign regulations for the Plaza is cumbersome and presents difficulty in determining sign area with any degree of accuracy. The proposed amendments address this issue along with all other aspects of the regulations that are outdated or inconsistent with the Village's current sign ordinance or intent. The attached proposal amends the regulations that were approved earlier this year and will repeal the original sign regulations, thereby providing one set of regulations for all signs in the Tinley Park Plaza. Absent an amendment to the Sign Regulations for the PUD, the proposed signage for Planet Fitness, or any other new sign proposal, would not meet the PUD regulations or current Zoning Ordinance Sign Regulations.

SIGN AREA

The Village's sign ordinance, along with the original sign regulations for the Plaza calculated sign area in the following way: *“...as the sum of the Surface Areas of the individual letter, number, or symbol faces excluding any voids within or in between the individual letter faces.”* This method is very difficult to calculate and administer, therefore the proposed amendment changes this to reflect the more traditional way of calculating sign area *“... that area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, and in no case passing through or between any adjacent elements of it. Sign area can be determined by*



drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes.”

The proposed sign amendment also clarifies an issue that has been recently discussed by the Commission regarding the use of color that is part of the ‘brand’ of the business. Planet Fitness originally proposed to paint the backdrop for their sign (formally red as Staples) purple. They have since eliminated that proposal. The proposed sign amendment clarifies that the use of color indicative of the business brand or logo will be included in sign area calculations.

Consistent with the sign allowances for the outlots and the original regulations, the proposed regulations allow a ratio of 1.5 SF per 1 LF of frontage. This exceeds Village Code which allows for 1 SF per 1 LF of frontage. This ratio was approved as part of the original PUD and reflects the majority of signs that exist in the Plaza today.

In addition to sign area the proposed sign regulations impose a maximum letter height. Currently the regulations for outlots limit the height of each letter to 30” with an overall height limitation of the sign to 6.5’. The regulations also limit the sign to no more than 2 rows of lettering. The proposal for in-line tenants allows for a greater maximum letter height. For tenant spaces of less than 25,000 SF lettering is limited to a maximum of 36” in height. This is consistent with the regulations for Brookside Marketplace. The total height of the sign cannot exceed 84” or 2 rows of lettering.

For tenant spaces greater than 25,000 SF in area the maximum letter height is 84”; total height is limited to 84” as well. Two rows of lettering is allowed, however the sign height limitation prevails. Brookside Marketplace allows for a maximum height of 48” for units 25,000 to 80,000 SF in area. There is no limitation on sign area. For tenant spaces greater than 80,000 SF the height is limited to 96”.

	TINLEY PARK PLAZA		BROOKSIDE MARKETPLACE	
	Lettering ht	Total sign ht	Lettering ht	Total sign ht
Tenant lease space <25,000 SF	36”	84”	36”	N/A
Tenant lease space 25,000 – 80,000 SF	84”	84”	48”	N/A

The current range of tenant spaces at the Plaza is from 800 SF (Cricket) to 39,800 SF (Walt’s). The majority of the spaces are either small (1,200-1,600 SF) or mid-size ranging from 8,400 SF (Famous Footware) to 19,940 SF (Dollar Tree). The only units that are 25,000 SF or greater are Walts and the former T.J. Maxx store at 32,200 SF. (see attached listing of tenants and lease area)

Staff is continuing to analyze existing signs to identify non-conformities with the proposed regulations. Walts is the largest sign with a lettering height of 11’, which would be rendered non-conforming with the adoption of the proposed amendments. Final sign plans have not been submitted for Planet Fitness, however the overall sign height is 84.75”; therefore it is close to conforming at the height limitation of 84” for total height. **Attached is a table outlining conforming and non-conforming signs at Tinley Park Plaza.**

The entire sign amendment proposal is attached for the Plan Commissioner’s review.

FINDINGS OF FACT

The following Findings of Fact have been adapted from the Special Use standards established in the Tinley Zoning Ordinance that are used when reviewing physical developments rather than text changes as provided herein. The Plan Commission may wish to edit, delete or add to the proposed findings when making them part of the record for the Village Board.

Special Use Permit

A Special Use Permit to allow for a Substantial Deviation of the Tinley Park Plaza (TPP) Planned Unit Development amending the Sign Regulations governing in-line and outlot signage.

A. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The proposed sign amendments will clarify regulations for all signage in the Plaza, provide for uniformity within the PUD, and improve the administrative review for permits. The proposed amendments will allow for current trends in signage that the current outdated regulations would prevent such as branding for lettering style. Signage is an integral part of the success of a business and the proposed sign plans encourage signage will assist the general public in way-finding to the various businesses.

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 will it substantially diminish and impair property values within the neighborhood.

The proposed sign amendments will provide opportunity for new and current signs to be updated which will improve the aesthetics of the Plaza. The amendments are consistent with the previous regulations regarding area which acknowledges the setback for the in-line stores from Harlem Avenue.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed sign amendments will not deter or detract from the normal and orderly development of the surrounding area; the amendments will most likely result in more attractive signage which will improve the Plaza and consequently the surrounding area.

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

The proposed sign amendments will improve the administration and aesthetics of signage in the Plaza. It is the intent of the proposed amendments to encourage more attractive signage which in turn should attract more business to the Plaza.

RECOMMENDATION/RECOMMENDED MOTION

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

“The Plan Commission hereby recommends that the Village Board grant the Applicant, Brixmor Development, a Special Use for a Substantial Deviation from the approved Tinley Park Plaza PUD , amending the Sign Regulations as proposed for the Tinley Park Plaza and adopt Findings of Fact as proposed by Village Staff and the Plan Commission at this meeting.

PROPOSED AMENDMENT TO
SIGN REGULATIONS
FOR
TINLEY PARK PLAZA SHOPPING CENTER

1.0 INTENT: These amendments are adopted for the in-line tenant spaces of the retail center and all outlot buildings (existing and future) within the Tinley Park Plaza (TPP) Planned Unit Development (PUD) for the purpose of creating a unified appearance and common standards for the placement and design of exterior signs. These amendments are created to clarify the Village's intent to provide a particular amount of signage for the frontage of the in-line stores and for the four-sided buildings that are placed in "outlot" positions within the Tinley Park Plaza. The Village wishes to ensure that present and future tenants will have attractive, aesthetically pleasing signage that is consistent in design, size, placement and scale for the outlot buildings as well as with the entire Tinley Park Plaza. This amendment in its entirety shall regulate all signage for Tinley Park Plaza and shall replace the Sign Regulations for Tinley Park Plaza Shopping Center (Ordinance No. 85-0-057) adopted October 14, 1985 and the 2015 Amendment to Sign Regulations for Tinley Park Plaza Shopping Center (Ordinance 2015-0-20), adopted June 16, 2015.

1.1 APPLICABILITY: These amendments apply to all in-line tenant spaces and outlot buildings within the TPP Planned Unit Development. All signs shall comply with the regulations herein and Sections IX B, C, D (6-9) of the Tinley Park Zoning Ordinance. All signs existing at the adoption of these regulations shall be able to remain as a permitted non-conforming sign as provided in Section 8.0

2.0 DEFINITIONS:

BUSINESS TENANT -- Tenant space having its own secured entrance. Businesses located within another business, without having a distinct secured entrance, are not considered a separate business and are not eligible for separate signage.

FRONTAGE LIMITS—The width of the lease space as measured along the building's primary frontage of the in-line tenant spaces.

IN-LINE TENANT SPACES- Leased commercial units located in the primary structure in Tinley Park Plaza and not in the separate commercial structures considered outlot buildings.

OUTLOT BUILDINGS –Buildings that are placed in positions within the Tinley Park Plaza PUD that are not part of the original, in-line tenant commercial shopping plaza. These buildings will be located north, south or west of the in-line tenant spaces.

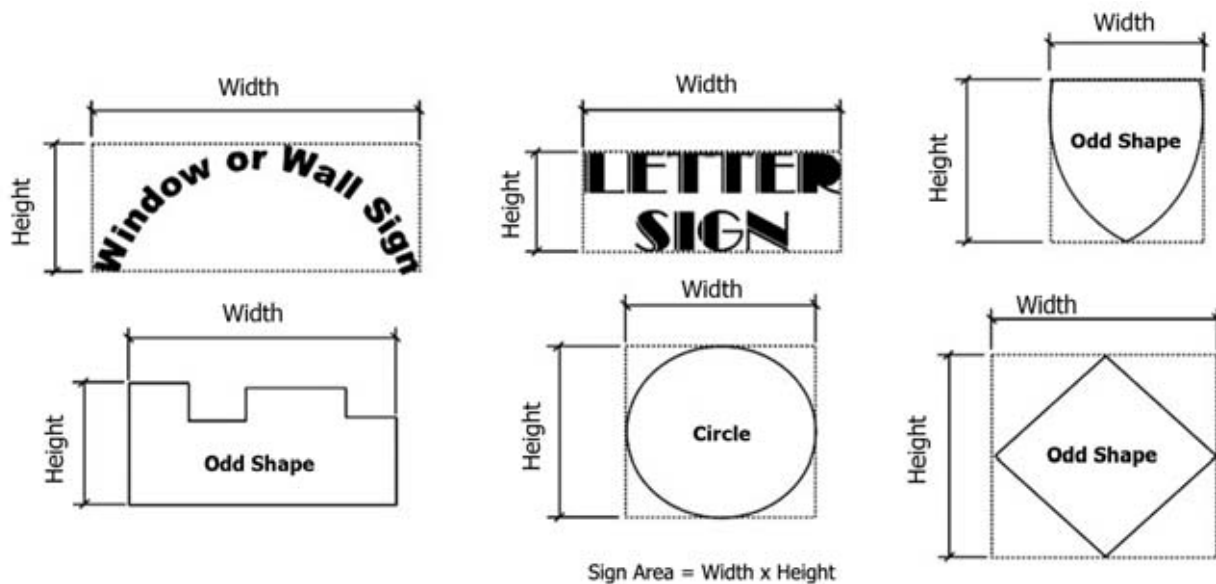
PRIMARY FRONTAGE – The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

REAR FRONTAGE- The frontage that is not adjacent to a public ROW and does not include a public entrance to the building. The rear frontage is typically designed with service entrances.

SECONDARY FRONTAGE – The frontage adjacent to private ingress/egress access streets or drive aisles. This frontage does not have service entrances and may include a public entrance to the building.

SIGN – Refer to definition in Section II of the Tinley Park Zoning Ordinance.

SIGN FACE AREA - That area enclosed by a single continuous perimeter enclosing the extreme limits of the sign's display area, including any background color banding that includes color(s) indicative of the subject brand or logo, and in no case passing through or between any adjacent elements of it. Sign area can be determined by drawing an imaginary square or rectangle to completely enclose the graphic representation on the sign and computing the sum of all square or rectangular shapes as depicted below.



WALL SIGN - A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted.

WINDOW SIGN –A sign or individual letters, symbols, or combinations thereof placed inside or upon a window facing the outside and which is intended to be seen from the exterior.

3.0 IN-LINE TENANT SIGNAGE: Each in-line tenant may furnish and erect a sign on the parapet or sign band above the storefront of the subject lease space to identify the tenant doing business on the premises. The location of the sign should be as close to the entrance of the business as possible and centered on the tenant's frontage limits along the primary 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 as possible.

3.1 OUTLOT SIGNAGE: A Unified Sign Plan must be submitted for any outlot building development or redevelopment within the Tinley Park Plaza PUD in accordance with the dimension regulations

outlined in Table 1. The Unified Sign Plan must be approved by the Village of Tinley Park in accordance with PUD approvals, such as amendments to a PUD or site plan approvals, prior to any signs being erected. All owners, tenants, subtenant and purchasers of individual units of an outlot building shall comply with the approved Unified Sign Plan, which will be kept on file at the Village of Tinley Park. Signage for in-line tenants are not required to submit a Unified Sign Plan, but will be required to submit a sign permit application to the Village of Tinley Park Building Department in accordance with Section IX of the Tinley Park Zoning Ordinance.

UNIFIED SIGN PLAN CONTENTS: The Unified Sign Plan shall identify a sign area on each building elevation that is architecturally distinct from the rest of the façade and shall include the following:

- a. Sign materials and types of signs;
- b. Method of illumination;
- c. Color of raceway;
- d. Method of affixing raceway to building face;
- e. The center base line upon which all signs are centered (identified on the building elevations);
- f. Location of sign areas per tenant space for each building elevation, clearly indicating the location of wall signs;
- g. Letter heights, number of rows of lettering, total height of proposed sign;
- h. Location of window signage per tenant space for each building elevation; and
- i. Location and design of any service door sign.

3.2 IN-LINE AND OUTLOT SIGN SUBMITTAL REQUIREMENTS: Submittals for individual signs will be submitted as required by Section IX of the Tinley Park Zoning Ordinance. All signs are to be illustrated and dimensioned in elevation drawings. Signs will be required to comply with the approved plan for the building on which the sign is erected.

4.0 PROHIBITED SIGNS:

- a. No goods, wares, merchandise, or other advertising objects other than a wall sign as defined herein shall be placed on or suspend from any outlot building, with the exception of approved temporary signs;
- b. No sandwich boards or any signs that are placed along the sidewalks and parking areas of the property;
- c. No electronic message centers and signs;
- d. No signage is allowed on awnings and back lit awnings are prohibited;
- e. Businesses located within an outlot building that are not business tenants (not having a distinct secured entrance) are not eligible to display wall signs;
- f. No neon tubing or any other types of illuminated tubing is allowed on the outside of any building, used as a signage material, and cannot be used to illuminate any façade windows;
- g. No neon or fluorescent tubes or incandescent bulbs may be exposed to public view;
- h. No internally illuminated box signs or bare bulb lighting will be allowed on the outside of the building except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
- i. No signage should be placed in the public right of way or within any parking area;
- j. No signage may be erected on the body, roof or side of a vehicle and displayed within any parking area or ROW;
- k. Valances
- l. signs painted on glass storefronts will not be permitted;

- m. No paper signs shall be permitted to be applied to the interior or exterior faces of the storefront glass or other material; and
- n. Non-illuminated signs are not permitted.

5.0 WALL SIGN REGULATIONS: All signs shall comply with the regulations as described herein and, if this PUD Amendment is silent, the relevant sections of Section IX (Sign Regulations) of the Tinley Park Zoning Ordinance will control.

5.1 CONTENT:

- a. Signs shall be for identification purposes and shall indicate the business name and address, the major enterprise or the principal product offered for sale on the premises, or a combination of these;
- b. Slogans and mottos for businesses are not allowed on wall signage;
- c. Graphic depictions of a business logo may be allowed but must be in scale with the proposed lettering on signs for the building and must fit within the allotted sign area; and
- d. Temporary signs are allowed provided they follow the provisions of Section IX.D.7 (Temporary Signs).

5.2 DESIGN/LOCATION:

- a. Walls signs shall include a maximum of two rows/lines of lettering. Letter height within each row of lettering will be limited to the lettering height as described herein on Table 1;
- b. A wall sign shall extend no further than fifteen (15) inches from the wall to which it is attached;
- c. No wall sign shall extend above the parapet or eave line, as appropriate, of the building to which it is attached;
- d. Wall signs shall not cover up or interrupt major architectural features;
- e.
- f. All wall signs must respect a consistent margin from the edge of the sign area of at least 9" and at least 2'0" from the frontage limits of the adjacent tenant. Allowances may be made if architectural elements of the facade interfere with a consistent margin; All wall signs must be placed in coordination with the established base center line designated on the sign plan for outlot buildings. For in-line tenant signage, the base center line shall be established by the Landlord of the shopping center and documented with the Village;
- g. Wall signs must be individual internally lit letters either mounted on a raceway or as separate letters mounted directly to the building façade. The raceway must be painted to match the exterior surface of the building. Box signs are prohibited except for internally illuminated box signs with a non-illuminated opaque background allowing only for the illumination of lettering and logo;
- h. Letter color shall be per Tenant design and Landlord approval;
- i. Each individual letter shall be illuminated and powered only by remote transformers located behind the building fascia panel. Individual channel lit letters must be mounted on a raceway that is painted to match the background surface on which the raceway is mounted; and
- j. Service door signage shall be uniform in font, size, and color.

5.3 WALL SIGN DIMENSION REGULATIONS:
TABLE 1

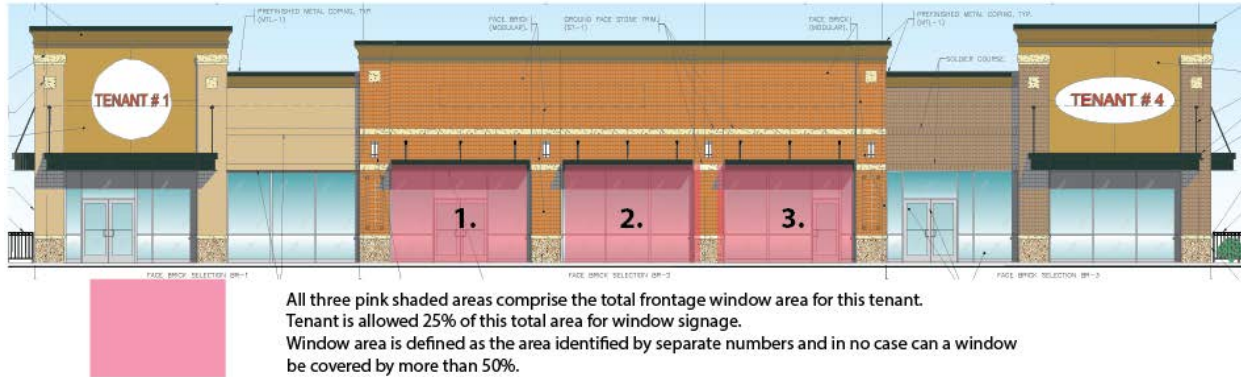
Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
In-line tenancy (less than 25,000 SF in size)	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	Lettering must be no greater than 36" in height.	Sign must be no greater than 84" in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
In -line tenancy (25,000 SF or greater)	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	Lettering must be no greater than 84" in height.	Sign must be no greater than 84" in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.
Outlot building is designed for and contains one business tenant	Primary Frontage (including corner buildings with 2 or more primary frontages)	1	1.5 SF per 1.0 LF of primary frontage.	Lettering must be no greater than 30" in height.	Sign must be no greater than 6.5' in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains one business tenant	Secondary frontage	1	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage. Signage is limited to the tenant occupying the corner unit.	Lettering must be no greater than twenty-one inches(21”) in height; lettering may be thirty inches (30”) in height if located on a corner tower element that has primary and secondary frontage.	The sign must be no greater than five feet (5') in height; 6.5' in height if located on a corner tower element that has primary and secondary frontage.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.
	Rear Frontage	1	Must not exceed an area greater than 50% of the sign area allowed for the primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposes of calculating rear frontage sign allowances.	Lettering must be no greater than 15” in height,	Sign must be no greater than 15” in height.	Signs must be uniform in size, style, and color. contain only the name of the store; logos are prohibited.
Outlot building is designed for and contains multiple business tenants	Primary Frontage (including corner buildings with 2 or more primary frontages)	1 per tenant with primary building frontage.	1.5 SF per 1.0 LF of primary frontage for each tenant	Lettering must be no greater than 30” height.	Sign must be no greater than 6.5' in height.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and fit in allotted sign area.

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
Outlot building is designed for and contains multiple business tenants	Secondary frontage	1 per tenant with secondary building frontage.	70% of the area allotted to the adjacent primary frontage; 100% if signage is on a tower corner element that has primary and secondary frontage.	Lettering must be no greater than twenty-one inches (21") in height lettering may be thirty inches (30") in height if located on a corner tower element that has primary and secondary frontage.	Sign must be no greater than five feet (5') in height; 6.5' in height if located on a corner tower element that has primary and secondary frontage.	Sign must not contain more than two (2) rows of lettering, excluding logos; logos must be in scale with lettering and, fit in allotted sign area.
	Rear frontage	1 per tenant with rear building frontage	Must not exceed an area greater than 50% of the sign area allowed for each tenant's primary frontage. For buildings located on a corner lot the longer frontage shall serve as the primary frontage for purposes of calculating rear frontage sign allowances.	Lettering must be no greater than 15" in height.	Sign must be no greater than 15" in height	Signs must be uniform in size, style, and color. Sign must contain only the name of the store; logos are prohibited.

5.0 WINDOW SIGNS:

Window signs shall not exceed twenty-five percent (25%) of the total frontage window area and shall in no event cover more than 50% of any one window area.



6.0 FREE-STANDING SIGNS: No free-standing sign shall be permitted within the limits of the Tinley Park Plaza Shopping Center except as approved by the Village of Tinley Park.

7.0 ILLUMINATION:

- a. Illuminated signs shall produce no more than 30 foot candles of illumination, four feet from the sign.
- b. All wall signs on the same building shall be of a consistent method of illumination, structure and material.

8.0 NON-CONFORMITIES: All signs existing at the adoption of these regulations shall be able to remain as a legal nonconforming sign until such time as one of the following occurs:

- a. a business vacates the premises and a new business leases the premises; a change of use;
- b. change of owner;
- c. the sign is removed; or
- d. the sign is repaired and the cost of the repair is greater than 50% of its replacement value.

Any sign meeting the conditions as stated above will be deemed no longer to be legally non-conforming, and must be removed and replaced within 30 days of the triggering event.

9.0 APPROVALS- All signs shall require written approval by the Landlord and the Village of Tinley Park prior to fabrication. The Tenant shall cause the sign company to submit detailed drawings to the Landlord and the Village. The Landlord will review the drawings and return copies marked to indicate approval of the necessary documents. No sign shall be erected by any Tenant except in accordance with the drawing bearing the Landlord's final approval and only after the issuance of a sign permit by the Village of Tinley Park.

10.0 SIGN REMOVAL- Upon vacating the leased premises, each tenant is responsible for removing their sign letters and repairing the building fascia to its original condition which shall include patching, painting and removal of all sign electrical conduits and boxes. Any aforementioned repair not provided by the tenants shall be undertaken by the Landlord.



PLAN COMMISSION STAFF REPORT

NOVEMBER 19, 2015

UPDATES ARE IN RED

LEGACY CODE AMENDMENTS – BOUTIQUE ALCOHOL

Applicant

Village of Tinley Park

Approval Sought

Text Amendment to Village of Tinley Park Zoning Ordinance, Section XII (Legacy Code)

Requested Action

Approve proposed text amendments

Project Planner

Paula J. Wallrich, AICP
Deputy Planning Director



EXECUTIVE SUMMARY

Recent discussions regarding the on-going revitalization efforts for the downtown area of Tinley Park have focused on the desire to attract up-scale establishments that sell and/or serve artisan-distilled spirits, fine wine and micro-brew/craft beer. This national trend of boutique alcohol establishments has revived many downtowns and turned them into bustling centers of activity. Brew pubs, distilleries, and wine tasting boutiques have flooded the market capturing the interest of many economic development professionals looking for ways to strengthen their downtown shopping districts. In light of some of the concerns regarding existing package liquor stores in the downtown area, Staff has proposed the prohibition of the traditional 'package liquor store' in the Legacy District and has recommended creating the opportunity for "Boutique Alcohol Stores".

Proposed amendments to the Legacy Code include changes to Table 3.A.1 and Table 3.A.2 which list Permitted, Special and Prohibited Uses. New definitions have been provided to clarify the new terms used in the proposed amendments. Staff has also provided recommendations for special conditions for the Special Use approval of "Winery, distillery, or brewery, including sales and tasting". These conditions will assist the Plan Commission in their review of these special uses and help minimize potential negative impacts on property within the Legacy Code District. **In an effort to clarify the Village's intention to include on-site consumption of the manufactured alcohol from these establishments, staff as recommended revising this use to clearly state that on-site consumption is allowed as part of sales.**

The proposed amendments to the Legacy Code will necessarily require amendments to the Tinley Park Liquor Code, which will require review and approval by the Mayor, as Liquor Commissioner, and the Village Board. They have been included in this Staff Report to assist in the Plan Commission's review of the proposed Legacy Code Text Amendments, **however are not part of the Commissions approval.**

COMMISSIONER'S WORKSHOP

Staff met with Commissioner Reidy on November 12, 2015; Commission Pierce was unable to attend at that time. Staff spoke with Commission Pierce subsequent to meeting. Comments from both Commissioners included support for:

- Prohibition of “package liquor” in the Legacy District;
- Inclusion of the sale and/or serving of artisan distilled spirits, fine wine or micro-brew/craft beers in the Legacy District as an effort to promote small boutique type retail and to promote downtown as a tourism destination;
- Proposed definitions; and
- Addition of special use conditions for the existing special use “winery, distillery, or brewery, including sales and tasting”.

In addition to the support for the proposed text amendments there was some general discussion regarding comments received from the Police Chief which included:

- The prohibition of video gaming in association with Boutique Alcohol—however staff suggested that this will most likely be dealt with in the Liquor Code and will continue to be discussed with the Liquor Commissioner;
- Questions regarding how music will be dealt with in association with Boutique Alcohol. This is handled under current Zoning Ordinance performance standards and can also be monitored and controlled through liquor licensing; and
- The sale or serving of food in association with Boutique Alcohol which is allowed as written.

There was also some discussion regarding the proposed Liquor license classifications of “S” and “T” including concern that the amount of alcohol allowed as part of the tastings was too limiting. Comments will be incorporated into final review for the Village Board.

PROPOSED LEGACY CODE TEXT AMENDMENT SUMMARY

The Village of Tinley Park developed the *Legacy Code* as a means to support the *Legacy Plan* adopted in 2009. The award-winning *Legacy Plan* provides the vision to shape the physical, social, and economic future of one of Tinley Park's most valuable assets—the downtown area. The *Legacy Code* provides the enforcement mechanism for this vision and therefore is considered a fluid document that must be revisited from time to time to ensure it is current with market trends and economic conditions that impact central business districts. Recently, the Plan Commission adopted a comprehensive update to the Code which addressed some inconsistencies and scrivener errors. As part of the update, the issue of prohibiting ‘package liquor stores’ was discussed. It was decided to table the issue until Staff had time to adequately research the topic. The following proposal reflects Staff’s investigation into the issue of prohibiting ‘package liquor stores’ and promoting boutique alcohol sales and service in the Legacy District.

Boutique Alcohol can be defined as a type of liquor that is sold or served by small independent establishments specializing in the sale or service of independent brands of liquor that are not widely distributed. Just as **Boutique Stores** may specialize in unique clothing or gourmet food, there is a current trend of small independent distilleries, wineries and breweries that are developing their unique brand of alcohol that is being manufactured, sold and served on a small scale in a ‘boutique store’ setting.

The **Boutique Alcohol** trend seems to have started with **micro-brew** or **craft beer** which, according to the Brewers Association, has continued to escalate with micro-brewery start-ups and soaring sale prices since 2008. Although the trend has slowed in recent years, it appears the interest in local alcohol production has broadened to include **boutique or local wine and distilled spirits** production and sales. The National Restaurant Association’s Annual Chef’s Survey has noted this hot trend



and stated that since 2010 local wine has been one of the top alcohol trends, only to be outpaced by other local sourcing alcohol production. The number of regional wineries in the United States increased almost 12% between 2011 and 2014, in the aftermath of the recession, and has almost doubled since 2005, during the recession. The full economic impact of local wineries and wine grapes in Illinois exceeded \$692 million in 2012 with the advantage of minimal transport costs garnering great appeal from an environmental standpoint.



The current 'hot trend' however is **artisan-distilled spirits**. The 2015 "What's Hot" survey, conducted by the National Restaurant Association, found that the top five alcohol and cocktail trends are micro-distilled/artisan spirits, locally produced beer/wine/spirits, onsite barrel-aged drinks, regional signature cocktails, and culinary cocktails.



To stay current with these market trends, Staff investigated ways to amend the ordinance in an effort to provide opportunities for these trending businesses (boutique alcohol production and sales) and encourage them to locate in Tinley Park's downtown area. The removal of some of the potential impediments, such as a perceived lengthy entitlement process for a Special Use Permit, may serve as an incentive in logistical decisions for these businesses.

PROPOSED LEGACY CODE TEXT AMENDMENTS

Following are the individual text amendments as proposed by Staff:

1. Section 3 General Provisions, Table 3.A.1: add under *Permitted Uses – Commercial – Retail/Service*, "...including boutique stores that sell and/or serve artisan-distilled spirits, fine wine or micro-brew/craft beer, ..."

Permitted Uses	
Commercial	<i>Retail / Service</i>
	An enterprise that provides goods and/or services directly to the customer, including but not limited to merchandise shops, eating & drinking establishments, specialty goods/foods stores, including boutique stores that sell and/or serve artisan distilled spirits, fine wine or micro-brew/craft beer, financial institutions, personal services, convenience uses, entertainment, and hotels.

This allows for these uses as Permitted uses, thereby eliminating a potentially lengthy review process. **This will send a clear message to economic development professionals that the Village is supportive of these uses in the Legacy District.** Definitions for these uses follow.

2. Section 3 General Provisions, Table 3.A.2: remove from Special Uses - "Package Liquor Store"; add to Prohibited Uses- "Package Liquor Store"

<i>Special Uses</i>	<i>Prohibited Uses</i>	
<ul style="list-style-type: none"> - Amusement and recreation establishments including bowling alleys, billiard parlors, coin-operated amusement devices, gymnasiums, swimming pools, dance halls, health clubs, skating rinks and other similar places of recreation - Any establishment with operating hours between 2:00 AM and 6:00 AM - Automobile and custom van sales (new and used) - Creation of a mixed-use building on a Heritage Site in the Neighborhood General or Neighborhood Flex Districts. - Day or child care centers, including home occupation daycare - Farmer's market - Fruit and vegetable stands - Other similar or compatible uses - Package liquor stores - Private surface parking lots located on a lot with no structures or other uses. - Taverns - Teen recreation and dance facilities - Winery, distillery, or brewery, including sales and tasting 	<ul style="list-style-type: none"> - Adult regulated uses - Advertising signs and billboards - Agricultural uses (except for farmer's markets and private gardens) - Archery / bow range - Automobile car wash (either manual or automatic) - Automobile / gasoline service stations - Automobile repair shops (including bodywork) - Boarding / rooming house - Building material sales - Drive-in theaters - Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses) - Frozen food lockers - Funeral homes, mortuaries, and cremation facilities - Greenhouses, garden centers, and landscape nurseries - Gun dealer / shooting range - Industrial facility (heavy or light) - Kennel / pound - Machinery and equipment sales 	<ul style="list-style-type: none"> - Medical marijuana dispensing facility - Model garage display and sales - Motel or motor inn - Open storage - Other similar or compatible uses - Package Liquor Store - Plumbing, heating, air conditioning sales and service - Second hand stores, flea markets, pawn shops - Tattoo parlor - Tobacco, hookah, cigarette, cigar, e-cigarette, and vapor sales establishments, and any related on-site consumption, as a primary use - Truck depot / truck stop - Vehicle rental - Warehouse and storage (including mini-storage) - Wireless communications facilities

Table 3.A.2

This prohibits “Package Liquor Stores” from locating in the Legacy District. Any existing “Package Liquor Store” will be considered legal non-conforming. Non-conformities are regulated differently in the Legacy District and are considered “Heritage Sites”. As these sites seek to redevelop, change ownership, and/or expand (less than 50% of market value), a series of criteria has been established that build upon the vision of the *Legacy Plan*, without being overly burdensome to those that established the Village’s heritage.

3. Section 3: General Provisions: This is a new sub-section that provides conditions for certain Special Uses in the Legacy District. Staff has proposed the following conditions for “Winery, distillery, or brewery, including sales and tasting”. The purpose of this text amendment is to address the unique nature of these uses and the potential impact on adjacent uses in the District, especially residential uses. The nature of the District and the encouragement of mixed uses in portions of the District require thoughtful review of these Special Uses.

A. Uses

5. Special Conditions for Special Uses

Wineries, distilleries and breweries are allowed as a Special Use in the Legacy District in accordance with the procedures set forth in Section X.J of the Zoning Ordinance and the conditions identified below:

1. Conform with all applicable requirements of the Illinois Liquor Control Act;
2. Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;
3. Follow MWRD pretreatment guidelines; (as recommended by Public Works)
4. Control odor emissions and provide on-site control methods; and

5. Provide 'clean-in-place' (CIP) methods for decontaminating equipment that utilize the best of industry standards.

Subsequent to the Plan Commission meeting held on November 5th and the Commissioner's workshop, staff discussed the need for additional clarification of the term listed under Special Uses: "winery, distillery, or brewery, including sales and tasting". The intent of this term is to allow the serving of manufactured alcohol products on-site, similar to establishments like "Hail Storm" or "Coopers Hawk" which serve the beer or wine they produce. The current liquor license classification in the Liquor Code also provides for on-site consumption. Since these are uses that the Village wishes to encourage in the downtown area, it is recommended that the term is more clearly stated. Staff is suggesting that the words "on-site consumption" be added to the term as it is listed under "Special Uses" and read as follows:

Winery, distillery, or brewery, including sales, on-site consumption and tasting.

4. Definitions:

Boutique Store: A small (no greater than 3,000 S.F.) business establishment that specializes in a particular type of product that is unique and not indicative of retail products commonly found in larger nationally recognized retail establishments. Products may include such items as women's clothing, accessories, gourmet food, artisan-distilled spirits, fine wine or micro-brew/craft beer.

Boutique Alcohol Store: A small (no greater than 3,000 S.F.) business that specializes in the retail sale of artisan distilled spirits, fine wine and micro-brew/craft beer, and may or may not include the consumption of alcohol on the premises. A Boutique Alcohol Store is required to operate under a Class S or Class T Liquor License. A Boutique Alcohol Store is distinguished from a 'Tavern' in that the primary product for retail sale and consumption is artisan-distilled spirits, fine wine and micro-brew/craft beer.

Artisan-Distilled Spirits: Premium distilled alcohol produced by smaller independent producers, often call micro-distilleries that use traditional methods and local ingredients. Artisan-distilled spirits is distinguished from other types of distilled spirits in that it is available in limited quantities from a defined geographic area; not widely distributed.

Fine Wine: Premium wine that meets a high category of wine quality with respect to balance, length, complexity and typicity; representing only a small percentage of worldwide production of wine.

Micro-Brew/Craft Beer: Beer produced from small independent breweries that are characterized by an emphasis on quality, flavor and brewing technique; may also be termed "craft beer".

Package Liquor Store: A business possessing a Class B Liquor License devoted to the retail sale of alcoholic liquor on the premises. Package Liquor Stores are distinguished from boutique alcohol stores that sell *Artisan Distilled Spirits, Fine Wine, and/or Micro-brew/Craft Beer* as defined herein.

Tavern: An establishment where alcohol is sold for on-site consumption by the glass and may or may not include the sale of alcohol for off-site consumption. A 'Class A' liquor license is required; there is no requirement for the sale of food.

PROPOSED MUNICIPAL CODE AMENDMENTS

The proposed Legacy Code Text Amendments will require corresponding amendments to the Tinley Park Municipal Code, Chapter 112: Alcoholic Beverages. Staff is proposing the creation of two (2) additional classifications to accommodate these trending Boutique Alcohol establishments. The approval for these amendments will follow a different review process; however, the information is provided here to supplement the Plan Commission's review of the proposed Legacy Code Text Amendments.

Following are the individual text amendments as proposed by Staff:

Chapter 112 Alcoholic Beverages, 112.20 License Classification; Fee Schedule

Add:

1. **Class S License: Boutique Alcohol Sales:** Shall authorize the retail sale of artisan-distilled spirits, fine wine and/or micro-brew and/or craft beer on the premises designated therein, but not for consumption on the premises were sold, except for tastings as outlined below, provided that such alcoholic liquor shall at the time it leaves the premises be sealed in its original container. The annual fee for this license shall be \$XXX. Further, the sale of such alcohol shall be also restricted as follows:
 1. Drive-in or drive-up sales are prohibited.
 2. The principal stock in trade of the Class S licensee is artisan distilled spirits, fine wine and/or micro-brew or craft beer, with ancillary sales of other types of alcohol limited to no greater than 10% of the total alcohol inventory as determined by quantity and display area.
 3. Sale of artisan distilled spirits, fine wine and/or micro-brew or craft beer accessories, small packages of gourmet food products and specialty gift items are allowed, provided items are packaged for sale and consumption off-premises.
 4. The size of the establishment does not exceed three thousand (3,000) square feet in total usable floor area.
 5. Display of product must be no closer than ten (10) feet from any exterior display window and/or any point of ingress or egress.
 6. No display shall obstruct the view of the interior of the store from the exterior of the store.
 7. Display of product shall be in a clean, attractive manner and shall not obstruct the view to other display areas within the store.
 8. No appurtenances (i.e., ice machine, coin-operated machines) shall be located outside the establishment in public view.
 9. No tobacco product of any kind except premium cigars shall be sold or displayed on the licensed premises.
 10. Tastings of artisan-distilled spirits, fine wine and/or micro-brew or craft beer is allowed subject to the following conditions:
 - a. The amount being tasted by one customer may not exceed the following services:

- i. One quarter (.25) ounce for artisan-distilled spirits per serving, no greater than three (3) servings per customer;
 - ii. One ounce for fine wine per serving, no greater than three (3) servings per customer;
 - iii. Two (2) ounces for micro-brew or craft beer, no greater than three (3) servings per customer.
- b. No charge, cost, fee or other consideration may be levied for any tasting.
- c. Each tasting must be attended and supervised by a person of at least 21 years of age who has successfully completed BASSET training or other training program approved by the Illinois Liquor Control Commission.

2. **Class T License: Boutique Alcohol Sales with limited on-site consumption:** Shall authorize the retail sale of artisan-distilled spirits, fine wine and/or micro-brew or craft beer on the premises designated therein, with limited consumption on the premises where artisan distilled spirits, fine wine and/or micro-brew or craft beer is sold. The annual fee for this license shall be \$XXX. Further, the sale of such alcohol for on-site consumption shall be also restricted as follows:

- 1. Drive-in or drive-up sales are prohibited.
- 2. The principal stock in trade of the Class T licensee is artisan distilled spirits, fine wine and/or micro-brew or craft beer, with ancillary sales of other types of alcohol limited to no greater than 10% of the total alcohol inventory as determined by quantity and display area.
- 3. Sale of artisan distilled spirits, fine wine and/or micro-brew or craft beer accessories, small packages of gourmet food products and specialty gift items are allowed, provided items are packaged for sale and consumption off-premises.
- 4. The size of the establishment does not exceed three thousand (3,000) square feet in total usable floor area.
- 5. Display of product must be no closer than ten (10) feet from any exterior display window or any point of ingress or egress.
- 6. No display shall obstruct the view of the interior of the store from the exterior of the store.
- 7. Display of product shall be in a clean, attractive manner and shall not obstruct the view to other display areas within the store.
- 8. No appurtenances (i.e., ice machine, coin-operated machines) shall be located outside the establishment in public view.
- 9. No tobacco product of any kind except premium cigars shall be sold or displayed on the licensed premises.
- 10. Such license shall also authorize the sale of artisan-distilled spirits, fine wine and/or micro-brew or craft beer by the glass for consumption on the premises. Seating for customers consuming boutique alcohol on the premises shall not exceed thirty (30) seats.
- 11. Tastings of artisan-distilled spirits, fine wine and/or micro-brew or craft beer is allowed subject to the following conditions:

- a. The amount being tasted by one customer may not exceed the following services:
 - i. One quarter (.25) ounce for artisan-distilled spirits per serving, no greater than three (3) servings per customer;
 - ii. One ounce for fine wine per serving, no greater than three (3) servings per customer;
 - iii. Two (2) ounces for micro-brew or craft beer, no greater than three (3) servings per customer.
- b. No charge, cost, fee or other consideration may be levied for any tasting.
- c. Each tasting must be attended and supervised by a person of at least 21 years of age who has successfully completed BASSET training or other training program approved by the Illinois Liquor Control Commission.

RECOMMENDATION

Should the Plan Commission wish to make a recommendation to the Village Board, the following motion would be appropriate:

“... make a motion to recommend that the Village Board amend Section XII of the Tinley Park Zoning Ordinance (the 2011 Legacy Code for Downtown Tinley Park), as presented in a draft Ordinance dated November 19, 2015, specifically:

- To amend Section 3, Table 3. A.1, under the first category “Commercial” and “Retail/Service” to add the following clause “*including boutique stores that sell and /or serve artisan distilled spirits, fine wine, or micro-brew/craft beer,*” after “specialty goods/foods stores,” and before “financial institutions,”;
- To delete from Section 3 the term “Package liquor stores” from the Special Use list in Table 3.A.2 and add “Package liquor stores” as a Prohibited Use;
- To amend Section 3, Table 3.A.2, under Special Uses add “*on-site consumption*” to read as follows: Winery, distillery, or brewery, including sales, ***on-site consumption***, and tasting.
- To amend Section 3, A. Uses, and add the following as *Section 5*:

Wineries, distilleries and breweries are allowed as a Special Use in the Legacy District in accordance with the procedures set forth in Section X.J of the Zoning Ordinance and the conditions identified below:

1. *Conform to all applicable requirements of the Illinois Liquor Control Act;*
 2. *Provide a waste disposal plan to the Village which identifies whether discharge will be to a municipal sewer or if primary and secondary treatment of the effluent will occur on site;*
 3. *Follow MWRD pretreatment guidelines; (as recommended by Public Works)*
 4. *Control odor emissions and provide on-site control methods; and*
 5. *Provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.*
- To amend the Definition Section to include definitions for **Boutique Store, Boutique Alcohol Store, Artisan-Distilled Spirits, Fine Wine, Micro-Brew/Craft Beer, Package Liquor Store, and Tavern.**

ORDINANCE NO. 2015-O-___

**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII
(LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE**

WHEREAS, in 2011, the Board of Trustees of the Village of Tinley Park enacted, as Section XII of the Tinley Park Zoning Ordinance (“Zoning Ordinance”), the 2011 Legacy Code (the “Legacy Code”) relative to the downtown area of the Village. The Legacy Code included the establishment of a regulating plan, and regulation of building functionality, public frontages, private frontages, general provisions (uses, special uses, building types and standards, landscaping, fences, parking, alleys, vehicle access, stormwater management, and lighting), established administrative processes, regulated signage, and definitions, all within six new zoning classifications and zoning districts; (collectively, the map amendments creating the Legacy Code zoning districts, with the enactment of the Legacy Code text, shall be referred to herein as the “Legacy Code”); and

WHEREAS, the overall purpose of the Legacy Code was to strengthen the aesthetics and economics of the downtown area, including recent market trends for boutique alcohol which manufactures and sells artisan spirits, fine wine and micro-brew/craft beer; and

WHEREAS, the Board of Trustees of the Village of Tinley Park, also in 2011, rezoned certain properties in the area generally described as between 167th Street and 183rd Street, along and near Oak Park Avenue to one of the six zoning districts created by the Legacy Code: Downtown Core, Downtown Flex, Downtown General, Neighborhood General, Neighborhood Flex, and Civic (collectively, the “Legacy Code zoning districts”); and

WHEREAS, now that several years have passed, staff has observed certain changes in the District that are not consistent with the vision as established in the Legacy Plan and implemented through the Legacy Code and has recommended several changes to the text of the Legacy Code text (the “proposed text amendments”) based on the experience of administering the Code, current market trends and changes in conditions downtown since the Code’s enactment;

WHEREAS, the proposed text amendments, have been referred to the Plan Commission of this Village and have been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Plan Commission of this Village held a public hearing on the proposed text amendments a on November 19, 2015, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing in the form and manner required by law; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendation that the proposed text amendments, be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report of findings and recommendation.

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

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

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

- (a) That the purpose of the proposed text amendments is to further the original goals of the enactment and rezoning related to the Legacy Code, including, among other things, preservation of Tinley Park's unique heritage, ensuring that development respects the historic scale and character of the downtown, and building a strong economic future for downtown Tinley Park; and
- (b) That the proposed text amendments are in the public good and in the best interests of the Village and its residents and are consistent with and foster the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I.B thereof; and
- (c) That the proposed text amendments are designed to improve the downtown and provide specific regulations to achieve redevelopment consistent with and in accordance with the Legacy Plan, to foster the intent and purposes of that Plan, and are an integral part of codifying the Plan's vision in an effort to strengthen the aesthetics and economics of the downtown area; and
- (d) That the proposed text amendments will contribute favorably to the economic development of the Village as a whole.

Section 3: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.1– Permitted Uses, Commercial, Retail/Service, is amended by adding “including boutique stores that sell and /or serve artisan distilled spirits, fine wine, or micro-brew/craft beer,” so that the sentence reads: “An enterprise that provides goods and /or services directly to the customer, including but not limited to merchandise shops, eating & drinking establishments, specialty goods/foods stores, **including boutique stores that sell and /or serve artisan distilled spirits, fine wine, or micro-brew/craft beer**, financial institutions, personal services, convenience uses , entertainment, and hotels. de

Section 4: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), Table 3.A.2—Special Uses/Prohibited Uses, is further amended by deleting “Package Liquor Stores” under Special Uses and adding “Package Liquor Stores” to Prohibited Uses and by adding the words “on-site consumption” to the last use listed under Special Uses so that the term reads “Winery, distillery, or brewery, including sales, **on-site consumption** and tasting.

Section 5: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Section 3 (General Provisions), subsection A (Uses), is further amended by adding a subsection “5. Special Conditions for Special Use”, with the following text:
Wineries, distilleries and breweries are allowed as a Special Use in the Legacy District in accordance with the procedures set forth in Section X.J of the Zoning Ordinance and the conditions identified below:

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

Section 6: That Section XII of the Tinley Park Zoning Ordinance (2011 Legacy Code), Definitions is amended by adding the following definitions:

Boutique Store: A small (no greater than 3,000 S.F.) business establishment that specializes in a particular type of product that is unique and not indicative of retail products commonly found in larger nationally recognized retail establishments. Products may include such items as women’s clothing, accessories, gourmet food, artisan-distilled spirits, fine wine or micro-brew/craft beer.

Boutique Alcohol Store: A small (no greater than 3,000 S.F.) business that specializes in the retail sale of artisan distilled spirits, fine wine and micro-brew/craft beer, and may or may not include the consumption of alcohol on the premises. A Boutique Alcohol Store is required to operate under a Class S or Class T Liquor License. A Boutique Alcohol Store is distinguished from a ‘Tavern’ in that the primary product for retail sale and consumption is artisan-distilled spirits, fine wine and micro-brew/craft beer.

Artisan-Distilled Spirits: Premium distilled alcohol produced by smaller independent producers, often call micro-distilleries that use traditional methods and local ingredients. Artisan-distilled spirits is distinguished from other types of distilled spirits in that it is available in limited quantities from a defined geographic area; not widely distributed.

Fine Wine: Premium wine that meets a high category of wine quality with respect to balance, length, complexity and typicity; representing only a small percentage of worldwide production of wine.

Micro-Brew/Craft Beer: Beer produced from small independent breweries that are characterized by an emphasis on quality, flavor and brewing technique; may also be termed “craft beer”.

Package Liquor Store: A business possessing a Class B Liquor License devoted to the retail sale of alcoholic liquor on the premises. Package Liquor Stores are distinguished from boutique alcohol stores that sell Artisan Distilled Spirits, Fine Wine, and/or Micro-brew/Craft Beer as defined herein.

Tavern: An establishment where alcohol is sold for on-site consumption by the glass and may or may not include the sale of alcohol for off-site consumption. A ‘Class A’ liquor license is required; there is no requirement for the sale of food.

Section 10: That the Village Clerk be and is hereby directed to publish this Ordinance in pamphlet form.

Section 11: That this Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form.

PASSED this ____ day of _____, 2015, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by the President of the Village of Tinley Park on the ____ day of _____, 2015.

Village President

ATTEST:

Village Clerk

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. 2015-O-__

**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII
(LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE,**

which was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the ____ day of _____, 2015.

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

AYES: _____

NAYS _____

ABSENT _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this ____ day of _____, 2015.

Village Clerk

PAMPHLET
FRONT OF PAMPHLET

ORDINANCE NO. 2015-O-____

**AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII
(LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE**

Published in pamphlet form this _____ day of _____, 2015, by Order of the
Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

By: _____
PATRICK REA
Village Clerk

PAMPHLET
BACK OF PAMPHLET

ORDINANCE NO. 2015-O-___
AN ORDINANCE MAKING CERTAIN TEXT AMENDMENTS TO SECTION XII
(LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE

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Cook and Will Counties, Illinois.