



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
December 17, 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 December 3, 2015 Regular Meeting

Item #1

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

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

Good of the Order

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

DECEMBER 3, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on December 3, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

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

Absent Plan Commissioner(s):

Mark Moylan

Village Officials and Staff:

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

CALL TO ORDER

Plan Commission Chairman Walker called to order the regular meeting of the Plan Commission for December 3, 2015 at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the November 19, 2015 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER STANTON to approve the Minutes as presented. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 3, 2015 MEETING

ITEM #1: PLAT OF EASEMENT FOR PUBLIC INGRESS/EGRESS – 16019 S. OAK PARK AVENUE – JAL PROPERTY MANAGEMENT INC.

Consider a proposal from Mr. Jim Liberty of JAL Property Management Inc. for a Plat of Easement for public ingress and egress. This easement implements the required “alley” at the rear of the property for the purposes of vehicle access and rear parking facility access following the requirements of the Legacy Code for Downtown (Section 3.D-Alleys). This easement is also a condition of approval of the Special Use Permit (2013-O-056) granted to JAL Property Management Inc. for the conversion from a standalone commercial building to a mixed-use building.

Present were the following:

Plan Commissioners:

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

Absent Plan Commissioner(s):

Mark Moylan

Village Officials and Staff:

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

STEPHANIE KISLER, Planner, presented the Plat of Easement on behalf of the Applicant, Jim Liberty of JAL Property Management Inc. She explained the Applicant need not be present since the Village has requested the Easement.

MS. KISLER stated this is also known as an “alleyway plat” for the property owned by MR. LIBERTY who extended the building footprint for the property located at 16910 S. Oak Park Avenue to the east when it was converted from a stand-alone commercial building to a mixed use building. She stated the Plat of Easement was a condition of the Special Use Permit approval. She proceeded to show a photograph of the current building which is nearly completed. She explained the Plat is necessary for MR. LIBERTY to obtain a Certificate of Occupancy.

MS. KISLER reported the 24’ wide easement implements an alley at the rear of the property for vehicle access and rear parking access as required by the Legacy Code. She noted the two (2) adjacent properties to the north will be requested to sign Plats of Easement at a later date.

COMMISSIONER MAHONEY inquired why this Plat of Easement needed the approval of the Plan Commission.

AMY CONNOLLY, Planning Director, explained the easement must be accepted by the Village since it is for public ingress/egress. She stated it will also require Village Board approval.

There being no questions or comments from Commissioners, COMMISSIONER MAHONEY made a motion recommending the Village Board grant approval for the Plat of Easement to the Village of Tinley Park for public ingress and egress, created by Joseph A. Schudt & Associates with a revision date of October 30, 2015 for property located at 16910 Oak Park Avenue (PIN 28-30-111-021-0000) in the NG (Neighborhood General) Zoning District .

The Motion was seconded by COMMISSIONER REIDY.

AYE: Plan Commissioners Jeff Ficaro, Tom Mahoney, Bob McClellan, Gina Miller, Art Pierce, Bill Reidy, Tim Stanton, and Chairman Rita Walker

NAY: None

ABSENT: Plan Commissioner Mark Moylan

THE MOTION WAS APPROVED UNANIMOUSLY by voice vote. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE DECEMBER 3, 2015 MEETING

ITEM #2: WORKSHOP
SIGNAGE REGULATIONS IN THE VILLAGE OF TINLEY PARK

Consider a presentation from Village Staff on signage regulation concepts that may lead to text amendments to the Village Zoning Ordinance.

Present were the following:

Plan Commissioners:

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

Absent Plan Commissioner(s):

Mark Moylan

Village Officials and Staff:

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

AMY CONNOLLY, Planning Director, presented ideas intended for open discussion/informal workshop regarding signage. She reported Staff will be presenting changes to the Signage Ordinance and economic development ideas related to signage at the next regular meeting of the Plan Commission.

MS. CONNOLLY explained tonight's outline of the presentation related to sign regulations will include:

1. Legal aspects of sign regulation;
2. Unique aspects of the Village's Ordinance or problematic areas identified;
3. Upgrades to consider;
4. Ideas to discuss regarding various types of signage.

MS. CONNOLLY explained the legal aspect of sign regulation involves constitutional law concerns pertaining to the First Amendment as it relates to Freedom of Expression not differentiating between commercial (advertising a business) vs. non-commercial speech (opinions, political and religious expression); and, the Fourteenth Amendment related to due process and processing all sign applications the same. She explained 'takings' is a concern when a sign regulation can potentially take away private property rights, including the right to advertise, particularly when a non-conforming sign is involved. She further explained signs can be amortized and each has a useful life that a property owner amortizes over time on their respective income tax return, however, after the useful life of the sign is gone there is no value and therefore, there is no taking. She stressed the importance of ensuring that non-conformities are not created with any changes to the sign regulations, remaining consistent with all regulations, and being cautious when granting variations.

MS. CONNOLLY reported that individual municipalities can regulate aesthetics and character through sign guidelines, separate from the Ordinance, including materials, dimensions and lighting, that can impact the character of the community. She reported Staff is working on a set of sign guidelines for the aesthetic of the Village's downtown area for presentation to the Main Street Commission in January that will involve an incentive program.

MS. CONNOLLY proceeded to discuss unique aspects of the Village's Sign Ordinance. She reported there is a 120 square foot maximum that applies to all wall signs, a height requirement for ground signs, however, no sign face maximum for a monument sign, referring to the sign at Delta Sonic on 159th Street. She stated electronic signage is regulated based on the entire face of the sign. She reported ground signs have no setback requirement, therefore, Staff will be requesting a minor setback requirement for all monument signs outside of the downtown area.

MS. CONNOLLY reported regulations regarding electronic signs were last updated in 1990's. She explained the current LED signs are more sophisticated and that flash and blink with multi-colors and videos have become a distraction. She noted businesses with electronic signage were not allowed to have any temporary signage, however, these temporary signs still exist. She suggested making the Village's regulation regarding electronic signs be consistent with the Federal Highway Administration.

MS. CONNOLLY discussed sign face area measurement. She reported this was changed in 2006 to calculating the sign face area by measuring the area of each letter. Due to the difficulty of this, she is suggesting measuring the sign face area by drawing a box around the sign, including any background color that may be different from the wall color, and measure the area of the box.

MS. CONNOLLY reviewed a proposed Sign Table by Zoning District that lists all regulations for the individual District and by sign type. She stated this should make the regulations easier to understand and administer, particularly for the business owners.

MS. CONNOLLY discussed Free Standing Signs noting that architectural requirement is that the actual structural element of the sign is not visible. She showed photographs of various pole/pylon signage and is requesting direction from the Plan Commission on what is appropriate and what is not, including requiring use of materials compatible with the building.

Showing photographs of a shopping center located in Orland Park on 159th Street and comparing it with a shopping center across the street in Tinley Park, MS. CONNOLLY proceeded to discuss Center/Landmark Signage. She expressed concern with being able to identify any of the businesses indicated on the multi-tenant signage at the Tinley Park location. She noted the Orland Park sign regulation allows for one (1) monument sign identifying the name of the shopping center with each business having an individual wall sign.

MS. CONNOLLY reported Staff has also expressed concerns with businesses using vehicles to advertise. She suggested drafting language restricting vehicle signage where a vehicle can serve as a billboard. She stated Staff has also discussed restricting internally-lit plastic box signs, particularly on the wall of a building and allowing them only on a monument sign.

MS. CONNOLLY addressed signage in the B-5 Zoning District which is the automobile/car dealer district. She reported discussion took place regarding raising the maximum height from 10' to 18' for auto dealerships due to the amount of variations being requested. She added that Orland Park has a maximum height of 18'. She expressed concerns with restricting this only to car dealers. She recommends continuing to consider each variation request based on its uniqueness.

Lastly, MS. CONNOLLY reported a recommendation was made by Roger Brooks, Tourism Expert retained by the Village, for a Tourism Sign on I-80 to create economic development for the economically depressed Rich Township area of the Village (south of 183rd Street, east of Harlem Avenue) which is the entertainment district and includes the

music theater, convention center, hotel, CarMax, Odyssey Golf Club, Odyssey Fun World. She explained this involves repurposing the abandoned music theater sign that is no longer in use and improving it to an electronic panel sign for advertisement only by those businesses within that District.

OTHER BUSINESS

CHAIRMAN WALKER reminded Commissioners of the holiday party scheduled for December, 16, 2015.

In an effort to determine if the Village's parking lot requirements are too excessive or ineffective, AMY CONNOLLY, Planning Director, showed photographs of parking lots of nearby retail shopping centers on "Black Friday", one of the busiest shopping days of the year, noting the abundant amount of parking spaces not be used that day.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER PIERCE seconded by COMMISSIONER MILLER to adjourn the regular meeting of the Plan Commission of December 3, 2015 at 8:59 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



Memorandum

Planning Department

To: Plan Commission

From: Paula J. Wallrich, AICP
Deputy Planning Director

Date: December 11, 2015

Re: Sign Regulations- amendment to Section IX of the Zoning Ordinance

EXECUTIVE SUMMARY

In an effort to address inconsistencies and administrative difficulties with the current sign regulations, staff has prepared a text amendment to Section IX of the Zoning Ordinance – “Sign Regulations”. Attached please find the proposed text amendment with notations regarding the various proposed revisions. At the December 3, 2015, Plan Commission workshop, staff identified the following areas that needed to be addressed with this proposed text amendment:

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

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

PROPOSED TEXT AMENDMENTS

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

The current regulations are unclear as to the allowable area for wall signs versus freestanding signs. The proposed amendment clarify this. In addition, the proposed amendment provides regulations regarding text and overall sign height for wall signs which help to keep the sign in scale with the building. The existing ordinance states a maximum of “16 SF for each face for a total of 32 SF”. If this reflects a wall sign it is unclear as to whether this allows for more than one



wall sign. A height maximum of 6' is stipulated for a free standing sign. The proposed amendment clarifies that one wall sign is allowed per road frontage. Distinction is also made between allowable areas and heights for a wall sign and a free standing sign for non-residential and institutional uses (non- residential uses) in Residential Zoning Districts as indicated in the following table:

Non-Residential and Institutional Uses in Residential Districts				
SIGN TYPE	# OF SIGNS	ALLOWABLE AREA	MAX LETTER HT	MAX HT
Wall Sign	1/frontage; max of 2	½ per 1 LF for a max of 60 SF	36"	84"
Freestanding	1/frontage; max of 2	16 SF		6'

- C. Section IX.D.1.a. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations): This section has been reorganized. The proposed amendment categorizes the regulations by zoning districts. This makes the ordinance easier to administrate and more reader-friendly. This section also redefines the method of calculating sign area. The current ordinance calculates sign face area by adding the area of each letter of a wall sign. This is nearly impossible for staff to verify and is inconsistent with industry standards. The proposed amendment calculates the sign face area by drawing a continual line around the extremes of the sign, art, and background color and uses the area of the smallest geometric shape that encloses it. The diagram in the attached amendment illustrates this concept.
- D. Section IX.D.1.b (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, WALL SIGNS): This section lists general regulations for wall signs regardless of the zoning district. Some of these regulations already exist in the current ordinance, some of the proposed amendments include:
1. Including the background color of a sign as part of the sign face area;
 2. Limit the number of rows of lettering to two (2);
 3. Define location requirements for single and multi-tenant businesses; and
 4. Clarify the definition of a qualifying business that is allowed wall signage (must have its own secured entrance).
- E. Section IX.D.1.c. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, FREESTANDING SIGNS): This section lists general regulations for freestanding signs regardless of the zoning district. Some of these regulations already exist in the current ordinance, some of the proposed amendments include:
1. No advertising or lettering is permitted on the base of the sign except for address;
 2. Clarifies that total allowable sign area for a freestanding sign includes both sign faces if they cannot be seen at the same time and are not greater than 42" apart;
 3. Provides a setback of 5';
 4. Clarifies how the sign height is measured; and
 5. Requires individual panels in a freestanding sign to be consistent in color, method of illumination, material and design.
- F. Section IX.D.2 a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Residential Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, and R-7)): The existing ordinance allowed for home occupation signs and wall signs for residential uses. The amendment clarifies that wall signs are not permitted for residential uses or home occupations, , but does allow for a freestanding sign at the entrance of a subdivision, residential community or housing project for a maximum of two (2) freestanding signs. Allowable sign area and height are defined. Regulations for non-residential and institutional uses are also proposed that were not clearly defined in the existing ordinance.



- G. Section IX.D.3a&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-1, B-2, B-3, & B-5)): The proposed amendment maintains the current ratio for allowable sign area of 1 SF per 1 LF of building frontage for wall signs, however the proposed amendment clarifies the allowable area for wall signs and for freestanding signs (which were not distinguished in the current ordinance). The current ordinance also provided a smaller ratio (1/4 SF per 1 LF of building frontage for building frontages greater than 100 LF); the proposed amendments provides a maximum allowable area for wall signs and for freestanding signs and includes a maximum lettering and sign height for wall signs which will help keep the signs in scale with the building façade. This is consistent with the regulations for Brookside Marketplace. The proposed amendment also provides for additional freestanding signs if the business has significant road frontage such as the Brixmor development; this was not provided for in the current ordinance.
- H. Section IX.D.4.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-4)): This section deals with the B-4 district and acknowledges that signs in this district should reflect the less intensive uses of the district (office uses). As is currently stated in the sign regulations, the allowable sign face area is calculated by a smaller ratio (1/2 SF per 1 LF). The current ordinance is confusing however in distinguishing sign face area for wall signs versus freestanding signs. The proposed amendment clarifies this.
- I. Section IX.D.5.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Office & Restricted Industrial (ORI)): This section provides information for the Office and Restricted Industrial (ORI) District beyond what is provided in the current ordinance which delegates review and approvals to the Plan Commission and Zoning Administrator without specific guidelines. The allowable area for a wall sign is consistent with current ordinance, however the proposed amendment distinguishes wall sign allowances from freestanding sign allowances which is not provided in the current ordinance.
- J. Section IX.D.6.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Manufacturing (M-1)): This section provides information for the General Manufacturing (M-1) District beyond what is provided in the current ordinance which delegates review and approvals to the Plan Commission and Zoning Administrator without specific guidelines. The allowable area for a wall sign is consistent with current ordinance however the proposed amendment distinguishes wall sign allowances from freestanding sign allowances which is not provided in the current ordinance.
- K. Section IX.F. (Prohibited Signs): Prohibited Signs has been expanded to include vehicle signs, , door signs with certain limitations and off premise signs.
- L. Section IX.I. (Electronic Message Centers and Signs): This section expands the existing regulations to include limitation on the brightness levels, dimming requirements, audio, and the timing of electronic display.
- M. Section IX.J. (Sign Regulations for Special Areas and Particular Uses): This section includes existing regulations for the I-80 corridor and Automobile Service Stations.
- N. Definitions: There are several new definitions that will assist with the understanding and administration of the sign regulations.

Upon discussion of the recommended amendments to the sign regulations, the Commission may direct staff to schedule a public hearing.



SECTION IX

SIGN REGULATIONS

A. PURPOSE- *no change*

B. APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED

1. **Applicability:** *remains intact*
2. **Permits Required:** No sign shall be erected, altered, relocated, or changed (e.g. face change) without a permit issued by the Building Department except as otherwise provided herein. Where Electrical Permits are required, they shall be obtained at the same time as the Sign Permit. A permit application shall be made upon forms provided by the Building Department and shall include the following information:
 - a. Name, address, email address, and telephone number of the applicant and/or Management Company;
 - b. Location of the building, structure, or parcel of property to which, or upon which, the sign is to be attached or erected;
 - c. Position of the sign in relation to nearby buildings, structures, street's grade, easements, and overhead utilities, dimensioned on a plat of survey;
 - d. Two copies of plans and specifications showing method of construction, illumination, location, and support sealed by a registered architect or structural engineer;
 - e. Sketch showing sign faces, exposed surfaces, and proposed message thereof accurately represented in scale as to size, (with dimensions noted on plan) proportion, and color (color elevations);
 - f. Indicate building/tenant frontage and Gross Floor Area(GFL) of building and/or tenant space;
 - g. Name of person, firm, corporation, or association erecting the sign;
 - h. Written consent of the owners of the building, structure, or land on or to which the sign is to be erected; and
 - i. Such other information as the Building Inspector shall require to show full compliance with this and all other laws and Ordinances of the Village.
3. **Issuance of Permits:** *no change*
4. **Permit Fees:** *no change*
5. **Bond:** *no change*
6. **Interpretation and Construction:** *no change*

C. GENERAL PROVISIONS

1. -10. *no change*
11. **Exemption:** *no change except for the deletion of k. Institutional Signs*

D. DEVELOPMENT STANDARDS FOR SIGNS BY ZONING DISTRICT

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

- a. The area of a sign face shall be determined by calculating the area within a single continuous perimeter encompassing the entire advertising copy or art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display. The area within the single continuous perimeter shall be calculated by determining the area of the smallest measurable square, circle, rectangle, or triangle within the single continuous perimeter, including the frame, border, or other material which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed.

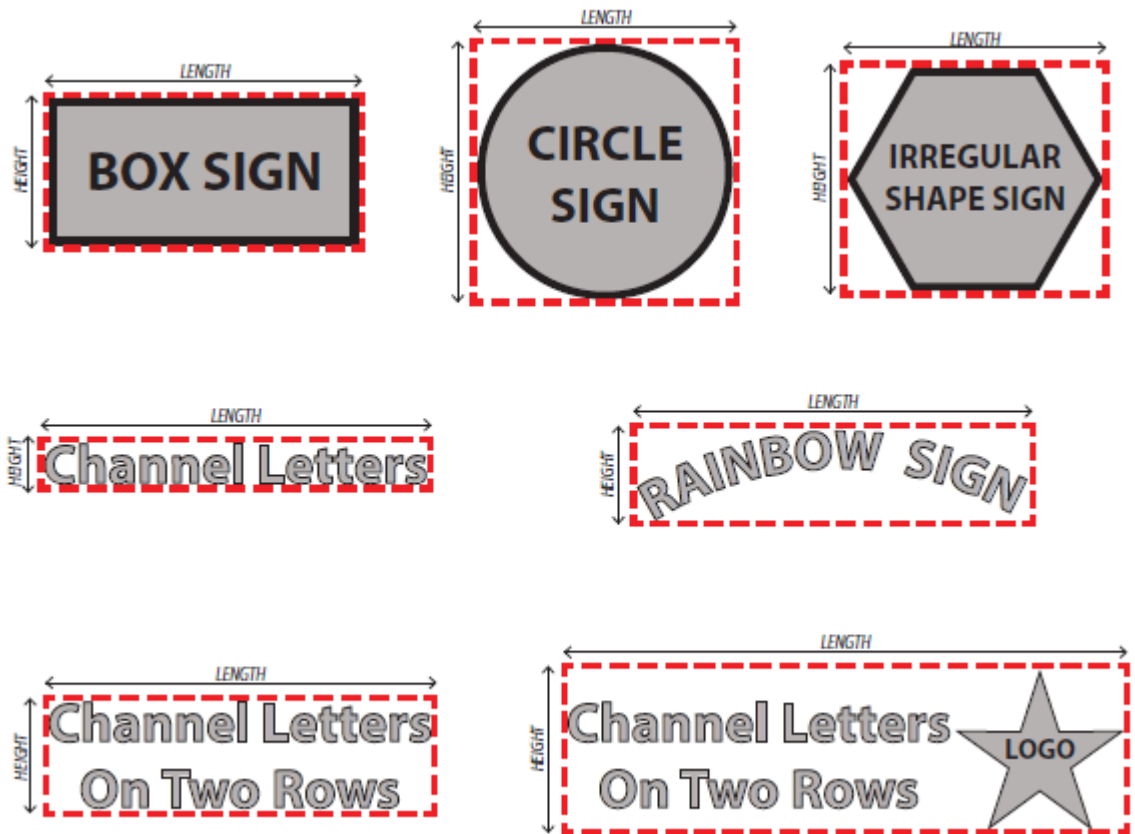


FIGURE D.1.a. Calculating Sign Face Area

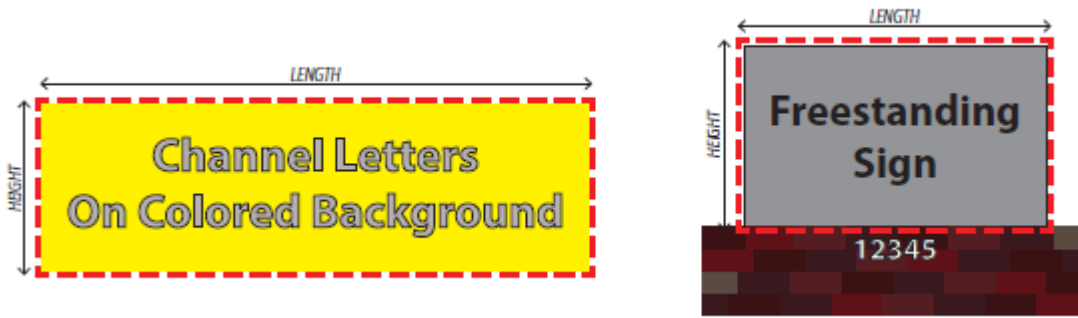


FIGURE D.1.a. Calculating Sign Face Area

b. WALL SIGNS

- i. Regulations for Wall Signs are determined by the linear frontage of the building on which the sign is erected.
- ii. All wall signs shall be located on the same zoning lot as the use they identify.
- iii. No wall sign shall extend above the top line of the face of the building, nor shall any wall sign project into the public right-of-way, or extend more than twelve (12) inches from the face of the building.
- iv. Wall signs are not allowed for residential uses.
- v. Businesses located within another business, without having a distinct secured entrance, are not eligible for a wall sign.
- vi. When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be measured and shall constitute the sign area if such area is larger than the geometric forms encompassing the sign message.
- vii. No more than two lines of lettering shall be allowed on any wall sign.
- viii. Location requirements for Wall Signs:
 1. *Single tenant businesses* - the location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.
 2. *Multi-tenant businesses* - the location of the sign should be centered within the tenant's frontage limits along the building frontage of the business. Effort shall be made to not conflict with the architectural elements of the building façade. In cases where architectural elements conflict with centering the sign on the building frontage, the tenant shall locate the sign as close to the center of the building frontage as possible. All wall signs for multi-tenant structures must be placed in accordance with an established center line for all signs.

c. FREESTANDING SIGNS

- i. Any permanent freestanding sign constructed in any residential, business, office or industrial district shall be architecturally compatible with the building(s) it identifies. Such architectural compatibility shall be determined by the Plan Commission through the Site Plan Approval process for new construction. Architectural compatibility for permanent freestanding signs constructed by an existing business or use shall be determined by the Zoning Administrator through the permit approval process.
- ii. Structural supports for a free standing sign shall be fully enclosed and be equal in width to the sign face or wider; structure supports shall not be exposed to view. The base of the free-standing sign shall be designed to be an architectural enhancement to the sign.
- iii. Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall include extensive landscaping around the base of the sign so as to screen the base of the sign from view from the adjoining street and adjoining properties. The type and amount of landscaping shall be determined by the Plan Commission through the Site Plan Approval process. Landscaping requirements for permanent freestanding signs constructed by an existing business or use shall be determined by the Zoning Administrator through the permit approval process.
- iv. No advertising or lettering of any type shall be permitted on such sign base except for the address.
- v. When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the measurement of one such sign face shall constitute the measurement of both faces.
- vi. Free-standing signs shall not project into, over or otherwise encroach upon a public right-of-way or vision triangles and must be located on private property in appropriate easements.
- vii. Shall not be located closer than 5' from any property line or access drive.
- viii. The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground level to the top of the sign, including any decorative element which may enclose the sign.
- ix. All sign panels advertising individual businesses within a freestanding sign must be consistent in color, method of illumination, material and design.

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

a. WALL SIGNS

- i. Residential uses are not allowed a wall sign.
- ii. Non-residential and Institutional uses shall be allowed one (1) wall sign per road frontage with a maximum of two (2) wall signs. Each wall sign is allowed one-half (1/2) SF in area per one (1) LF of building/tenant frontage

facing the main public street not to exceed 60 SF. The maximum lettering height is 36” and the maximum height of the wall sign is 84”.

b. **FREESTANDING SIGNS**

- i. Residential uses shall be allowed one (1) free-standing signs at the entrance of each residential subdivision, residential community or housing project but with a maximum of two (2) freestanding signs for each subdivision, residential community or housing project. The maximum allowable area for the freestanding sign is 5 SF with a maximum height of 5 feet.
- ii. Non-residential and Institutional uses shall be allowed one (1) free-standing sign per road frontage for a maximum of two (2) freestanding signs. The maximum allowable area for the freestanding sign is 16 SF with a maximum height of 6 feet.

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

a. **WALL SIGNS**

- i. Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these.
- ii. Businesses shall be allowed one (1) wall sign per building/tenant frontage but with a maximum of two (2) wall signs in accordance with the following:

Table xxx Business Districts (B-1, B-2, B-3, & B-5)

Business Area	# of Signs	Maximum Allowable Sign Face Area	Max Lettering Height –	Max Sign Height
Up to 10,000 SF of GFA for business/tenant	1 per building/tenant frontage ; max of 2 wall signs	One (1) SF per LF of building/ tenant frontage not to exceed 120 SF per sign.	30” (2.5’)	78” (6.5’)
10,001- 25,000SF of GFA for business/tenant	1 per building/tenant frontage ; max of 2 wall signs	One (1) SF per LF of building/ tenant frontage not to exceed 120 SF per sign.	36” (3’)	84” (7’)
25,001-80,000 SF of GFA for business/tenant	1 per building/tenant frontage ; max of 2 wall signs	One (1) SF per LF of building/ tenant frontage not to exceed 120 SF per sign.	48” (4’)	84” (7’)
Over 80,000 SF of GFA for business/tenant	1 per building/tenant frontage ; max of 2 wall signs	One (1) SF per LF of building/ tenant frontage not to exceed 120 SF per sign.	96” (8’)	96” (8’)

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

b. FREESTANDING SIGNS

- i. Individual businesses shall be allowed one (1) freestanding sign per public frontage but with a maximum of two (2) freestanding signs, except those businesses with lot frontages greater than five hundred (500) linear feet may have two (2) freestanding signs on the frontage(s) that are greater than five hundred (500) linear feet, provided the signs are not located closer than three hundred (300) feet apart. Businesses with lot frontages greater than one thousand (1,000) linear feet may have up to three (3) freestanding signs on the frontage(s) that are greater than one thousand (1,000) linear feet, provided the signs are not located closer than three hundred (300) feet apart.
- ii. Freestanding signs are limited to ten (10) feet in height.
- iii. The allowable sign area for freestanding signs shall be (1) SF per 2.5 LF of lot frontage in accordance with the following limitations:

Gross Floor Area	Maximum allowable area
< 350,000 SF	40 SF
350,000-500,000 SF	100 SF
>500,000 SF	125 SF

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

a. WALL SIGNS

- i. Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these.
- ii. Businesses shall be allowed one (1) wall sign per building or tenant frontage but with a maximum of two (2) wall signs.
- i. Each wall sign is allowed one-half (1/2) SF in area per one (1) LF of building/tenant frontage facing the main public street not to exceed 60 SF.
- ii. The maximum lettering height is 30” and the maximum height of the wall sign is 78”.

b. FREESTANDING SIGNS

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

Gross Floor Area	Maximum allowable area
< 350,000 SF	40 SF
350,000-500,000 SF	100 SF
>500,000 SF	125 SF

5. **Office and Restricted Industrial (ORI)**

a. WALL SIGNS

- i. Wall signs shall be restricted to the business or trademarked name and/or logo.
- ii. Businesses shall be allowed one (1) wall sign per building or tenant frontage for a maximum of two (2) wall signs.
- iii. Each wall sign is allowed one-half (1/2) SF in area per one (1) LF of building/tenant frontage facing the main public street not to exceed 120 SF.
- iv. The maximum lettering height is 36" and the maximum height of the wall sign is 84".

b. FREESTANDING SIGNS

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

Gross Floor Area	Maximum allowable area
< 350,000 SF	40 SF
≥350,000 SF	80 SF
>4 Stories	80 SF

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

6. **General Manufacturing (M-1)**

a. WALL SIGNS

- i. Wall signs shall be restricted to the business or trademarked name and/or logo.
- ii. Businesses shall be allowed one (1) wall sign per building or tenant frontage for a maximum of two (2) wall signs.
- iii. Each wall sign is allowed one-half (1/2) SF in area per one (1) LF of building/tenant frontage facing the main public street not to exceed 120 SF.
- iv. The maximum lettering height is 36" and the maximum height of the wall sign is 84".

b. FREESTANDING SIGNS

- i. Businesses shall be allowed one (1) freestanding sign per public frontage but with a maximum of two (2) freestanding signs per building.
- ii. Freestanding signs are limited to ten (10) feet in height.

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

Gross Floor Area	Maximum allowable area
< 350,000 SF	40 SF
≥350,000 SF	80 SF
>4 Stories	80 SF

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

E. ARCHITECTURAL AND LANDSCAPE REQUIREMENTS *no changes except for section number (formerly D.5)*

F. PROHIBITED SIGNS *a.- l.; add m-p.*

- m. Vehicle signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or private property for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property.
- n. Door Signs, except individual letters affixed to the door of a business indicating the business name and business hours of operation only; letters must be of one consistent color, a maximum of four (4) inches in height and may only be affixed to the door at a height 4' and below, or at 6.5' and above. Logos are not permitted as part of a door sign. Addresses may be affixed on the door but at a height of 6.5' or above.
- p. Off-premise signs

G. TEMPORARY SIGNS *no changes*

H. CONSTRUCTION SIGNS *no changes*

I. ELECTRONIC MESSAGE CENTERS AND SIGNS

1. **General Regulations:** These regulations apply to all electronic message signs except as provided in Section E (Sign Regulations for Special Areas and Particular Uses).
 - a. Electronic message centers shall be located on a monument sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure;
 - b. Monument signs containing electronic message centers shall conform to all other regulations applicable to monument signs as regulated by the zoning district of the subject property;
 - c. Changes of image shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change nor shall the images and messages displayed on the dynamic display sign flash or blink. They must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least an eight (8) second interval before being reset or replaced with another message, content or image;
 - d. Transition between messages must be a minimum of two (2) seconds;

- e. The electronic message center portion of a monument sign shall comprise no more than fifty (50) percent of the total sign face area of the monument sign;
- f. Electronic message signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
 - i. All electronic message signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
 - ii. Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the signs face at its maximum brightness, during daylight hours.
 - iii. Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the signs face at its maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.
 - iv. Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.
 - v. Electronic message signs must be equipped with a dimmer control and a photo cell, which constantly keeps track of ambient light conditions and adjusts sign brightness accordingly.
- g. Audio speakers in association with such signs are prohibited.
- h. Any electronic message sign that malfunctions, fails or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within 24 hours.
- i. Electronic message signs shall not display any type of animation, flashing text, or symbols, and other attention getting display styles;
- j. The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties; and
- k. Properties with monument signs containing electronic message centers shall not be permitted to have any other type of temporary signage, including but not limited to "For Sale", "For Rent", or "For Lease" signs.

J. SIGN REGULATIONS FOR SPECIAL AREAS AND PARTICULAR USES

1. **I-80 Corridor**: For properties that directly abut the right-of-way of Interstate 80 between the boundaries of 183rd Street, 191st Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park, will be allowed additional signage over the maximum allowable signage in a particular zoning district. The amount of additional signage shall be limited to no more than four (4) percent of the building face area which most directly faces Interstate 80. Such signage shall be limited to building-mounted signs only which shall be mounted on building face directly facing I-80 only.
2. **Automobile Service Stations**: Each service station shall be allowed to display, in addition to signs permitted under Section IX of this ordinance, one double-faced gasoline rate sign

not to exceed twenty (20) square feet in area. Said sign shall be attached to the main identification sign.

K. NONCONFORMING SIGNS *no changes*

DEFINITIONS

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

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

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

Building Frontage: The facade of the building that faces a public right-of-way, or where indicated in this ordinance, that façade facing a major point of access to the building. The entrance door does not have to be in this façade.

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

Height, Free-Standing Sign: The vertical distance from the top of the sign including the support structure and any design element, to the average adjacent natural grade, within five (5) feet of the sign.

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

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

Sign, Electronic Message: A sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means.

Sign Tri-Vision: three-message sign, is a sign that consists of triangular prisms placed inside a frame. The prisms rotate 120⁰, each showing a new message of advertisement and/or information. As implied, three individual images, or messages, can be displayed on a Trivision.

Sign, Dynamic Variable Electronic Message (DVEM): also called digital or video signage, is a specialized form of silver casting in which video or multimedia content is displayed. A dynamic/digital/video sign usually consists of a computer or playback device connected to a large, bright digital screen such as an LCD or plasma display. These signs display moving images and/or display of text in digital formats over the internet or on television or similar transmission device. DVEM signs shall also include Tri-Vision Signs.

Tenant Frontage: The facade of the building which includes only the tenant leased premises and which faces a public right-of-way, or where indicated in this ordinance, that faces a major point of access to the building. The entrance door does not have to be in this façade.

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

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



Memorandum

Planning Department

To: Plan Commission

From: Amy Connolly, Planning Director

Date: December 11, 2015

Re: Rich Township Entertainment District Overlay

Last spring, the Village hosted Roger Brooks, an international expert on tourism, to the Village for a secret shopper program and evaluation of Village tourism resources. The report from Mr. Brooks was tough to hear and read because he found many areas where the Village is not providing enough information to tourists and visits (particularly, wayfinding and signage) and he advised the Village to further develop its tourism resources. You can watch Roger Brook's presentation on the Village's YouTube Channel at: <http://www.downtowntinley.com/merchant-resources/about-us>

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

One idea that has gained some traction is the re-use of the existing sign along I-80 that previously belonged to the First Midwest Bank Amiptheater. It's a large, freestanding sign with a small electronic message board. The sign is currently abandoned and has no current use. There has been discussion about whether or not the redeployment of this sign could help generate economic development and awareness about tourism resources. Additionally, we believe there could be some general wayfinding benefit to an I-80 sign.

Planning Department generally supports the idea of the re-use of this existing sign, particularly if there are restrictions on its use and it is required to be maintained. We also feel that the sign would have greater impact if the sign could be easily changeable (electronic, dynamic messaging).

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

The goal of the overlay district would be to establish the district for tourism-oriented purposes and build-upon this overlay as we develop more tourist-oriented business and resources. We can also orient the permitted uses in this district to encourage certain tourism-oriented business by allowing certain uses by right and



restricting businesses which do not contribute to tourism (such as offices, contractors shops, large equipment sales, etc.).

As such, Planning staff has drafted a conceptual “Rich Township Entertainment Overlay District” for your consideration. The District contains the following elements:

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

Please review this new overlay district in addition to the new Village-wide signage ordinance amendments.

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SECTION V.D.2 RICH TOWNSHIP ENTERTAINMENT OVERLAY DISTRICT

A. DESCRIPTION OF THE DISTRICT

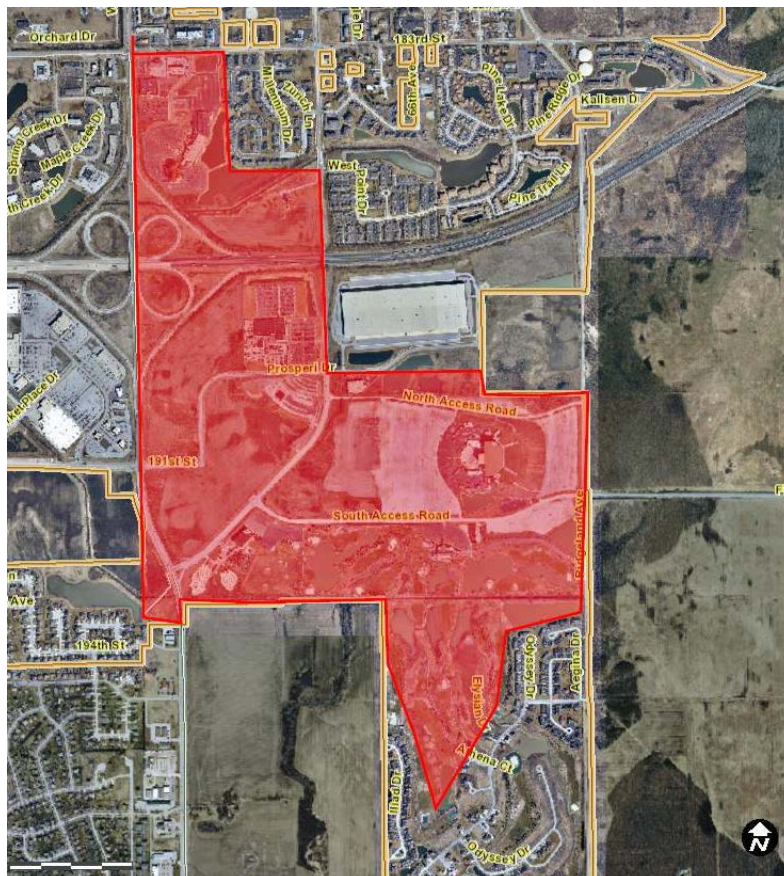
(1) Purpose and Intent:

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

(2) District Boundaries and Regulated Area:

This district includes commercially used and zoned properties and excludes non-residential and non-industrially used or zoned properties, but also includes one residentially zoned, but commercially used (Golf Course) property located within the boundary, described as: those areas of Rich Township south of 183rd Street, west of Ridgeland Avenue, east of Harlem Avenue (excepting properties in Rich Township directly adjacent to the west side of Harlem Avenue), and north of Vollmer Road within the Village of Tinley Park corporate limits.

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



(3) Uses:

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

Prohibited Uses

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

Special Use Required

Restaurants with drive-through or drive-in facilities – limited to two within the district
Banks with drive-through facilities – limited to two within the district
Currency exchanges
Daycare facilities and centers
Outdoor display of goods
Vehicle sales and rental
Planned Unit Developments
Public utility and governmental uses

Medical or dental clinics over 7,500 square feet
Offices, businesses and professional services over 15,000 square feet
Temporary uses, as recommended by the Plan Commission and approved by the Village Board

Permitted Principle Uses

Antique stores/malls
Convention Centers
Concert venues
Event halls
Golf courses
Hotels, motels, or motor inns
Indoor commercial recreation (any size)
Microbreweries, wineries, and distilleries
Outdoor commercial recreation (any size)
Retail uses and shopping centers
Restaurants
Spas, day spas, beauty parlors
Theaters and Entertainment uses (not adult regulated entertainment)
Tourism-oriented businesses and wayfinding
Wedding chapels
Publically sponsored special events
Other similar and compatible uses

(4) Applicability

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

B. SIGNAGE

(1) Intent

- a. It is intent of this ordinance to differentiate the needs of signage for this unique tourism, shopping, and concert venue, which may require larger wayfinding signage, larger commercial signage, and special allowances for variable electronic message signs than the remainder of the community due to unique economic and taxation challenges within Rich Township. The unique needs of this district, that create a differentiation from the rest of the Village serve as the reasons for establishing the boundaries of the district, include:
 - i. Interstate highway-orientation of this district;
 - ii. Desire of the Village to promote the tourism aspects of the district;
 - iii. Greater wayfinding needs for tourism-based districts;
 - iv. Coordination amongst district businesses to promote this district as a particular node of unique commercial activity;
 - v. Significant traffic counts expected for concerts, special events and certain shopping seasons; and

- vi. The unique economic development and redevelopment needs of the district within Rich Township, Cook County.
- b. It is also the specific intent of the signage within this district to serve only the licensed businesses and special events that are physically located within the District and to serve the needs of the tourists within the Rich Township Tourism District.
- c. It is not the intent of the signage within this district to create off-site signage opportunities or billboard-oriented signage within the community.

(2) Regulations:

a. District Freestanding Entrance Sign

- i. One (1) freestanding sign with a total height of no more than 80 feet (measured from the adjacent grade) will be allowed for the purposes of serving the entire District with interstate-oriented signage. This sign shall be placed on one single property that is immediately adjacent to the I-80 Interstate and must be located within the boundaries of the District.
- ii. The sign must contain a static panel denoting only the name of the District and this panel should be not less than 20% of the total sign face area of the sign.
- iii. The sign may contain a dynamic variable electronic message sign (DVEMS). The total sign face area of this portion of the sign may not exceed 1,300 square feet per side (two sides maximum). The DVEMS must comply with all the standards for DVEMS/electronic message centers outlined under Section IX (Sign Regulations) of the Zoning Ordinance.
- iv. The freestanding sign may contain only one district name static panel and the DVEMS. There can be no other permanent or temporary signs attached to this freestanding sign unless granted a Variation by the Village.
- v. The DVEMS portion of the sign may only contain the following sign content:
 - a. Advertising of licensed businesses that have a physical location within the District;
 - b. Promotion of special events (in particular amphitheater concerts, special events, and sales promotions) located on properties within the District;

- c. Promotion of community sponsored events within the Village that support tourism (parades, festivals, athletic events);
 - d. Emergency notices, special wayfinding notices, traffic control notices, and any other public service notices as deemed necessary by the Village of Tinley Park or the Illinois Department of Transportation.
- vi. The DVEMS portion of the sign is expressly prohibited from displaying the following sign content:
 - a. Advertising products and services for a business that does not hold a business license in the Village and does not occupy a physical location in the Village (for example, Carmax can advertise, but Ford Motor Company or General Motors cannot advertise)
 - b. Advertising individual products or sales items within a business located within the district (for example, Carmax can advertise their business, but not individual cars for sale).
 - c. Out-of-Rich Township District commercial advertising;
- vii. The freestanding sign should must the requirements for architectural compatibility and landscape as set forth in Section IX of the Village Zoning Ordinance. A site plan and elevation plan will be required to be approved by the Village prior to the sign receiving building permits. The sign cannot be operational prior to building permit approval.
- viii. Any changes to this sign, including a sign face change, must comply with the provisions of this Zoning Ordinance and must be approved by the Village Board. The “District Name” panel, required by this ordinance, may not be changed without the express consent of the Village.
- ix. The sign and any part of the freestanding sign structure must be appropriately maintained and the DVEMS portion of the sign must also be maintained and operational in accordance with Section IX of the Village’s Zoning Ordinance. If the sign ceases operation or becomes a public nuisance, the Village may require its demolition. If the sign is damaged due to an act of God, the sign may not be altered from its original condition other than through the approval of the Village.

b. Wayfinding Signs

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

(Also: Amendment to the map within Section V – Page 41)