



**AGENDA FOR REGULAR MEETING
VILLAGE OF TINLEY PARK
PLAN COMMISSION
November 5, 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 15, 2015 Regular Meeting

Item #1

BRIXMOR OUTLOT – 15917 S. HARLEM AVENUE –A 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..

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

Adjourn Meeting



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

OCTOBER 15, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on October 1, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

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

Village Officials and Staff:

Amy Connolly, 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 October 15, 2015 at 7:32 p.m.

APPROVAL OF MINUTES

Minutes of the October 1, 2015 Plan Commission Meeting were presented for approval. A motion was made by COMMISSIONER MAHONEY seconded by COMMISSIONER FICARO 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 OCTOBER 15, 2015 MEETING

PUBLIC

HEARING: PLANET FITNESS (BRYAN RISHFORTH AND JOE SHEW, PF TINLEY PARK, LLC), PETITIONER – 16189 HARLEM AVENUE – SPECIAL USE PERMIT FOR A COMMERCIAL INDOOR RECREATION FACILITY GREATER THAN 3,500 SQUARE FEET

Consider a proposal from Bryan Rishforth and Joe Shew, representing Planet Fitness, for a Special Use Permit to operate a commercial indoor recreation facility greater than 3,500 square feet in area at 16189 S. Harlem Avenue. The property is the former Staples retail site within an established retail commercial center. The subject property is within the B-2 PD (Community Shopping) Zoning District and the Tinley Park Plaza Planned Unit Development.

Present were the following:

Plan Commissioners:

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

Village Officials and Staff:

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

Guest(s):

Joe Shew, Petitioner

CHAIRMAN WALKER opened the Public Hearing at 7:34 p.m. requesting anyone present who wished to give testimony, comment, engage in cross-examination or ask questions during the Hearing stand and be sworn in.

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

JOE SHEW of Planet Fitness, reviewed the request for a Special Use Permit to open a fitness center at 16189 S. Harlem Avenue.

MR. SHEW reported Planet Fitness is the fastest growing franchise and operator of fitness clubs, operating over 1,000 clubs in North America, using a business model that provides affordable memberships in a clean, safe and welcoming environment with high quality fitness equipment but no costly amenities. He stated in addition to the proposed Tinley

Park location, there are ten (10) Cook County locations enrolling approximately 60,000 members and creating 160 new jobs.

MR. SHEW reviewed membership pricing that includes a \$10 per month for a standard membership that includes use of strength equipment, cardio equipment, circuit training and weights and \$19.99 per month for a "Black Card" membership that includes the above with access to all system-wide locations, guest privileges, and access to exclusive areas in the club.

Regarding any possible parking congestion, MR. SHEW explained the club operates on a 24-hour per day, seven (7) day per week basis, which allows for members to come and go at any time throughout the day so there is not as much overcrowding at peak gym hours. He added that no classes are offered at Planet Fitness, therefore, there is no rush of members in the mornings and evenings during the peak times. He indicated that they take security very seriously, including sixteen (16) cameras on site.

MR. SHEW showed photographs of several formerly vacant, blighted sites in other locales that now occupy a Planet Fitness facility.

In conclusion, MR. SHEW thanked the Assigned Commissioners and Village Staff for the progress made during the work session.

There being no questions or comments for the Petitioner, CHAIRMAN WALKER requested the Assigned Commissioners make their report.

COMMISSIONER MAHONEY commented Planet Fitness will be a "good fit" for the area and any exceptions identified will be addressed by the Petitioner and property owner.

COMMISSIONER MOYLAN summarized the three (3) open items addressed during the work session, noting two (2) of these items involving landscape and issues at the rear of the building are the responsibilities of the property owner. He addressed the signage issue noting that the Signage Regulations for the PUD will soon be revised since it is 30+ years old. He explained the background color will be considered part of the signage, which puts the Petitioner's request over what is allowable adding the Petitioner will need to adjust their design.

COMMISSIONER MAHONEY requested clarification regarding the Village's Ordinance regarding Sign Regulations.

STEPHANIE KISLER, Planner, explained the Village's Ordinance of 1 square foot of signage for every 1 square foot of building frontage applies to every property except for those having their own special sign regulations. This particular PUD allows for 1.5 square feet of signage for every 1 foot of building frontage. She reported the proposed Planet Fitness location has 150' length of storefront space. She stated that a draft proposal of the amendments to the PUD's sign regulations has been sent to the property owner which keeps the 1.5 square foot of signage for every 1 foot of building frontage but limits the maximum sign square footage to 180 square feet..

COMMISSIONER MCCLELLAN inquired if each Planet Fitness location is an independent franchise. MR. SHEW reported that BRYAN RISHFORTH is the principal owner of all 10 Cook County locations.

There being no questions or comments from objectors or interested parties, CHAIRMAN WALKER requested presentation from Village Staff.

MS. KISLER, presented the Staff report. She explained a Special Use Permit is required due to the size of the space being larger than 3,500 square feet for an indoor recreation center within the B-2 zoning district in which the property is located within the Tinley Park Plaza PUD. She showed an aerial photograph of the site and surrounding businesses and also reviewed surrounding zoning. She noted the proposed Planet Fitness facility is the space previously occupied by Staples that has been vacant since January 2015. She reviewed the interior floor plan the includes a reception area,

exercise floor with televisions, 12-minute abs room, 30-minute workout room, stretching room, tanning, hydro massage and locker rooms. She reported no Staff concerns regarding parking, referring to the parking study that was completed that revealed an excess of forty-two (42) parking spaces.

MS. KISLER reviewed the following open items identified by Staff:

1. Issues at the rear of the building found during the Change of Use inspection including multiple dumpsters and deteriorating fence;

MS. KISLER reported the property owner has agreed to speak with other tenants and the trash collection company to better place the garbage containers. She stated Staff will be also working with the property owner regarding possible dumpster enclosures. She further reported the fence at the rear of the property is actually owned by the adjacent property owner; however, Tinley Park Plaza has agreed to install yellow bollards in this area to prevent the fence from being hit by delivery vehicles. Consequently, they have requested the adjacent property owner make the fence repairs where necessary. She added the Village's Code Compliance Officer will follow up on this issue.

2. Landscape at the site must comply with the approved Landscape Plan on file since there are some deficiencies;

MS. KISLER reported Staff is working with the property owner to meet the approved Landscape Plan from 2003 for the entirety of the Tinley Park Plaza property. She stated a landscape audit is scheduled for June 2016. In the interim, she reported the property owner has agreed to do some minor landscape immediately in front of the Planet Fitness location prior to opening.

3. Complete and update Tinley Park Plaza Sign Regulations that meet Village zoning codes or the center's regulations.

MS. KISLER reported the property owner is working with Staff to complete revisions to the Tinley Park Plaza Sign Regulations that were originally implemented in 1985. She explained the branding color will need to be considered part of allowable signage. She expressed concern regarding setting a precedent with allowing a large background branding color and the possibility of other businesses in the center requesting similar large background colors for their signs.

MR. SHEW explained purple is the branding color for Planet Fitness and part of its corporate identity. He added they feel comfortable in working with the Village to ensure signage meets requirements.

CHAIRMAN WALKER inquired if Tinley Park Plaza has anything in their current regulations regarding branding colors or backgrounds. MS. KISLER stated the PUD regulations do not address branding or background colors; however, the Village Zoning Ordinance considers the background color as being part of the signage and ensure the branding color is used within the allowable signage area.

MS. KISLER requested direction from the Plan Commission in drafting sign regulations for this area including maximum amount of signage, how it is calculated, and large colored areas on the signage that can be formally approved by Code.

COMMISSIONER MAHONEY commented that discussion regarding signage would take place this evening; however, is not part of this Special Use approval.

COMMISSIONER PIERCE agrees with amending the current code for this PUD with stricter regulations that should be followed consistently.

COMMISSIONER MCCLELLAN suggested adopting a uniform ordinance in order to remain consistent whether it be Special Use or PUD. He added the sign for this particular location also has the advantage of elevation.

Though there were no comments or concerns from the Police Department, COMMISSIONER FICARO inquired if lighting and/or cameras exist on the rear of the building. MS. KISLER reported security cameras near the loading dock area; however, she is not certain they are operational. MR SHEW reported Planet Fitness plans to install cameras and lighting for their portion of the building.

There being no further questions or comments, the following Findings of Fact were presented by the Assigned Commissioners, COMMISSIONER MOYLAN and COMMISSIONER MAHONEY regarding the Special Use Permit to allow the operation of a commercial indoor recreation facility greater than 3,500 square feet in area:

- 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.

Applicant: From a literal perspective, the operation of a Planet Fitness facility will serve to enhance the health of individuals in the community. Through its low membership fees and its slogan, “the Judgment Free Zone”, Planet Fitness facilities encourage individuals of all means and fitness levels to exercise more frequently and to live a healthier lifestyle. Planet Fitness facilities provide safe and convenient access to a large variety of exercise equipment, as well as support staff to assist members. Planet Fitness facilities are professionally maintained, and franchisees of Planet Fitness are held to stringent standards regarding the operation and maintenance of their locations.

Staff: The proposed use and associated improvements have been reviewed by public safety staff (Police and Fire) who have provided recommendations and requirements concerning the location of the dumpsters at the rear of the property. The property owner has agreed to address outstanding issues. The fence at the rear of the property will be repaired by the adjacent property owner, which will then provide adequate screening of the rear utility area.

- 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.

Applicant: Pursuant to its lease at the Center, Planet Fitness (PF) will operate out of a previously vacant space. PF intends to invest significantly into the design and construction of a first class fitness facility. The increased occupancy at the Center will enhance the value of the Center and attract new tenants. Moreover, the addition of a Planet Fitness will complement the other uses in the Center, which include value-oriented businesses such as a Walt’s Food Center, Dollar Tree and Lumber Liquidators. There is no reason to believe that the operation of a Planet Fitness from the Premises will diminish or impair property values within the neighborhood.

Staff: Tinley Park Plaza (TPP) is recognized as a regional shopping center and therefore traditionally caters to a volume of customers and traffic. A similar use (Women’s Workout World) currently operates out of the center. Adequate parking is provided and improvements are planned for landscaping, fencing, and trash enclosure that will increase the aesthetics of the center. The surrounding area has functioned in tandem with TPP for over 30 years; adequate screening and separation of uses is provided to mitigate any potentially negative impact from the commercial use of this property.

- 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.

Applicant: As set forth above, the operation of a Planet Fitness from the Premises will enhance and greatly

benefit the Center. Moreover, PF's lease will require the Premises to be built out pursuant to plans and specifications approved by the Landlord, and in a manner so as not to disturb surrounding occupants or the development and improvement of the Center.

Staff: The majority of the tenant spaces are leased and the leasing of the subject tenant space to PF will increase the success of the center and will likely result in fewer vacancies. The surrounding area is fully developed; with the proposed improvements, the neighborhood will realize a positive improvement to the area. Adequate parking has been provided and cross access is allowed throughout the center.

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

Applicant: Pursuant to its lease and plans and specifications for the build-out of the Premises, PF and the Landlord will cooperate to provide and maintain adequate utilities and systems for the operation of a Planet Fitness facility. Additionally, the Center currently provides adequate access and parking to support the operation of a Planet Fitness facility. Such access and parking is critical to PF in its site selection criteria, and PF insists that each of its landlords agree to maintain certain levels thereof.

Staff: Tinley Park Plaza (TPP) is designed to accommodate traffic flow from two major commercial corridors (Harlem Avenue and 159th Street). The center is fully developed and therefore adequate utilities serve the site.

- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Applicant: As set forth above, the Center currently provides adequate parking and access to support the operation of a Planet Fitness facility from the Premises. As a sophisticated developer of retail projects, the Landlord has taken and will surely continue to take measures to ensure that the Center is properly maintained so as not to cause undue congestion. Specifically, the Center has multiple entrances from adjacent rights-of-way, including a main entrance that is served by a traffic light.

Staff: The center is accessed from two major commercial corridors that have been designed to accommodate traffic flow emanating from the property. The plans have been evaluated by engineering and public works staff who have provided their approval for the proposal.

- F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Applicant: PF will timely apply for and pursue all applicable approvals, such as building permits, required for the construction and operation of its business at the Premises. PF will operate from the Premises in accordance with all applicable regulations.

Staff: No variances have been requested as part of this review.

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

Applicant: As set forth above, the addition of a Planet Fitness facility will greatly enhance the Center. PF will construct a brand new, first-class fitness center. This will enhance the leasing efforts of the Landlord with respect to other vacancies at the Center. PF will also employ numerous individuals, many if not all of which will reside in the community, in order to staff its facility. Based on the foregoing, the operation of a Planet Fitness facility at the Center will greatly contribute to the economic development of the community as a whole.

Staff: The approval of the Special Use Permit will result in improvements to the structure, site, and landscaping which represents an increase in value for the property and therefore the surrounding neighborhood.

COMMISSIONER MOYLAN made a motion recommending the Village Board grant the Applicants, Bryan Rishforth and Joe Shew of PF Tinley Park, LLC, a Special Use Permit to allow a commercial indoor recreation facility (fitness center) at 16189 Harlem Avenue in Tinley Park Plaza and adopt Findings of Fact as submitted by the Applicant and Village Staff, as revised by the Plan Commission. A Special Use Permit is required to operate a commercial indoor recreation facility greater than 3,500 square feet in area and the proposed Planet Fitness will occupy a leased space that is 22,722 square feet in area.

The Plan Commission recommends the Special Use Permit with the following conditions, which can be satisfied prior to issuance of a Certificate of Occupancy:

1. The dumpster is located in the loading dock area or within a dumpster enclosure;
2. Landscaping is provided at the front façade of Planet Fitness prior to opening for business;
3. Tinley Park Plaza Sign Regulations are amended prior to granting a sign permit for the business.

The Motion was seconded by COMMISSIONER MAHONEY.

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

NAY: None

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

A motion was made by COMMISSIONER FICARO, seconded by COMMISSIONER PIERCE to close the Public Hearing at 8:16 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

OTHER BUSINESS

A presentation by JOE ROTH, Director of Restoration Programs for Openlands Land Preservation, regarding open space plan for the 21st Century.

MR. ROTH reported a long history with the southern suburbs. He stated the organization is the oldest conservation not-for-profit within the six (6) counties in Northeast Illinois. He stated their mission is to “connect people with nature”. He proceeded to highlight projects in conjunction with the Forest Preserve District and wetlands programs.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER REIDY seconded by COMMISSIONER FICARO to adjourn the regular meeting of the Plan Commission of October 15, 2015 at 8:51 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.



PLAN COMMISSION STAFF REPORT

NOVEMBER 5, 2015

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

15903-16205 S. Harlem Avenue

Applicant

Jeff Slavish
Brixmor Development

Property Location

15917 S. Harlem Ave.

Parcel Size

76,305 SF ±
1.75 ac ±

Zoning

B-2 PUD
Tinley Park Plaza PUD

Approval Sought

Site Plan, Special Use for a Substantial Deviation of a PUD which includes exceptions from Zoning Ordinance.

Requested Action

Assign two Commissioners to meet with the Applicant in a Work Session.

Project Planner

Paula J. Wallrich, AICP
Deputy Planning Director



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 regulate the in-line stores are very explicit on the type, location and illumination of signs, some of which conflict with existing 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 removed. The sign area allowance remains as originally proposed at 1.5 SF/1 LF, which exceeds Village Sign regulations.

DISCUSSION

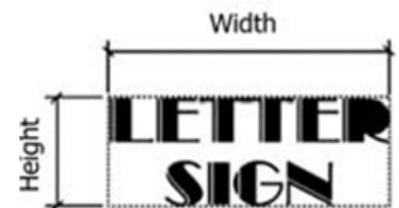
Tinley Park Plaza (hereinafter referred to as TPP) Planned Unit Development (PUD) was approved on November 13, 1972. The shopping area has changed ownership and tenants over the years, an outlot was constructed at the south end of the Plaza and the Village recently approved a 9,100 SF multi-tenant outlot 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”	N/A	36”	84”
Tenant lease space 25,000 – 80,000 SF	48”	N/A	84”	84”

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.

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

RECOMMENDATION/RECOMMENDED MOTION

Assign two Commissioners to meet with the Applicant in a work session with Staff.

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.

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1.12 APPLICABILITY: These amendments apply to all in-line tenant spaces and only to outlot buildings within the TPP Planned Unit Development. For the purposes of this amendment, "outlots" are defined as buildings that are not part of the original "in-line" shopping center (circa 1970). These amendments apply to the existing outlot building located at the south end of the plaza, the building proposed for construction at the north end of the plaza, and any additional outlot buildings created hereafter. The in-line tenant spaces within the Tinley Park Plaza PUD shall continue to be regulated by the "Sign Regulations for Tinley Park Plaza Shopping Center" (Ordinance 85-0-057). 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.

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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.

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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.

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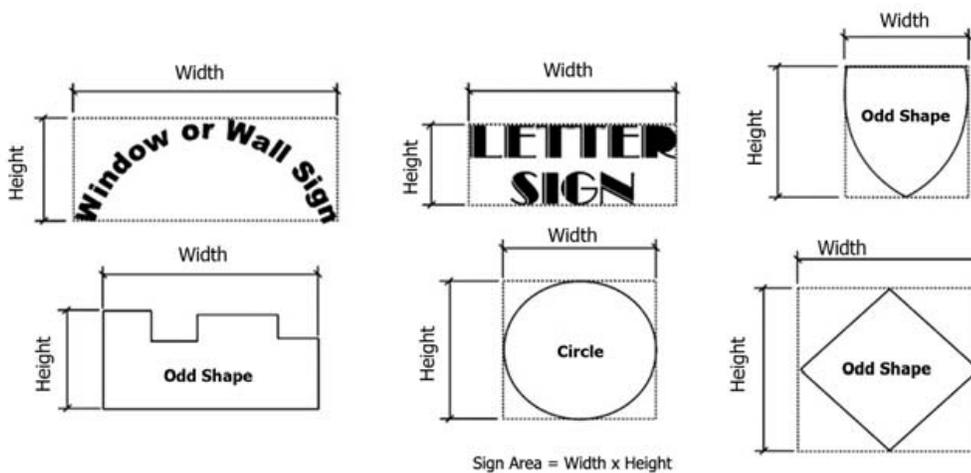
PRIMARY FRONTAGE – The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

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

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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: UNIFIED SIGN PLAN REQUIRED:~~ 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~~ the 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.

3.1 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.

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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 unified-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;
- f.g. No neon or fluorescent tubes or incandescent bulbs may be exposed to public view;

- g.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;
- h.i. No signage should be placed in the public right of way or within any parking area; ~~and~~
- i. 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 ~~hold 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 for outlot building business tenants,~~ following 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;
- ~~d.e.~~
- e. All wall signs must respect a ~~consistent~~9" 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; as defined on the sign plan;
- f. 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 Owner(s) 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 Owner approval;
- g.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
- h. Service door signage shall be uniform in font, size, and color.

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5.34 ALLOWABLE WALL SIGN DIMENSION REGULATIONS:

TABLE 1

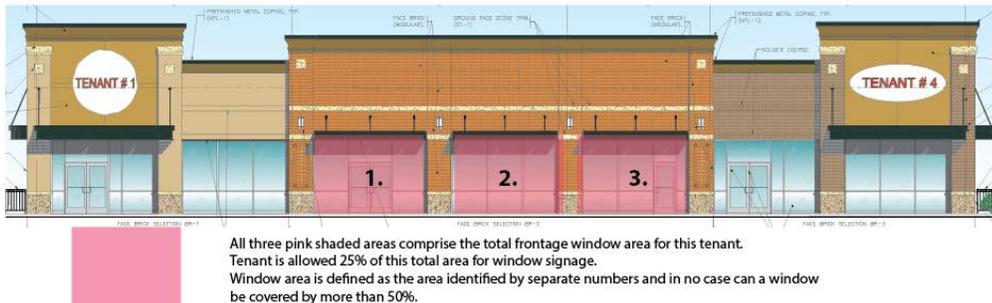
Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
In-line tenancy (less than 25,000 SF in size)	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	Lettering must be no greater than 36" in height.	Sign must be no greater 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	Primary Frontage (including corner buildings with 2 or	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,

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
one business tenant	more primary frontages)					excluding logos; logos must be in scale with lettering and fit in allotted sign area.
	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.
Outlot building is designed for and contains one business tenant	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	Primary Frontage (including corner buildings with 2 or more	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

Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
business tenants	primary frontages)					logos; logos must be in scale with lettering and fit in allotted sign area.
	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 (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.
Outlot building is designed for and contains multiple business tenants	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.

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7.0 ILLUMINATION:

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

8.06.1 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; and a new sign is proposed to be installed;~~
- b. ~~a change of use;~~
- c. ~~change of owner;~~
- d. ~~the sign is removed; or~~
- e. ~~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 Owner and the Village of Tinley Park prior to fabrication. The Tenant shall cause the sign company to submit detailed drawings to the Owner and the Village. The Owner 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 Owner'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 Owner.

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.

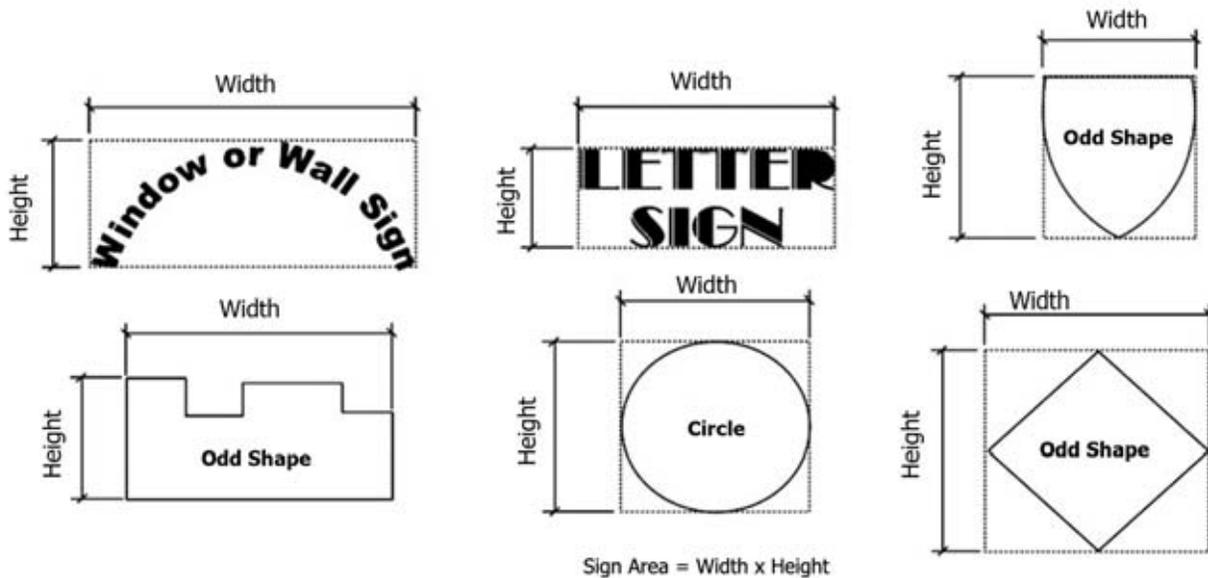
PRIMARY FRONTAGE – The building frontage adjacent to a public right-of-way (ROW). If the building is located on a corner, fronting two (2) or more public right-of-ways, the building will have as many primary frontages as the number of right-of-ways it fronts.

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. Wall 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 Owner(s) 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 Owner 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

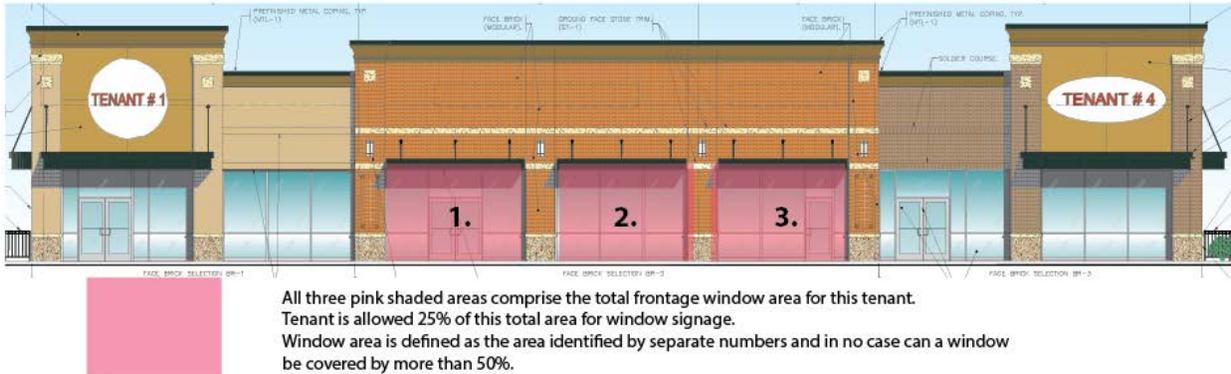
Building Tenancy	Wall	# of Signs	Allowable Area Of Proposed Sign	Lettering Height	Sign Height	Special Notes
In-line tenancy (less than 25,000 SF in size)	Primary Frontage	1	1.5 SF per 1.0 LF of primary frontage of individual tenancy.	Lettering must be no greater than 36" in height.	Sign must be no greater 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 Owner and the Village of Tinley Park prior to fabrication. The Tenant shall cause the sign company to submit detailed drawings to the Owner and the Village. The Owner 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 Owner’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 Owner.

Space #	Tenant Name	Demised Premises Size
01A	Blaze Pizza	2,500 SF
01B	Available	4,117 SF
01C	Available	1,400 SF
01D	Noodles & Company	2,500 SF
2	Cricket	800 SF
02A	Storage	1,200 SF
4	Leslie's Swimming Pool Supplies	4,000 SF
5	GNC	2,000 SF
6	Sprint	2,000 SF
7	Regency Beauty	6,095 SF
8	Life Uniforms	2,540 SF
9	Jimmy John's	1,300 SF
10	The UPS Store	1,600 SF
11	USA Pay Day Loans	1,600 SF
12	Tinley Park Cleaners	1,600 SF
13	Get the Look	1,600 SF
14	Only Nails	1,210 SF
15	OneMain Financial	2,000 SF
16	Jackson Hewitt	1,425 SF
17	Available	1,303 SF
18	Available	5,000 SF
18A	Storage	546 SF
19	Famous Footwear	8,400 SF
20	The Bedding Experts	3,000 SF
21	Available	1,800 SF
22	Sylvan Learning Center	2,430 SF
22A	Available	1,000 SF
23/24	Women's Workout World	14,775 SF
25	Available	2,494 SF
26	Available	32,200 SF
27	Bath & Body Works	4,210 SF
28	rue21	5,527 SF
29	Walt's Food Center	39,088 SF
29A	Batteries Plus	1,600 SF
30	Available	6,000 SF
31	Planet Fitness	22,722 SF
31A	The Tile Shop	22,100 SF
31C	Lumber Liquidators	6,435 SF
31D	Dollar Tree	19,940 SF
	America's Best Contacts &	
32B	Eyeglasses	3,020 SF
32C	EB Games	1,200 SF
32CA	T-Mobile	1,667 SF
32D	Stella's Place	2,040 SF
32E	Available	1,960 SF
32F	Southwestern Hearing Center	1,600 SF



PLAN COMMISSION STAFF REPORT

NOVEMBER 5, 2015

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

Assign two Commissioners to discuss the 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 also 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.

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.

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.

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. 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 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 boutique 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, ...”

<i>Permitted Uses</i>	
<i>Commercial</i>	<p><i>Retail / Service</i></p> <p>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.</p>

This allows for these uses as Permitted uses, thereby eliminating a potentially lengthy review process. 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. Production of alcohol must be in conformance with all applicable requirements of the Illinois Liquor Control Act;
2. Production of wine, spirits and beer must 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. Odor emissions must be controlled and may require on-site control methods; and
4. Production of alcohol must provide ‘clean-in-place’ (CIP) methods for decontaminating equipment that utilize the best of industry standards.

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 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

We recommend assigning two commissioners to a work session to review these proposed amendments. Additionally, we would recommend that we discuss the proposed amendments with the Historic Preservation Commission and the Main Street Commission prior to a public hearing.