



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

NOVEMBER 19, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on November 19, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:

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

Absent Plan Commissioner(s):

Tom Mahoney

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 November 19, 2015 at 7:31 p.m.

APPROVAL OF MINUTES

Minutes of the October 22, 2015 Special Joint Meeting of the Plan Commission and Zoning Board of Appeals were presented for approval. A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER PIERCE to approve the Minutes as presented. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

Minutes of the November 5, 2015 regular meeting of the Plan Commission were presented for approval. A motion was made by COMMISSIONER FICARO, seconded by COMMISSIONER MCCLELLAN 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 NOVEMBER 19, 2015 MEETING

PUBLIC

HEARING #1: BRIXMOR (TINLEY PARK PLAZA) – 15917 S. HARLEM AVENUE – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION TO THE TINLEY PARK PLAZA PLANNED UNIT DEVELOPMENT AMENDING SIGN REGULATIONS

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

Present were the following:

Plan Commissioners:

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

Absent Plan Commissioner(s):

Tom Mahoney

Village Officials and Staff:

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

Guest(s):

Brad Ratajczak, Brixmor Property Group

CHAIRMAN WALKER opened the Public Hearing at 7:32 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 and sent to area storeowners.

BRAD RATAJCZAK, representing Brixmor Property Group, thanked Village Staff for continued efforts in amending sign regulations for Tinley Park Plaza that were mostly acceptable to both the Village and Brixmor.

PAULA WALLRICH, Deputy Planning Director, presented the Staff Report. She reminded Commissioners that new sign amendments for the outlot were approved in June, however, these did not address sign regulations for the in-line stores that remain unchanged since 1985 and were not consistent with current market trends, including the new Planet Fitness.

MS. WALLRICH reported that the content and intent of the original PUD sign regulations continue to be intact with an advantage in terms of square footage due to the length and depth of the Plaza, thus allowing 1.5 square foot of signage for every 1 foot of frontage, compared to 1 square foot of signage per linear foot of frontage for the rest of the Village. She reviewed a table comparing the Village Sign Ordinance requirements, the original PUD sign requirements, and proposed PUD regulations.

MS. WALLRICH explained rather than calculate the area of every letter and spacing on the sign, a geometric shape will be drawn around the sign to determine the sign area. She reported this type of calculation will also be defined in the Village-wide Sign Ordinance. She also reported that any use of color as a background for the sign that is different from the color of the building will be included in the sign area calculations.

MS. WALLRICH explained during the research process, Brixmor requested comparison with Brookside Marketplace. She proceeded to review a table showing advantages to Tinley Park Plaza in terms of lettering height.

MS. WALLRICH further explained that as part of her analysis for the new amendments she reviewed existing signs at the Plaza to identify which signs would become non-conforming with the adoption of the amendments. She reviewed a table outlining conforming and non-conforming signs at Tinley Park Plaza including: Walt's (height/area non-conformity); Famous Footwear (4" height non-conformity); Lumber Liquidators (area non-conformity due to the length of the business name); and, Dollar Tree (6" height non-conformity) as non-conforming signs. She explained these signs will continue to exist as legal non-conforming.

In conclusion, MS. WALLRICH explained that in-line stores with tenant spaces <25,000 square feet will have a maximum lettering height of 36" and overall sign height of 84", and those tenant spaces 25,000 square feet and greater will have a maximum lettering height and total sign height of 84".

MS. WALLRICH reported Brixmor agrees with the proposed amendments, except Planet Fitness is requesting a sign on the 27' pylon sign that is a non-conforming sign. She explained Village Ordinance does not allow changes to a legal non-conforming sign without it being brought into compliance, including changing a sign face. She noted Planet Fitness will have two (2) conforming, ground-mounted signs at the north and south ends of the Plaza, in addition to their wall sign, therefore, Staff does not believe a hardship exists.

ASSIGNED COMMISSIONER MCCLELLAN reported meeting with the Petitioner who is in agreement with everything except for a request for a face sign on the 27' pylon sign. He also explained Village Ordinance prohibits changes since this is a non-conforming sign. He stated since Planet Fitness will have a clearly visible wall sign in addition to the 2 ground mounted signs, he does not believe a hardship is warranted. ASSIGNED COMMISSIONER FICARO concurred.

MR. RATAJCZAK requested some flexibility on changing a panel on the non-conforming pylon sign to accommodate a tenant with which a lease deal was made with prior to this discussion. He stated to further the success of the business within the Village, it will be disheartening to the business owner to not just be able to change a panel on the pylon sign rather have it remain an unused white, blank sign.

CHAIRMAN WALKER again reiterated the Ordinance regarding out-of-date signage within the Village.

CHAIRMAN WALKER noted there was no one in the audience to propose any questions, comments or objections for either Staff or the Petitioner.

ASSIGNED COMMISSIONER FICARO requested the following Findings of Fact be submitted for the Special Use Permit to allow for a Substantial Deviation of the Tinley Park Plaza (TPP) Planned Unit Development amending the Sign Regulations governing in-line and outlot signage:

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

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

- B. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it substantially diminish and impair property values within the neighborhood.

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

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

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

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

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

There being no questions or comments to the aforementioned Findings of Fact, COMMISSIONER FICARO made a motion recommending the Village Board grant the Applicant, Brixmor Development, a Special Use Permit for a Substantial Deviation from the approved Tinley Park Plaza Planned Unit Development, amending the Sign Regulations as proposed for the Tinley Park Plaza and adopt the Findings of Fact as proposed by Village Staff and the Plan Commission at this meeting.

The Motion was seconded by COMMISSIONER MCCLELLAN.

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

NAY: None

ABSENT: Plan Commissioner Tom Mahoney

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

A motion was made by COMMISSIONER PIERCE, seconded by COMMISSIONER FICARO to close the Public Hearing at 7:53 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE NOVEMBER 19, 2015 MEETING

PUBLIC

HEARING #2: TEXT AMENDMENTS TO SECTION XII (LEGACY CODE) OF THE TINLEY PARK ZONING ORDINANCE – VILLAGE OF TINLEY PARK

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

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

Present were the following:

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

Absent Plan Commissioner(s): Tom Mahoney

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

CHAIRMAN WALKER opened the Public Hearing at 7:53 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.

PAULA WALLRICH, Deputy Planning Director, presented the Staff Report. She noted the Plan Commission recently reviewed and approved comprehensive Legacy Code updates; however, the package liquor use amendments were

removed from consideration to allow for additional research. She reported a concern of the Village Board level to eliminate all package liquors from Legacy District; however Staff noted the current trend of “boutique” alcohol stores that are becoming very successful in many downtown areas including micro-brews, wineries and distilleries. MS. WALLRICH explained the amendment would include language that would allow for these types of Permitted uses “including boutique stores that sell and/or serve artisan-distilled spirits, fine wine or micro-brew/craft beer...”, and move “package liquors” from Special Use to Prohibited Use. She stressed the Plan Commission will not be approving any type of liquor classifications in that liquor licensing will remain under the jurisdiction of the Village Liquor Commissioner.

MS. WALLRICH reported that in discussions with Assigned Commissioners, COMMISSIONER PIERCE and COMMISSIONER REIDY, they were supportive of prohibiting “package liquors” in the Legacy District and the addition of “boutique alcohol sales”.

MS. WALLRICH reported the Police Department expressed concerns regarding possible video gaming, music and serving food, however, these are not zoning issues and will be considered under the direction of the Mayor and the appropriate reviewing committee. She noted that all comments related to these issues will be forwarded to the Mayor and committee.

MS. WALLRICH added the proposed amendments will also provide additional conditions for wineries, distilleries and brew pubs that wish to operate in the downtown area. She noted these primarily relate to the discharge of waste products and odor emissions. She also stated it further clarifies the ability for “on-site consumption”.

AMY CONNOLLY, Planning Director, reported a meeting of the Main Street Commission was held recently at which time she reviewed the proposed text amendments. The following comments/suggestions were made:

- encourage local production;
- consider prohibit gaming amusements machines and jukeboxes;
- serve food or food trucks;
- conditions on live music due to mixed-use buildings;
- midnight vs. 2:00 am. closing time;
- prohibit sale of kegs;
- limit interior square footage

CHAIRMAN WALKER commented she liked the idea of serving food from neighboring restaurants and having small music venues.

ASSIGNED COMMISSIONER PIERCE stated he believes boutique stores would attract new businesses and people to the Legacy District.

COMMISSIONER REIDY stressed that the Assigned Commissioner review was kept to zoning/land use requirements under the direction of the Plan Commission rather than those issues under the direction of the Village Liquor Commission.

COMMISSIONER MILLER inquired what constitutes a “premium cigar” under the restrictions of use of tobacco products and whether they would be allowed to be smoked on site. MS. CONNOLLY stated that State Law and Village Ordinance prohibits any type of on-site tobacco use. She also noted that recent Legacy Code Amendments addressed tobacco as a prohibited use.

CHAIRMAN WALKER noted there was no one in the audience to propose any questions, comments or objections.

COMMISSIONER PIERCE made a motion recommending the Village Board amend Section XII of the Tinley Park Zoning Ordinance (the 2011 Legacy Code for Downtown Tinley Park), as presented in a draft Ordinance dated

November 19, 2015, specifically:

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

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

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

The Motion was seconded by COMMISSIONER REIDY.

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

NAY: None

ABSENT: Plan Commissioner Tom Mahoney

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

A motion was made by COMMISSIONER REIDY, seconded by COMMISSIONER MOYLAN to close the Public Hearing at 8:14 p.m. THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

OTHER BUSINESS

In an effort to determine if the Village's parking lot requirements are too excessive or ineffective, AMY CONNOLLY, Planning Director, requested members of the Plan Commission who are near retail shopping centers on Black Friday, one of the busiest shopping days of the year, be cognizant if adequate parking needs are being met. She recommended taking photographs and sending them to Staff.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER REIDY seconded by COMMISSIONER PIERCE to adjourn the regular meeting of the Plan Commission of November 19, 2015 at 8:20 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.

DRAFT



PLAN COMMISSION STAFF REPORT DECEMBER 3, 2015

PLAT OF EASEMENT Liberty Building (16910 Oak Park Avenue)

Applicant

Jim Liberty/JAL Property Management
(Property Owner)

Property Location

16910 Oak Park Avenue

PIN

28-30-111-021-0000

Parcel Size

0.252 acres ±
(10,980 square feet)

Zoning

NG (Neighborhood General) within the Legacy District

Approval Sought

Final Plat Approval

Requested Action

Make a motion to recommend approval of the Plat of Easement to the Village Board

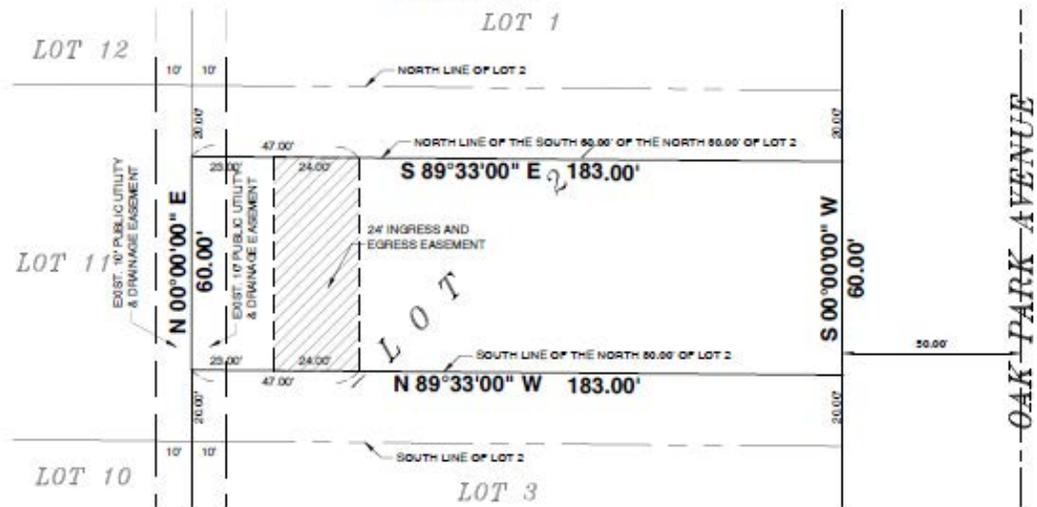
Project Planner

Stephanie Kisler
Planner I

PLAT OF EASEMENT

TO THE VILLAGE OF TINLEY PARK FOR PUBLIC INGRESS AND EGRESS
THE EAST 24 FEET OF THE WEST 27 FEET OF THE SOUTH 60 FEET OF THE NORTH 60 FEET OF LOT 2 IN BLOCK 7 IN CLARKE'S OAK PARK AVENUE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT 277150), PER THE PLAT THEREOF RECORDED APRIL 25, 1929 AS DOCUMENT NUMBER 19291068, IN COOK COUNTY, ILLINOIS.

P.I.N.: 28-30-111-021-0000

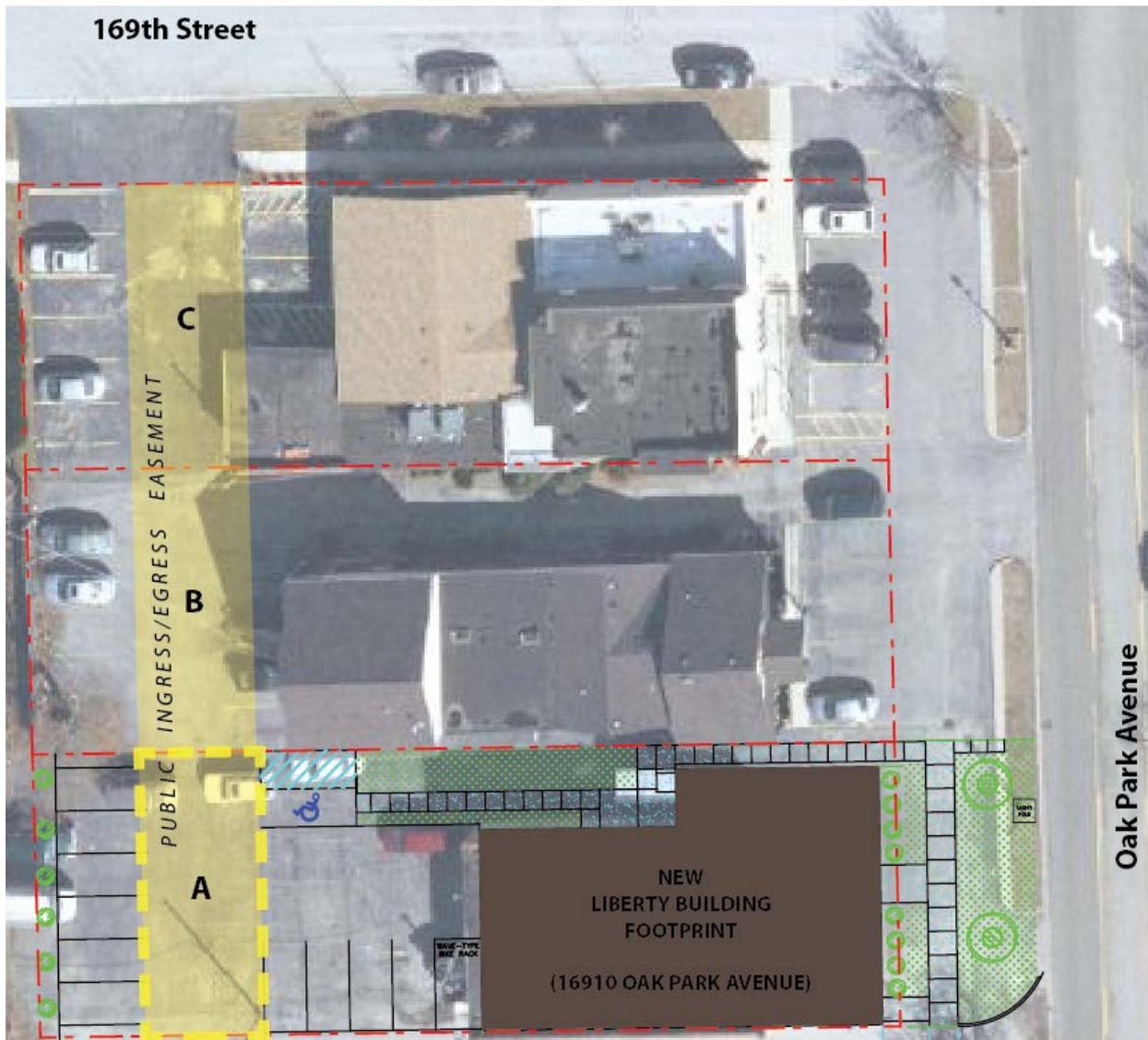


EXECUTIVE SUMMARY

The Applicant, Jim Liberty of JAL Property Management, has submitted a Plat of Easement for a twenty-four foot (24') wide public ingress and egress easement at the rear (west) side of his building.

This easement implements an "alley" at the rear of the property for the purposes of vehicle access and rear parking facility access as required by the Legacy Code for Downtown (Legacy Code Section 3.D – Alleys).

This easement is also a condition of approval of the Special Use Permit (2013-0-056) granted to JAL Management, Inc. for the conversion from a stand-alone commercial building into a mixed-use building.



The proposed alley easement area for 16902 Oak Park Avenue, 16906 Oak Park Avenue, and 16910 Oak Park Avenue is shown above in a yellow highlighted strip at the rear of the buildings. The proposed easement area for the Liberty Building (16910 Oak Park Avenue) is distinguished with a yellow dashed border in the diagram as portion “A” of the easement. The adjacent property owners to the north will be requested to sign Plats of Easement for parts “B” and “C” of the alley at a later date.

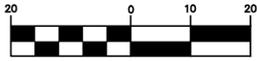
RECOMMENDED MOTION

Should the Plan Commission wish to take action, an appropriate motion would read:

“...make a motion to recommend that 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.”



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE MOKENA, IL 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

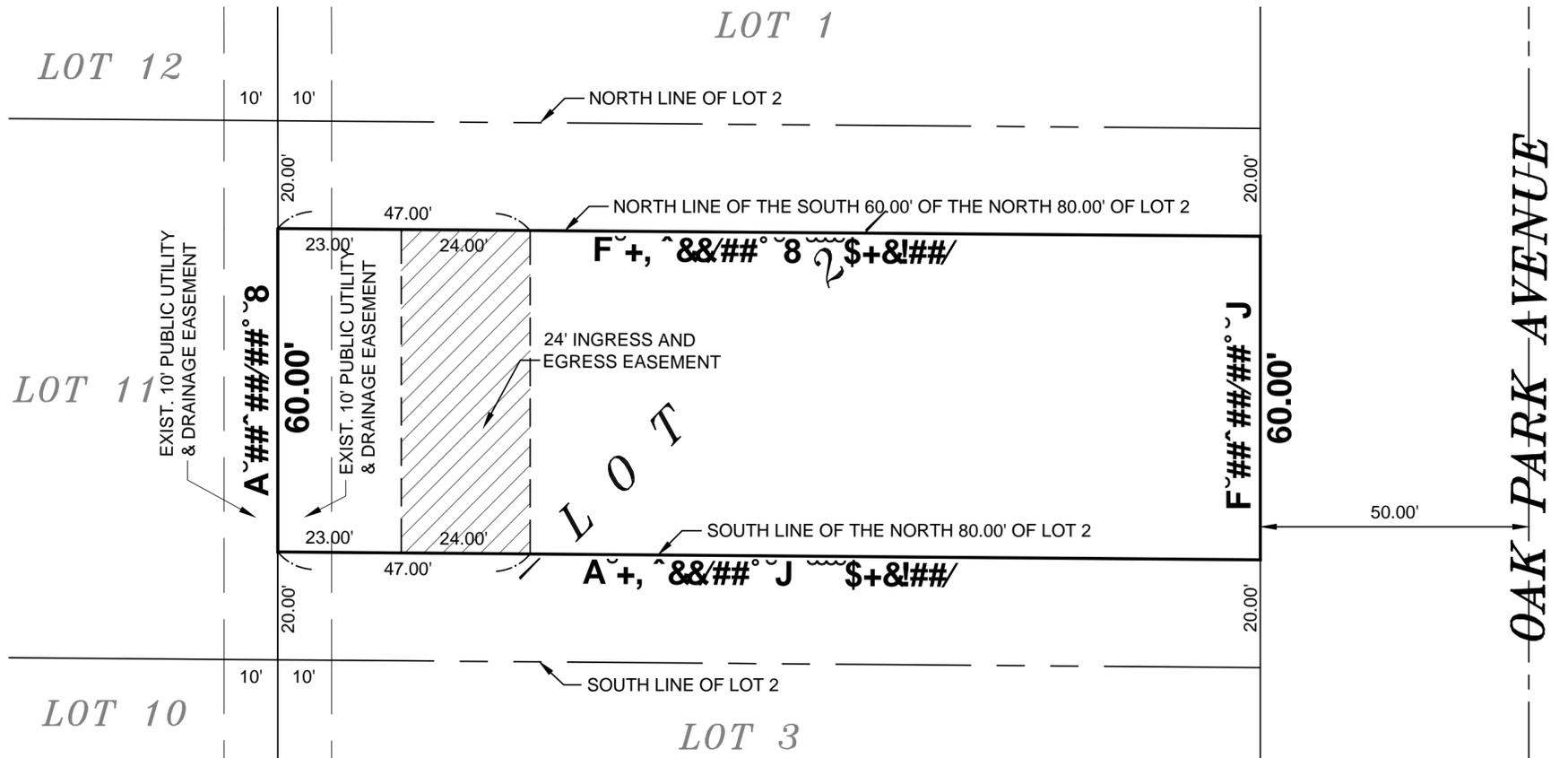
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

PLAT OF EASEMENT

TO THE VILLAGE OF TINLEY PARK FOR PUBLIC INGRESS AND EGRESS

THE EAST 24 FEET OF THE WEST 47 FEET OF THE SOUTH 60 FEET OF THE NORTH 80 FEET OF LOT 2 IN BLOCK 7 IN ELMORE'S OAK PARK AVENUE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT 377150), PER THE PLAT THEREOF RECORDED APRIL 25, 1929 AS DOCUMENT NUMBER 10351098, IN COOK COUNTY, ILLINOIS.

P.I.N.: 28-30-111-021-0000



OWNERS CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF COOK } SS

JAL PROPERTY MANAGEMENT, INC., does hereby certify that it is the Owner of the hereon described property and that it, as such Owner, has caused the same to be surveyed as shown on this Plat of Easement.

The Easement for Ingress and Egress legally described herein, depicted with diagonal lines and labeled "24' Ingress and Egress Easement" on this Plat is hereby dedicated to the Village of Tinley Park, an Illinois Municipal Corporation, for Public Ingress and Egress.

Dated this _____ day of _____ A.D. 2015.

BY: _____

Title _____

NOTARY PUBLIC

STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, _____, a Notary Public in and for the County in the State aforesaid, do hereby certify that _____, _____, _____ and _____, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such _____, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said _____ for the uses and purposes therein set forth, and the said _____ did also then and there acknowledge that the _____, as custodian of the corporate seal of said _____, did affix said seal to said instrument as their own free and voluntary act and as the free and voluntary act of said _____ for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____ A.D. 2015.

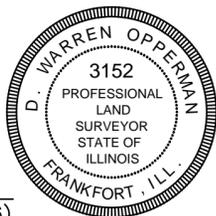
Notary Public

My commission expires: _____

STATE OF ILLINOIS }
COUNTY OF WILL } SS.

JOSEPH A. SCHUDT & ASSOCIATES HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAS BEEN PREPARED AT AND UNDER THEIR SUPERVISION FROM OFFICIAL PLATS AND RECORDS. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

FRANKFORT, ILLINOIS _____, A.D. 2015
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)



NOTES:

1. BASIS OF BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.

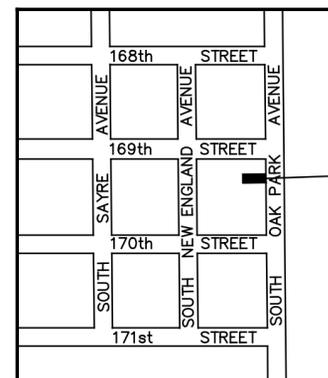
VILLAGE CERTIFICATE

Approved and accepted by the President and Board of Trustees of the Village of Tinley Park, Illinois, at a meeting held this

_____ day of _____ 2015.

VILLAGE PRESIDENT

VILLAGE CLERK



PROJECT LOCATION

LOCATION MAP

Revised: October 30, 2015,
September 23, 2015.

ORDERED BY: VILLAGE OF TINLEY PARK

ADDRESS: 16910 S. OAK PARK AVENUE
TINLEY PARK, IL 60477

ORDER NO.: 06-055-225-A

PROJECT ID.: 06-055



Memorandum

Planning Department

To: Plan Commission
From: Amy Connolly, Planning Director
Date: November 25, 2015
Re: Workshop – Sign Discussion

Planning staff is developing a presentation related to signage regulations in Tinley Park.

After our discussion over the last few weeks with Brixmor, staff would like to discuss the Village's signage ordinance in greater details with the Commission and get your feedback on several items. We will not be considering any particular piece of legislation, but merely having a general discussion of existing ordinances and staff thoughts about implementing the existing ordinance. If you're curious to read ahead, the sign regulations are in Section IX of the Zoning Ordinance.

We also want to try out a "workshop" style meeting where we can discuss general ideas as a group.

Topics for discussion may include:

1. Methods for calculating sign face area
2. Sign height regulations
3. "Center" signage versus multiple-tenant signage
4. Non-conforming signs
5. Institutional signage (churches, schools, civic uses, etc.)
6. District-wide/tourism signage/I-80 signage
7. Roger Brooks recommendations for wayfinding
8. Downtown signage incentive program and signage design guidelines
9. Electronic signs

As always, let me know if you have any questions or thoughts.

