

## SECTION IX

### SIGN REGULATIONS

#### A. PURPOSE

The standards used in displaying signs can significantly affect the public safety as well as the value and economic stability of adjoining properties. However, a reasonable display of signs is necessary as a public service and to the conduct of competitive commerce and industry. Therefore, the purpose of this Section is to establish minimum standards for the display of signs of all types. Also, the standards contained in this Section are intended to reduce distractions which may increase traffic accidents, eliminate hazards caused by signs overhanging or projecting over public rights-of-way, relieve traffic congestion, and encourage a more attractive environment in which to live and do business.

#### B. APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED

1. **Applicability:** No sign shall be permitted on a lot unless:
  - a. The sign is accessory to a lawfully established use;
  - b. The sign is erected, constructed, and displayed in conformance with the provisions of this Section and other applicable provisions of the Ordinance; and
  - c. Written authorization to erect the sign has been received from the owner or his agent.
  
2. **Permits Required:** No sign shall be erected, altered, relocated, or changed (i.e. face change) without a permit issued by the Building Department except as otherwise provided herein. Where Electrical Permits are required, they shall be obtained at the same time as the Sign Permit. A permit application shall be made upon forms provided by the Building Department and shall include the following information:
  - a. Name, address, email address, and telephone number of the applicant and/or management company;
  - b. Location of the building, structure, or parcel of property to which, or upon which, the sign is to be attached or erected;
  - c. Position of the sign in relation to nearby buildings, structures, street's grade, easements, and overhead utilities, dimensioned on a Plat of Survey;
  - d. Two copies of plans and specifications showing method of construction, location, and support sealed by a registered architect or structural engineer;

- e. Sketch showing sign faces, exposed surfaces, and proposed message thereof accurately represented in scale as to size, proportion, and color (color elevations);
  - f. Name of person, firm, corporation, or association erecting the sign;
  - g. Written consent of the owners of the building, structure, or land on or to which the sign is to be erected; and
  - h. Such other information as the Building Inspector shall require to show full compliance with this and all other laws and Ordinances of the Village.
  - i. Indicate building/tenant frontage and Gross Floor Area (GFA) of building and/or tenant space.
3. **Issuance of Permits:** It shall be the duty of the Building Inspector, who shall be the enforcing officer, upon the filing of an application for a permit, to examine such plans and specifications, the premises upon which it is proposed to erect the sign or other advertising structure, and other data; and if it shall appear that the proposed structure is in compliance with all the requirements of this Ordinance and all other Ordinances of the Village, he shall then issue the permit. If the work authorized under the permit has not been completed within six (6) months after date of issuance, the said permit shall become null and void.
4. **Permit Fees:** Every applicant, before being granted a permit hereunder, shall pay the following permit fee for each sign to the Village Clerk:
- a. One (1) dollar per square foot of facing, but no less than fifteen (15) dollars for all signs requiring a permit, other than temporary signs, canopies, awnings, or marquees;
  - b. Fifty (50) dollars for a temporary sign other than those described in Section IX.D.6; and
  - c. One hundred (100) dollars for a canopy, awning, or marquee.
5. **Bond:** Each person maintaining a projecting sign prior to the effective date of this Code shall file with the Village Clerk a bond or indemnify the Village for any loss, damage, or liability which may result from the construction or maintenance of such a sign.
6. **Interpretation and Construction:** Where there is a conflict between provisions of this Section and the Building Code, this Section shall prevail. However, if there is a conflict between any provisions of this Section, the more restrictive shall prevail.

## C. GENERAL PROVISIONS

1. **Conformance with Electrical Code:** All signs, in which electrical wiring and connections are required, shall conform to the applicable provisions of the Chicago Electrical Code, as amended and incorporated by reference by the Village of Tinley Park.
2. **Wind Pressure and Dead Load Requirements:** Any sign or advertising structure, as defined in this Ordinance, shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of net surface area and to receive dead loads as required in the Building Code or other Ordinances of the Village of Tinley Park.
3. **Signs Conflicting with Traffic Signs:** In order to obtain and secure traffic safety, no sign shall be erected or maintained in such a manner as to be likely to interfere with, obstruct the view of, or be confused with any other authorized traffic sign, signal, or device, as determined by the Chief of Police. Accordingly, no sign, marquee, canopy, or awning shall make use of the words “Stop”, “Go”, “Look”, “Slow”, “Danger”, or a similar word, phrase, symbol, or character, or employ any red, yellow, orange, green, or other colored lamp in such a manner as to interfere with, mislead, or confuse traffic.
4. **Flashing Light:** No sign shall have blinking, flashing, or fluttering lights, or other illuminating device which has a changing light intensity, brightness, or color; rotating beams, beacon, or flashing illumination resembling an emergency light shall not be used in connection with any sign display.
5. **Illumination:** The light from any illuminated sign shall be so shaded, shielded, or directed that the light intensity or brightness will not be objectionable to surrounding areas. No exposed reflective-type bulb or incandescent lamp which exceeds fifteen (15) watts shall be used on the exterior surface of any sign so as to expose the face of the bulb, light, or lamp to and public street or adjacent property. Where illumination of a sign is permitted, such light shall not be projected toward or onto properties located in a residential district and shall be kept to a minimum during non-business hours.
6. **Glass Limitation:** Any glass forming part of a sign shall be safety glass. In case any single pane of glass has an area exceeding three (3) square feet, it shall be wired glass.
7. **Obstructions to Doors, Windows, or Fire Escapes:** No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a standpipe or fire escape. Also, no sign shall be placed so as to obstruct the view of cash registers or other valuable items accessible to the public by a police officer or other public safety designate.
8. **Unsafe or Unlawful Signs:** If the Building Inspector shall find that any sign is unsafe, insecure, or a danger to the public, or has been constructed, erected, or maintained in violation of the provisions of this Section, he shall give written notice to the permittee

thereof. If the permittee fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, then the President and Board of Trustees, on the recommendation of the Building Inspector, may declare such sign to be a public nuisance and direct the removal of such sign as required by law.

9. **Maintenance Required:** The owner of a sign shall be required to maintain it in a neat and attractive condition. The sign and sign supports must be kept painted to prevent rust, rot, or deterioration. If they become rusted, rotted or deteriorated, they must be immediately repaired or replaced.
10. **Removal of Obsolete Signs:** Any sign which no longer identifies a bona fide business conducted or a product sold on the premises where said sign is located, shall be taken down immediately upon termination of business use and removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which said sign may be found. Upon failure to comply with this provision, the President and Board of Trustees, on the recommendation of the Zoning Administrator, may declare such sign to be a public nuisance and direct the removal of such sign as required by law. If the sign to be removed is located on a multi-panel freestanding sign, the panel must be completely replaced with a plain panel consistent in color to the existing panels.
11. **Exemption:** The provisions and regulations of other provisions of this Section IX shall not apply to the following signs; provided however, no such exempt sign, excluding signs denoted in subparagraph “f” below, shall be placed within the public right-of-way, or so located to obstruct the view of traffic and further provided that such exempt signs must fully conform with the provisions of this Section C.11 and do not require a permit:
  - a. “For Sale”, “For Rent”, or “Sold” signs, provided that they conform with the following provisions:
    - (1) **Number of Real Estate Signs:** Not more than one real estate sign shall be erected on any premises, except when a premises is located on a corner lot, one (1) additional sign may be erected. Such sign(s) shall pertain only to the sale or lease of the property on which it is located;
    - (2) **Residential Zoning Districts:** In areas zoned residential, no real estate sign shall exceed four (4) square feet in area. The top surface of the real estate sign shall not exceed four (4) feet in height;
    - (3) **Non-Residential Zoning Districts:** In all Non-Residential Zoning Districts, no real estate sign shall exceed sixteen (16) square feet for each face for a total of thirty-two (32) square feet in area. The top surface of the real estate sign shall not exceed six (6) feet above the existing grade at the point of erection;
    - (4) **Real Estate Signs:** Signs located on developed property in all zoning districts shall be erected perpendicular to the front side of any building and shall be placed no more than ten (10) feet from the front foundation wall;

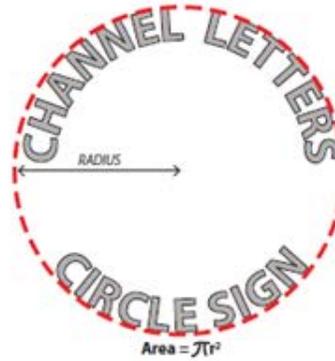
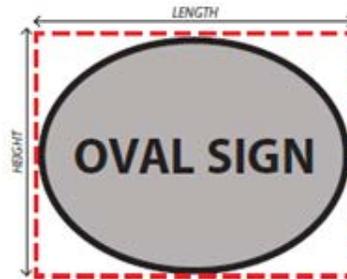
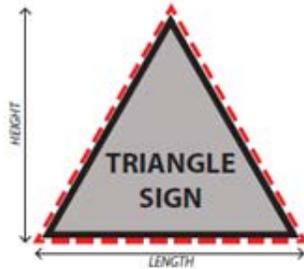
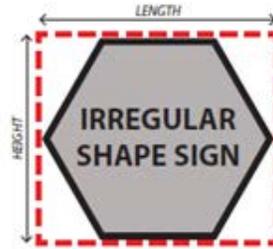
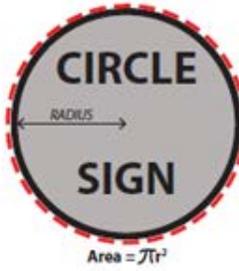
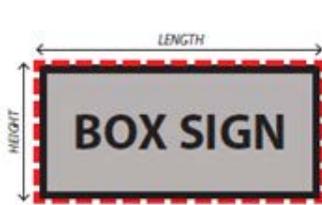
- (5) Vacant Property Real Estate Signs: Real estate signs on vacant properties in all zoning districts shall be erected perpendicular to the right-of-way and shall be placed no less than ten (10) feet from the property line;
- (6) No real estate sign shall be an illuminated sign; and
- (7) Signs shall be removed within seven (7) days after closing of the sale of the property.
- b. Professional Name Plates: Shall not exceed two (2) square feet in area;
- c. Bulletin Boards for Public, Charitable, or Religious Institutions: When the same are located on the premises of said institutions and are not over fifteen (15) square feet in area;
- d. Occupational Signs: Denoting only the name and profession of an occupant in a commercial building or public institutional building and not exceeding two (2) square feet in area;
- e. Memorial Sign or Tablet: With a maximum square footage of four (4) feet and a minimum distance of five (5) feet from the property line, containing the name of the building and date of erection, when cut into any masonry surface or when constructed of bronze or other noncombustible materials which are compatible with the architectural style of the building;
- f. Address Signs: Not over one (1) square foot in area;
- g. Temporary Window Signs: Provided that the maximum coverage does not exceed twenty-five (25) percent of the total window area, exclusive of doors. Signs shall not be placed on doors;
- h. Bus Shelter Signs: Provided such signs shall not include information relating to the sale or consumption of any alcohol or tobacco products or any activity or product which contains statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals of decency;
- i. Political Campaign Signs: Signs announcing the candidates seeking public political office and other data pertinent thereto, not exceeding a total of thirty-two (32) square feet and sixteen (16) square feet for each face, for each premise. Such signs shall not be erected earlier than forty-five (45) days before the election and shall be non-illuminated. These signs shall be confined within private property with the permission of the property owner and removed within seven (7) days after the election;
- j. Public Signs: Signs of a non-commercial nature and in the public interest, erected

by, or on the order of, a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest, other municipal signs, legal notices, or railroad crossing, danger or such temporary emergency, or non-advertising signs as may be approved by the President and Board of Trustees; and

- k. Integral Signs: Names of buildings, dates of erection, monumental citations, commemorative tablets and the like, when carved into stone, concrete, or similar material, or made an integral part of the structure.

#### **D. DEVELOPMENT STANDARDS**

- 1. General Regulations: These regulations apply to all signs except as provided in Section H. (Sign Regulations for Special Areas and Particular Uses).
  - a. Sign Face Area: The area of a sign face shall be determined by calculating the area within a single continuous perimeter encompassing the entire advertising copy or art designed to attract attention. This shall include the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display. The area within the single continuous perimeter shall be calculated by determining the area of the smallest measurable square, circle, rectangle, or triangle within the single continuous perimeter, including the frame, border, or other material, which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed.



b. Wall Signs

i. Regulations for Wall Signs are determined by the linear distance of the building or tenant frontage. For uses in single tenant or multi-tenant buildings that do not face a public right-of-way, the allowable area for a wall sign shall be determined by the linear distance of the building frontage or tenant frontage limits which include the primary entrance. A maximum of two wall signs are allowed per building or tenant frontage, including buildings or tenants that have frontages on more than one right-of-way and whose entrance is not on the public right-of-way (Tenant A). In these situations a choice must be made on which right-of-way frontage a wall sign will be placed. If a tenant does not have frontage on a public right-of-way, only one wall sign is allowed (Tenant D & I). The size of the wall sign is determined by the linear frontage of the wall on which the wall sign is located.



ii. All wall signs shall be located on the same zoning lot as the use they identify.

iii. No wall sign shall extend above the top line of the face of the building, nor shall any wall sign project into the public right-of-way, or extend more than twelve (12) inches from the face of the building.

- iv. Wall signs are not allowed for residential uses, including home occupations.
- v. Businesses located within another business, without having a distinct secured entrance, are not eligible for a wall sign.
- vi. When the sign background for individual letters is made of a color different from the color of the building, the entire area of contrasting color shall be measured and shall constitute the sign area if such area is larger than the geometric forms encompassing the sign message.



- vii. No more than two lines of lettering shall be allowed on any wall sign.
- viii. Location Requirements for Wall Signs:
  1. Building with a Single Tenant: The location of the sign should be as close to the entrance of the business as possible. Effort shall be made to not conflict with the architectural elements of the building façade.



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

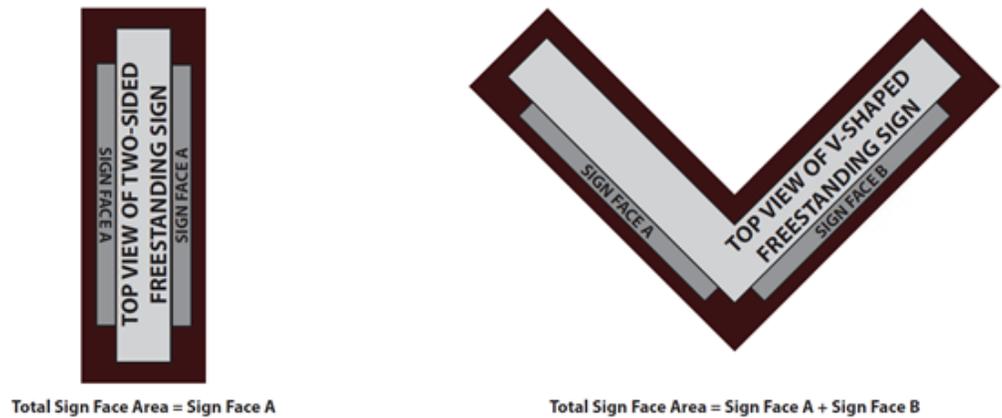


c. Freestanding Signs

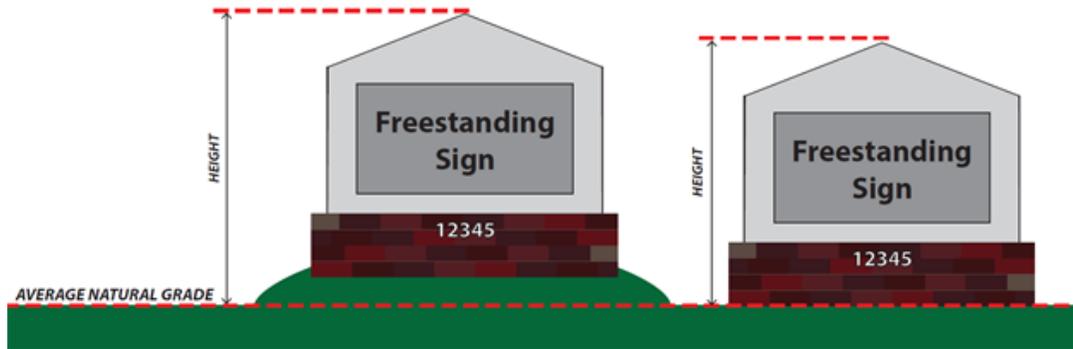
- i. Any permanent freestanding sign constructed in any residential, business, office or industrial district shall be architecturally compatible with the building(s) it identifies. Such architectural compatibility shall be determined by the Plan Commission through the Site Plan Approval process for new construction. Architectural compatibility for permanent freestanding signs constructed by an existing business or use shall be determined by the Zoning Administrator through the permit approval process. The following architectural guidelines shall be considered in the review of freestanding signs:
  1. Same or similar materials (color, scale, finish) to the materials used for the principal building;
  2. In harmony or consistent in design to the principal building;
  3. Similar architectural treatments as on the principal building; and
  4. Sign shall not block or obstruct architectural features of the principal building.
- ii. Structural supports for a freestanding sign shall be fully enclosed and be equal in width to the sign face or wider; structure supports shall not be exposed to view. The base of the freestanding sign shall be designed to be an architectural enhancement to the sign.
- iii. Any permanent freestanding sign constructed in any residential, business, office, or industrial district shall include extensive landscaping around the base of the sign to screen the base of the sign from view from the adjoining street and adjoining properties. The total area devoted to landscaping around the base of the sign shall be equal to two (2) square feet per each one (1) square foot of freestanding sign face area, but in no case shall the total area of landscaping be less than 20 square feet and need not be greater than 200 square feet. The landscape area shall contain well-maintained living landscape materials.

- iv. No advertising or lettering of any type shall be permitted on the sign base except for the address.
- v. When two identical freestanding sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure, the total sign face area shall be the sign face area of one side of the sign. In all other circumstances, the sign face area of a freestanding sign shall be the total sign face area of all sign faces on the freestanding sign. Freestanding signs shall not project into, over or otherwise encroach upon a public right-of-way and must be located on private property in appropriate easements if necessary.

**Calculating Sign Face Area  
When A Freestanding Sign Has Multiple Faces**



- vi. The height of a freestanding sign is a measurement of the full height of the sign, including the base or support structure and any design element surrounding or enclosing the sign face. The measurement includes the vertical distance from the adjacent existing, natural ground level to the top of the sign, including any decorative element, which may enclose the sign.



- vii. All sign panels advertising individual businesses within a freestanding sign must be consistent in color, method of illumination, material, and design.

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

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

SIGNS IN R-1, R-2, R-3, R-4, R-5, R-6, & R-7 ZONING DISTRICTS					
Land Use	Sign Type	# of Signs	Allowable Sign Face Area	Maximum Letter Height	Maximum Height
Residential	Wall Sign	<i>Prohibited</i>			
	Freestanding Sign	1 per entrance <sup>1</sup> ; maximum of 2	5 SF	N/A	5'
Non-Residential & Institutional	Wall Sign	1 per building/tenant frontage; maximum of 2	½ SF per one (1) LF of building/tenant frontage; maximum of 60 SF per sign	36"	84"
	Freestanding Sign	1 per building frontage; maximum of 2	30 SF	N/A	6'

<sup>1</sup> Per entrance to residential subdivision, residential community, or project. SF= Square foot; LF= Linear foot

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

- a. Wall Signs: Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these. Wall signs shall be allowed in the business districts (B-1, B-2, B-3, & B-5) in accordance with the following table:

<b>WALL SIGNS IN B-1, B-2, B-3, &amp; B-5 ZONING DISTRICTS</b>				
<b>Gross Floor Area</b>	<b># of Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>
Up to 10,000 SF of GFA for business/tenant	1 per building/tenant frontage; maximum of 2 wall signs	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	30" (2.5')	78" (6.5')
10,001- 25,000SF of GFA for business/tenant	1 per building/tenant frontage; maximum of 2 wall signs	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	36" (3')	84" (7')
25,001-80,000 SF of GFA for business/tenant	1 per building/tenant frontage; maximum of 2 wall signs	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	48" (4')	84" (7')
Over 80,000 SF of GFA for business/tenant	1 per building/tenant frontage; maximum of 2 wall signs	One (1) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	96" (8')	96" (8')

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

**b. Freestanding Signs**

- i. Buildings shall be allowed one (1) freestanding sign per public frontage but with a maximum of two (2) freestanding signs, except those businesses with lot frontages greater than five hundred (500) linear feet may have two (2) freestanding signs on the frontage(s) that are greater than five hundred (500) linear feet. Businesses with lot frontages greater than one thousand (1,000) linear feet may have up to three (3) freestanding signs on the frontage(s) that are greater than one thousand (1,000) linear feet. In no case shall freestanding signs be located closer than three hundred (300) feet apart.
- ii. Freestanding signs are limited to ten (10) feet in height.
- iii. The allowable sign area for freestanding signs shall be one (1) SF per 2.5 LF of lot frontage but determined in accordance with the following limitations:

<b>Gross Floor Area</b>	<b>Maximum Allowable Sign Face Area</b>
< 350,000 SF	60 SF
350,000-500,000 SF	100 SF
>500,000 SF	125 SF

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

- a. **Wall Signs:** Wall signs shall be restricted to the business or trademarked name and/or logo, principal product or service offered for sale on the premises, or a combination of these. Wall signs shall be allowed in the B-4 districts in accordance with the following table:

<b>WALL SIGNS IN B-4 ZONING DISTRICTS</b>			
<b># of Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>
1 per building/ tenant frontage; maximum of 2 wall signs	One-half (1/2) SF per one (1) LF of building/ tenant frontage not to exceed 60 SF per sign.	30" (2.5')	78" (6.5')

SF= Square foot; LF= Linear foot

b. **Freestanding Signs:**

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

<b>Gross Floor Area</b>	<b>Maximum Allowable Sign Face Area</b>
< 350,000 SF	40 SF
350,000-500,000 SF	100 SF
>500,000 SF	125 SF

5. **Office and Restricted Industrial (ORI) and General Manufacturing (M-1) Zoning Districts**

- a. **Wall Signs:** Wall signs shall be restricted to the business or trademarked name and/or logo. Wall signs shall be allowed in the ORI and M-1 Districts in accordance with the following table:

<b>WALL SIGNS IN ORI &amp; M-1 ZONING DISTRICTS</b>			
<b># of Signs</b>	<b>Maximum Allowable Sign Face Area</b>	<b>Maximum Letter Height</b>	<b>Maximum Sign Height</b>
1 per building/ tenant frontage; maximum of 2 wall signs	One-half (1/2) SF per one (1) LF of building/tenant frontage not to exceed 120 SF per sign.	36" (3')	84" (7')

SF= Square foot; LF= Linear foot

b. Freestanding Signs:

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

<b>Gross Floor Area</b>	<b>Maximum Allowable Sign Face Area</b>
< 350,000 SF	60 SF
350,000-500,000 SF	80 SF
>500,000 SF	80 SF

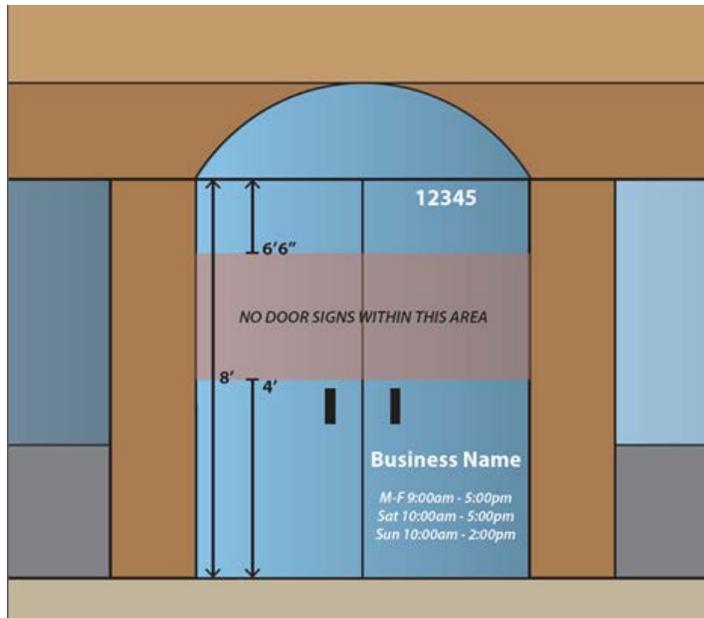
- iv. The name of the center/building and address must be included on the freestanding sign.

6. Prohibited Signs:

The following signs are specifically prohibited:

- a. Billboards;
- b. Roof signs;
- c. Projecting signs;
- d. Pennants, streamers, and festoon lights, or portable signs unless authorized by the Zoning Administrator for a specific number of days under the direction of the Village Board of Trustees;
- e. Manually changeable message signs, provided that manually changeable automobile service station gasoline rate signage shall be permitted subject to Section IX.D.1.d of this Ordinance for a period of three (3) years from the date of passage of this Ordinance;

- f. Signs which contain statements, words, or pictures of obscene, indecent, or immoral character and which offend public morals or decency;
- g. Miscellaneous advertising devices, other than signs which conform to the provisions of this Ordinance, shall not be allowed unless approved by the Village Board;
- h. Signs in conflict with traffic signals;
- i. Portable signs (freestanding or on wheels);
- j. Neon or Other Illuminated Tubing Signs: Illuminated tubing (such as neon) may be provided as an architectural enhancement subsequent to approval by the Plan Commission upon Site Plan Approval for new construction. Existing uses may provide illuminated tubing as an architectural enhancement subsequent to approval from the Zoning Board of Appeals through the variation procedure as outlined in Section X.G of this Ordinance;
- k. Signs advertising the sale of fireworks as defined in Section 95.50 of the Tinley Park Code of Ordinances, or of other items whose sale, use or possession is unlawful in the Village notwithstanding certain exceptions; and
- l. Any string of lights outlining property lines, open sales areas, door, windows, or wall edges of any buildings. This prohibition does not apply to the display of holiday decorations for any publicly recognized holiday.
- m. Vehicle Signs or signs attached, affixed or painted on vehicles or trailers that are parked in a public right-of-way, public property or private property for the purpose of advertising a product, a service or directing people to a business or activity located on the same or nearby property, unless the vehicle with vehicle signs, as defined herein, is used during business hours for deliveries or an activity related to the subject business, except in no case shall said vehicle with vehicle signs, as defined herein, park in a public right-of-way, public property or private property in close proximity to the subject business during non- business hours of the subject business.
- n. Door Signs, except individual letters affixed to the door of a business indicating the business name and business hours of operation only; letters must be of one consistent color, a maximum of four (4) inches in height and may only be affixed to the door at a height 4' and below, or at 6.5' and above. Logos are not permitted as part of a door sign. Addresses may be affixed on the door but at a height of 6.5' or above.



o. Off-premise signs.

7. **Temporary Signs:**

The following signs may be allowed and shall require a permit:

- a. Pennants or streamers specially approved by the Zoning Administrator or his designee after showing that the pennants or streamers are an integral part of a campaign or program for the promotion of a specific product or event, and then only for the location and period of time designated by the Zoning Administrator or designee;
- b. Temporary signs not to exceed a total of thirty-two (32) square feet and sixteen (16) square feet for each face. Signs shall be non-illuminated. Each permit shall specify the location of the sign on the property or building along with a rendering of the statements or pictures proposed. Each permit shall be valid for a period of one (1) month in any six (6) month period and may be renewed at the discretion of the Building Department;
- c. A sign shall no longer be considered a temporary sign if said sign is in place for a time period exceeding one (1) month, without expressed written consent from the Zoning Administrator or designee;
- d. The Zoning Administrator or designee shall reserve the right to limit the number of temporary signs on a property or building; and
- e. For Sale, Rent, or Lease Signs: Signs advertising the availability of a business or commercial site or building for sale, rent, or lease, provided that such a sign shall not exceed sixteen (16) square feet per face. If a multi-faced sign or more than one sign is erected, the combined areas of all signs shall not exceed thirty-two (32) square feet

in total area. Such sign(s) shall be removed within seven (7) days after a sale is closed or a lease or rental agreement is signed. For shopping centers, real estate or leasing information may be displayed on the main shopping center identification sign if the total area of such information does not exceed twenty-five (25) percent of the sign display area.

8. **Construction Signs:** A sign identifying the architects, engineers, contractors, and other individuals or firms involved with the construction, but not including the advertisement of any product, and announcing the character of the building enterprise, or the purpose for which the building is intended, up to a maximum area of twelve (12) square feet in Residential Zoned Districts and sixteen (16) square feet in all other districts and shall require a permit. The sign shall be confined to the site of the construction, and shall be removed within fourteen (14) days after the beginning of the intended use of the project.
9. **Electronic Message Centers (EMC) and Signs, and Dynamic Variable Electronic Message (DVEM):**

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

- a. Electronic message centers shall be located on a freestanding sign as defined herein, and shall not be constructed upon or mounted to any other type of building or structure;
- b. Freestanding signs containing electronic message centers shall conform to all other regulations applicable to freestanding signs as regulated by the zoning district of the subject property;
- c. Changes of images shall be instantaneous and shall not use blinking, fading, rolling, shading, dissolving, or similar effects as part of the change, nor shall the images and messages displayed on the dynamic display sign flash or blink. They must be static, complete in themselves, without continuation in content to any other sign and must remain visible for at least an eight (8) second interval before being reset or replaced with another message, content or image;
- d. Transition between messages must be a minimum of two (2) seconds;
- e. The electronic message center portion of a freestanding sign shall comprise no more than fifty (50) percent of the total sign face area of the freestanding sign;
- f. Electronic message signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the following:
  - i. All electronic message signs shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.

- ii. Maximum brightness levels for electronic or digital display signs shall not exceed 5000 nits when measured from the sign's face at its maximum brightness during daylight hours.
  - iii. Maximum brightness levels for electronic, digital display signs shall not exceed 500 nits when measured from the sign's face at its maximum brightness, between sunset and sunrise, as those times are determined by the National Weather Service.
  - iv. Written certification from the sign manufacturer must be provided at the time of application for a building permit certifying that the light intensity of the sign has been preset not to exceed the illumination levels established by this Ordinance, and that the preset intensity level is protected from end user manipulation by password protected software or other approved method.
  - v. Electronic message signs must be equipped with a dimmer control and a photo cell which constantly keep track of ambient light conditions and adjust sign brightness accordingly.
- g. Audio speakers in association with such signs are prohibited.
- h. Any electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, causing motion, movement, flashing or any similar effects, shall be restored to its normal operation conforming to the requirements of this ordinance within 24 hours.
- i. Electronic message signs shall not display any type of animation, flashing text, or symbols, and other attention getting display styles;
- j. The illumination from an electronic message center shall not encroach onto or create a visual nuisance to residential properties; and
- k. Properties with freestanding signs containing electronic message centers shall not be permitted to have any other type of temporary signage, including but not limited to "For Sale", "For Rent", or "For Lease" signs.
- l. The Village of Tinley Park may request public service announcements related to community events to be displayed upon signs with electronic message centers. Additionally, the Village may exercise its police powers to protect public health, safety, and welfare by requiring emergency information to be displayed upon signs with electronic message centers. Upon notification, the sign operators shall promptly display specific messages as provided by the Village.

**E. SIGN REGULATIONS FOR BREMENTOWNE SHOPPING CENTER**

1. **Signs Permitted:** Each commercial tenant or enterprise within the subject district shall be permitted to erect signs which meet the requirements outlined in Sections 2, 3, and 4 of the following sign regulations:
2. **Shopping Center Fascia Signs:**
  - a. Each tenant shall furnish and erect on the canopy or the brick parapet above the storefront of his leased permission illuminated sign to identify the tenant doing business on the premises;
  - b. Signs shall not be used for advertising other than that which is implicit in “identifying the tenant” nor shall “brand names” be used except when a brand name coincides with the name of the tenant’s store. Advertising symbols or logo types may be used only as specifically provided in Section IV;
  - c. Canopy and parapet signs shall be surface mounted and shall employ illuminated channel type letter signs internally illuminated by neon-type diffused by plastic facing material. There shall be no neon or florescent tubes or incandescent bulbs exposed to view;
  - d. Letters shall have metal sides and backs or on plastic facing material and shall not project more than six (6) inches. Metal sides shall be painted to match the metal canopy. Letter face material shall be a minimum of three-sixteenth (3/16) inch-thick Plexiglas with a one-inch metal trim cap. The trim cap shall be painted the same color as the letter’s metal sides;
  - e. Lettering shall be permitted in either one or two rows, but not mixed. One column letters shall be a maximum of thirty (30) inches in height with a minimum of a five (5) inch border space at the bottom and top. Two column letters shall fall within a thirty (30) inch band and be a maximum of twelve (12) inches in height, with a minimum border space of five (5) inches at the top and bottom. Notwithstanding the foregoing, one symbol and/or no more than two capital letters may extend to thirty-six (36) inches. All signs are to be composed to fit into the three (3) foot four (4) inch sign board along the metal canopy, or a three (3) foot four (4) inch band along the brick parapet of the buildings, whichever is applicable;
  - f. The signs shall not extend any more than seventy (70) percent of the leased premises and shall be centered on the fascia;
  - g. Letter color shall be per tenant design;
  - h. Each individual letter shall be illuminated and powered only by remote transformers located behind the building fascia panel. The electrical conduit for the tenant signage shall be provided and installed by the landlord. The electrical wire and

hook-up shall be provided and installed by the tenant. As part of the tenant's electrical work, he shall include a seven-day device to control parapet, canopy, and under canopy signs so that hours of illumination can be determined in accordance with the overall shopping center policy;

- i. No flashing, moving, rotating, or marking type of lights shall be allowed;
- j. Valances or signs painted on glass storefronts will not be permitted except as outlined in Section IX.E.3 below;
- k. No paper signs shall be permitted to be applied to the interior or exterior faces of the storefront glass or other material; and
- l. The total sign area for any tenant with less than twenty-five thousand (25,000) gross square feet of floor area shall not exceed one-and-one-half (1 1/2) square feet per one (1) linear foot of store frontage for stores facing 159<sup>th</sup> Street and not more than one (1) square foot per one (1) linear foot of store frontage for stores facing Oak Park Avenue. The total sign area of any tenant with twenty-five thousand (25,000) or more gross square feet of floor area shall not exceed two (2) square feet per one (1) linear foot. Buildings or tenant spaces with double exposure (i.e. buildings or tenant spaces facing two separate public rights-of-way), shall be allowed an additional twenty (20) percent of signage, over and above what is allowed by this amendment. For purposes of this amendment, a building or tenant space shall be deemed to have double exposure, if, and only if, the front of the business (that face of the buildings or space which is listed as the commonly known address for the property) and a side immediately adjacent to the front have direct exposure to a public right-of-way.

3. **Other Signs:**

a. **Door Signs:**

- (1) Door sign content shall be limited to the business name only; and
- (2) Door signs shall be composed of four (4) inch-high (maximum) individual letters adhered to the door glass.

b. **Address Signs:**

- (1) Address signs shall be composed of four (4) inch-high (maximum) individual numbers cleanly adhered to the transom glass; and
- (2) Address numbers shall be centered on the transform glass.

c. **Monument Signs:**

- (1) Two (2) freestanding monument-type signs identifying the shopping center and its major tenants shall be permitted;
- (2) The sign shall not exceed two hundred eighty (280) square feet per side nor shall it exceed twenty-eight (28) feet in height; and
- (3) No pylon or other freestanding signs shall be permitted within the limits of the shopping center except as a recommended by the Plan Commission and approved by the Village Board.

d. Mall Entrance Signs:

- (1) One (1) single face wall-mounted illuminated box sign identifying the businesses located within the enclosed mall area may be permitted at each entrance (north and south) to the mall area;
- (2) The sign shall be affixed to the face of the building (as approved by the Plan Commission) and shall not exceed seventy-two (72) square feet in the area nor shall it exceed twelve (12) feet in length; and
- (3) Sign area faces shall be of white Lexan and letter color shall be the same to coordinate with the colors use in the shopping center.

4. Approvals Required:

- a. All signs shall require written approval by the landlord and the Village of Tinley Park prior to fabrication. The tenant shall cause the sign company to submit a detailed drawing, in triplicate, to the landlord. The landlord will then review the drawings and return copies marked to indicate approval of the necessary documents. No sign shall be erected by any tenant except in accordance with the drawing bearing the landlord's final approval and only after the issuance of a sign permit by the Village of Tinley Park;
- b. It is recognized that upon occasion it may be the desirable to include advertising symbols or logo types in the sign work of a particular tenant. Further, it may be that such standard units will not fit every criteria stated above. Therefore, if a tenant desires to include such devices in its sign, a drawing of the entire sign whereon a waiver of one or more of the criteria is requested shall be submitted, and if the landlord considers the entire sign to be suitable and in harmony with the whole shopping center, a waiver will be granted subject to the approval of the Village of Tinley Park;
- c. A permit shall be secured from the Village of Tinley Park prior to the installation of any new signs within the Bremontowne Shopping Center;
- d. Upon vacating his leased premises, each tenant is responsible for removing his sign

letters and repairing the building fascia to its condition prior to that tenant's sign installation, which shall include patching, painting, and removal of all sign electrical conduits and boxes. Any aforementioned repairs not provided by the tenants shall be undertaken by the landlord and deducted from the tenant's security deposit and/or backcharged to the tenant; and

e. Non-illuminated signs will not be permitted.

5. **Applicability of Sign Regulations:**

- a. The above sign regulations shall only apply to the Brementowne Shopping Center;
- b. All signs shall comply with the above regulations and Section IX.B and IX.C of the Sign Regulations of the Tinley Park Zoning Ordinance; and
- b. No variance shall be permitted to the regulations of Sections IX.B., IX.C, or IX.E for signs in Brementowne Shopping Center except as agreed by the Bremen Theaters and Menard's Home Improvement Center as approved at the time of Plan Commission approval and thereafter as recommended by the landlord and approved by the Village of Tinley Park.

**F. NONCONFORMING SIGNS**

Signs existing at the time of the enactment of this Ordinance and not conforming to its provisions shall be regarded as nonconforming signs which may be continued for a period of time not exceeding the remaining, or undepreciated useful life of such sign, based on the formula used in the depreciation schedule in the income tax returns of the owner of such sign, or any other reasonable formula which will provide an adequate period for the depreciation of the sign, not exceeding five (5) years beyond the effective date of these regulations or upon the change of use or ownership of the business or property.

Any change to an existing legal nonconforming sign, including a sign face change, shall require such sign to comply in its entirety immediately with all the provisions of this Zoning Ordinance, including Section IX.

**G. REVOCATION OF PERMITS**

Signs existing at the time of the enactment of this Section IX, or any amendment thereto, or at the time of annexation to the Village of the property on which they are located and not conforming to the provisions of this Section IX, shall be regarded as nonconforming signs. Nonconforming signs shall be of two types—either a legal nonconforming sign or an illegal nonconforming sign.

The Building Commissioner may revoke any permit issued by the Building Department if

the holder thereof fails to comply with any provision of this Section.

1. Legal nonconforming signs are signs which were lawful when constructed and become nonconforming at the time of enactment of this Section IX, or any amendments thereto, or the annexation of the property on which they are located to the Village and such signs shall be subject to amortization in accordance with the provisions hereof.
2. Any signs which, when erected and installed, were not in full compliance with the terms of this Section IX, as amended, or any applicable laws or ordinances of the legal entity having jurisdiction thereof if erected and installed prior to annexation to the Village of the property on which they are located, including those signs prohibited under Section IX.D.6 hereof, shall be considered unlawful or illegal nonconforming signs which shall be required to be removed immediately upon enactment of this Section IX, or any amendment thereto, or annexation of the property on which they are located to the Village.
3. All lawful nonconforming signs, other than signs which are prohibited under the provisions of Section IX.D.6 hereof, may be continued for a period of time not exceeding the remaining or undepreciated useful life of such signs, based on the formula used in the depreciation schedule on the income tax returns of the owner of such sign, or any other reasonable formula which will provide an adequate period for the depreciation of the sign, not exceeding three (3) years beyond the effective date of these regulations.
4. Any change to an existing legal nonconforming sign, including a sign face change, shall require such sign to comply in its entirety immediately with all the provisions of this Zoning Ordinance, including this Section IX.

#### **H. SIGN REGULATIONS FOR SPECIAL AREAS AND PARTICULAR USES**

1. I-80 Corridor: For properties that directly abut the right-of-way of Interstate 80 between the boundaries of 183rd Street, 191st Street, Ridgeland Avenue, and the westernmost boundary of the Village of Tinley Park (the “I-80 Corridor”), will be allowed additional wall signage over the maximum allowable wall signage in a particular zoning district. The amount of additional wall signage shall be limited to no more than four (4) percent of the building face area that most directly faces Interstate 80. Such signage shall be limited to wall signs only which shall be mounted on the building face directly facing I-80 only.
2. Automobile Service Stations: Each service station shall be allowed to display, in addition to signs permitted under Section IX of this ordinance, one double-faced gasoline rate sign not to exceed twenty (20) square feet in area. Said sign shall be attached to the main identification sign.

## I. DEFINITIONS

The following signs supplement definitions provided in Section II.

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

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

Floor Area, Gross: The Gross Floor Area is the sum of the gross horizontal areas of the floors within outside walls of a building including basements, elevator shafts, and stairwells at each story; floor space used for mechanical equipment, penthouse, half story, and mezzanine or interior balcony, and the gross floor area of any and all accessory buildings.

Frontage, Building: The facade of the building that faces a public right-of-way, and/or includes the primary entrance to the business.

Frontage, Tenant: The portion of the facade of the building that includes only the individual tenant's premises that faces a public right-of-way and/or includes the primary entrance to the tenant space.

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

Height, Freestanding Sign: The vertical distance from the top of the sign including the support structure and any decorative design element, to the average adjacent natural grade. If the ground at the base is augmented in a manner that adds height to the sign but not the surrounding buildings, the height shall be measured from the nearest paved travel way.

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

Institutional Uses: Public, charitable, educational, or religious uses. Also, traditional non-residential uses that are typically allowed for residentially zoned properties, such as nursing homes, congregate elderly housing, convalescent home, public library, hospital, transit facility, medical use in a residential zoning district, childcare center in a residential zone, or cemetery.

Nit: A unit of luminance or visible-light intensity, commonly used to specify a level of brightness. The nit is a comparatively small unit of brightness with 1 Nit equal to .29185396 foot candles.

Sign: A Sign may be a name, identification, description, illustration, display, or device which is affixed to, painted, or represented upon a structure or land and which directs attention to a product, place, activity, person, institution, or business. A Sign shall also include a Permanent Sign located within a building in such a manner as to be viewed or intended for view primarily from the exterior of the building or entrance to the use. For the purpose of definition, a Sign may be single-face or double-face.

Sign, Advertising: An Advertising Sign is a structure, including a Billboard, on which is portrayed information that directs attention to a business, commodity, service, or entertainment, or other activity not related to use on the lot upon which the sign structure is located.

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

Sign, Business: A Business Sign is a sign that directs attention to a business, commodity, service, entertainment, or other activity conducted on the lot upon which such sign is located.

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

Sign, Flashing: A Flashing Sign is an illuminated sign on which the artificial light is not maintained constant, or stationary in intensity or color, at all times when such a sign is in use. For the purpose of this Ordinance, a revolving, illuminated sign shall be considered a Flashing Sign.

Sign, Freestanding: Any sign supported wholly or in part by some structure other than the building or buildings housing the use to which the sign pertains. Freestanding signs shall also include Ground, Monument, and Pylon Signs.

Sign, Dynamic Variable Electronic Message (DVEM): Also called an electronic message or digital sign that is a fixed or changing display/message composed of a series of lights that may be changed through electronic means, and may involve a specialized form of silver casting in which multimedia content is displayed. A DVEM sign usually consists of a computer or playback device connected to a large, bright digital screen such as an LCD or plasma display. These signs display moving images and/or display of text in digital formats over the internet or on television or similar transmission device. DVEM signs shall also include Tri-Vision Signs.

Sign, Identification: An Identification Sign is a sign indicating the name and address of a building, or the name of an occupant thereof, and the practice of a permitted occupation therein.

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

Sign, Tri-Vision: A three-message sign that consists of triangular prisms placed inside a frame. The prisms rotate 120<sup>0</sup>, each showing a new message of advertisement and/or information. As implied, three individual images, or messages, can be displayed on a Tri-Vision sign.

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

Sign, Wall: A Wall Sign is a Sign that is affixed to an exterior wall of any building, which shall project not more than eighteen (18) inches from the building wall or parts thereof.

Sign, Way-finding: A coordinated design of signs located in the public right-of-way that exclusively conveys information about a specific location within the community by providing a visual identity, orientation or information about that destination.