



VILLAGE OF TINLEY PARK

PLAN COMMISSION

THE PLAN COMMISSION MEETING

IS SCHEDULED FOR

THURSDAY, JANUARY 7, 2015 AT 7:30 P.M.

VILLAGE HALL, COUNCIL CHAMBERS

**Patrick E. Rea
Village Clerk**



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

January 7, 2016 – 7:30 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the December 17, 2015 Regular Meeting

Item #1: PUBLIC HEARING

CONSIDER AMENDING THE VILLAGE ZONING ORDINANCE FOR THE PURPOSE MAKING CERTAIN CHANGES TO THE VILLAGE SIGN REGULATIONS AND ESTABLISHING A RICH TOWNSHIP ENTERTAINMENT DISTRICT. THE AMENDMENT PROPOSED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

AMENDMENTS TO SECTION IX. (SIGN REGULATIONS) to address inconsistencies and administrative difficulties with the current sign regulations:

1. Section IX. B. 2. (APPLICABILITY OF SIGN REGULATIONS AND PERMITS REQUIRED): Minor revisions supplementing submittal requirements.
2. Section IX.C.11.k. (GENERAL PROVISIONS): Removes regulations for Institutional signs from the 'Exemption' section and incorporates them under the regulations for "Non-residential and Institutional uses" in "Residential Zoning Districts" (Section IX.D.2.a.& b.).
3. Section IX.D.1.a. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations): Reorganizes development standards for signs by categorizing regulations per zoning district and redefines the methodology for calculating sign area.
4. Section IX.D.1.b (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, WALL SIGNS): Provides general regulations for wall signs in all zoning districts including limiting wall signs to only two (2) rows of text; defines background color of a sign as part of the sign area; and clarifies location criteria for single and multi-tenant business wall signs.
5. Section IX.D.1.c. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Regulations, FREESTANDING SIGNS): Provides general regulations for freestanding signs in all zoning districts including the prohibition of advertising on sign bases; clarifies the allowable sign area for freestanding signs and setback requirements; establishes a maximum sign height and method of measuring sign height; and requires individual panels in a freestanding sign to be consistent in color, method of illumination, material and design.
6. Section IX.D.2a.& b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Residential Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, and R-7)): Prohibits wall signs for residential uses or home occupations in residential districts; provides for freestanding signs at the entrance of a residential subdivision, residential community or project; and clarifies regulations for non-residential and institutional uses.
7. Section IX.D.3a&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-1, B-2, B-3, & B-5)): Clarifies the allowable area for freestanding signs; proposes a maximum lettering and sign height for wall signs; and provides for additional freestanding signs if the business has significant road frontage.

8. Section IX.D.4.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Business Zoning Districts (B-4)), Section IX.D.5.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, Office & Restricted Industrial (ORI)), and Section IX.D.6.a.&b. (DEVELOPMENT STANDARDS FOR SIGN BY ZONING DISTRICT, General Manufacturing (M-1)): Provides a maximum letter and sign height; and clarifies regulations for wall signs versus freestanding signs.
 9. Section IX.F. (Prohibited Signs): Expands prohibited signs to include vehicle signs (when parked in a manner to function as additional advertising); door signs; and off-premise signs.
 10. Section IX.I. (Electronic Message Centers and Signs): Amends existing regulations to include limitations on the brightness levels, dimming requirements, audio, and the timing of electronic display.
 11. Section IX.I. (Sign Regulations for Special Areas and Particular Uses): Creates a new section to address special considerations such as I-80 Corridor and Automobile Service Stations.
 12. Definitions: Adds definitions for Area, Freestanding Sign; Area, Wall Sign; Box Sign, Building Frontage; Door Signs; Height, Freestanding Sign; Height, Wall Sign; Roof Sign; Sign, Electronic Message; Sign, Tri-vision;
- A. **AMENDMENTS TO SECTION V.D (OVERLAY DISTRICT REGULATIONS)** to create a new overlay district called the “Rich Township Entertainment District” containing new use requirements and specific sign regulations within a new Section V.D.3.
1. Section V.D.3.A. RICH TOWNSHIP ENTERTAINMENT OVERLAY DISTRICT: Creates a new overlay district that is applicable to the commercially used and zoned properties (non-residential and non-industrial properties) within Rich Township. The overlay district would apply a new set of commercial principal, special, and prohibited uses that are oriented toward the creation of tourism-based, entertainment district.
 2. Section V.D.3.B RICH TOWNSHIP ENTERTAINMENT OVERLAY DISTRICT: Allows the re-use of a non-conforming free-standing sign, located along the I-80 corridor, to be expanded in size and also changed to a static district-wide identification sign and a dynamic variable electronic message sign used to exclusively to promote the businesses and events within the Rich Township Entertainment District, Village-sponsored events, and emergency notices.

Good of the Order

Adjourn Meeting

ORDER OF PUBLIC HEARING

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

PUBLIC HEARING REMINDERS

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

