

**SECTION XII**  
**2011 LEGACY CODE**

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**VILLAGE OF**  
**TINLEY PARK**





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# **2011 LEGACY CODE**

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# **SECTION 1 INTRODUCTION**



## A. Purpose

The *Legacy Code* is intended to be used in conjunction with the *Legacy Plan*. The Tinley Park community set forth the *Legacy Plan* with a clear vision and preferred urban design arrangements for the downtown and beyond. The *Legacy Code* implements the *Legacy Plan* by codifying Tinley Park's vision with a purposefully specific and precise form-based approach.

This *Legacy Code* was created to strengthen the aesthetics and economics of the downtown by implementing the following principles, set forth in the *Legacy Plan*:

- 
1. Preserve Tinley Park's unique historic heritage.
  2. Ensure that new development respects the historic scale and character of downtown.
  3. Building a strong economic future for Downtown Tinley Park.
  4. Maximize the number of people living within walking distance of the train station.
  5. Encourage building mass to peak at the downtown core.
  6. Create a walkable downtown where pedestrians come first.
  7. Create a connected roadway framework with small walkable blocks.
  8. Promote a green downtown showcasing leadership in the preservation of natural resources and sustainable practices.
  9. Position downtown as a focal point of the regional bike path system.
-

## B. Intent

The *Legacy Code* is intended to allow for the continued function of contemporary land uses, while creating standards and design criteria for infill and redevelopment projects. The *Legacy Code* regulations have been developed to accomplish the goals of the *Legacy Plan* by:

- 
1. Regulating building form to create a street wall of appropriately scaled buildings that address the street and create a pedestrian-oriented setting.
  2. Prohibiting the placement of off-street parking in front yards in order to maintain the continuity of buildings along the street, minimize the views of parked cars, and provide adequate sidewalks and amenities for pedestrians and bicyclists.
  3. Prohibiting drive-through facilities and other automobile related uses to encourage an environment where pedestrian comfort and safety comes first, residential homes can be established near the street, and curb cuts are minimized.
  4. Regulating streets and rights-of-way to encourage landscaped streetscapes and complete streets that accommodate multiple modes of travel.
  5. Concentrating commercial development in a walkable downtown core and transition areas outside the core to residential development to create a supportive neighborhood market.
  6. Creating architectural standards to ensure that new buildings comply with the community's shared vision.
  7. Create a review process that rewards compliance with the *Legacy Code* and *Legacy Plan* with a shortened review process.
-



# E. How to Use the Code

1. Go to pages 6-7 to determine the zoning of the property
2. Refer to character district inset to determine what page to start at

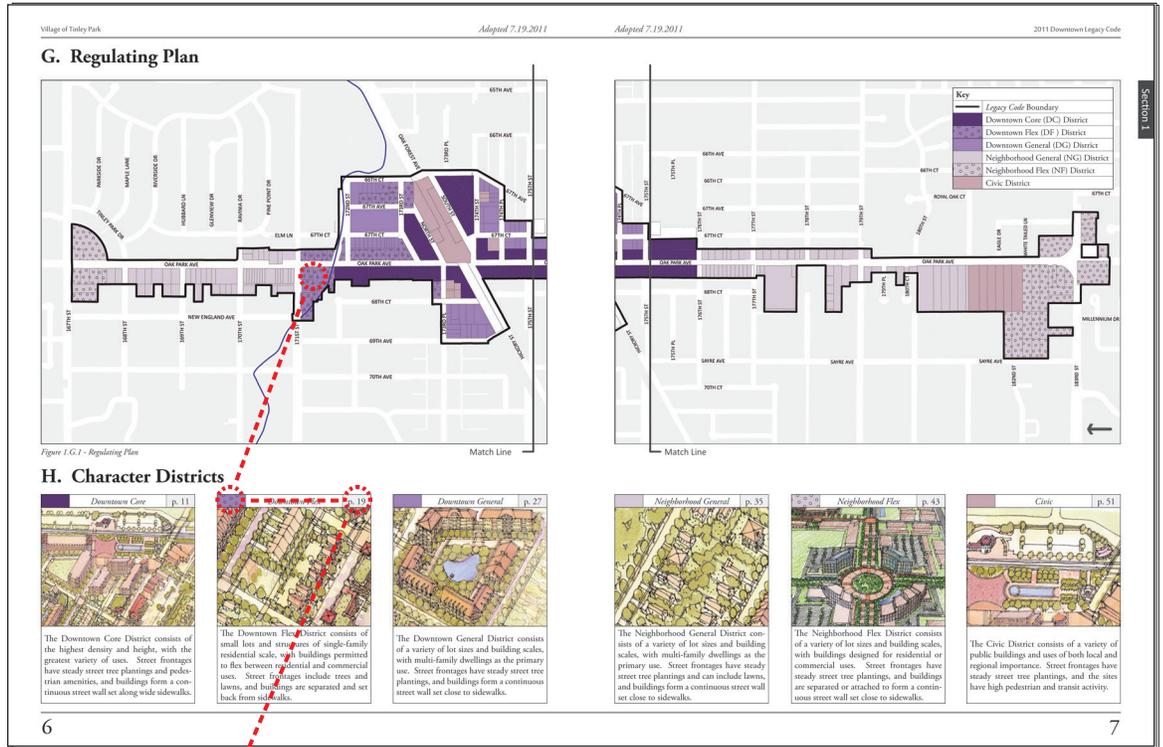


Figure 1.E.1

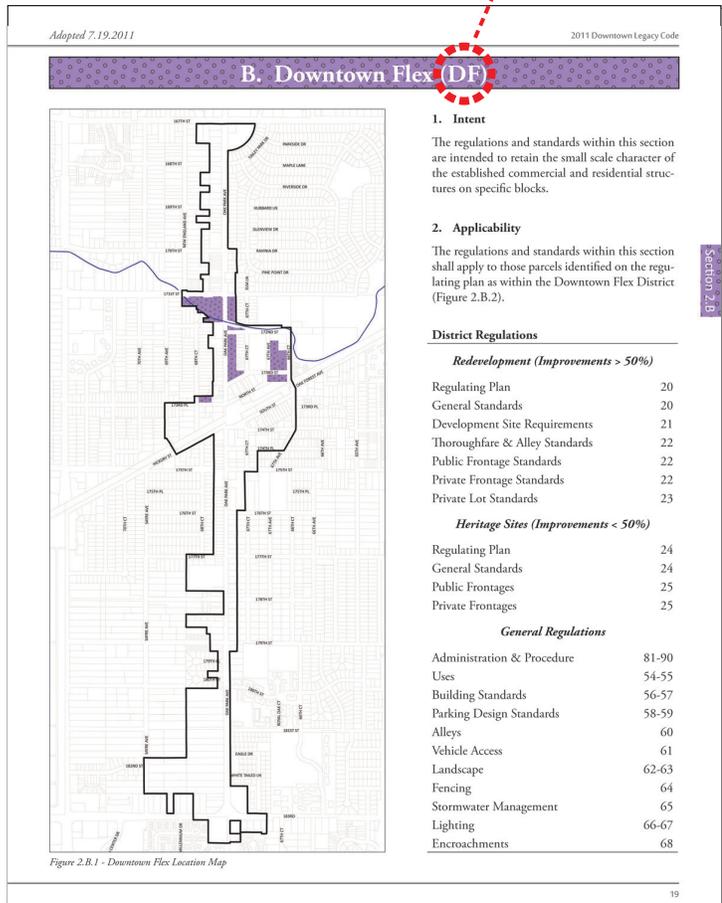


Figure 1.E.3

3. Each district is divided into two sections based upon the degree of improvements proposed:

### Redevelopment

Those projects involving improvements **greater than 50%** of the property's market value.

### Heritage Site

Those projects involving improvements **less than 50%** of the property's market value.

### Improvement Standards Within Each District

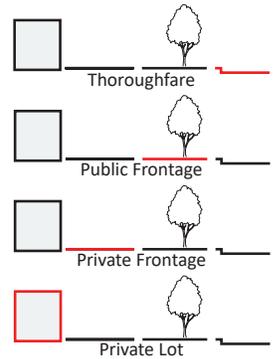


Figure 1.E.2

4. General Regulations apply to all districts:

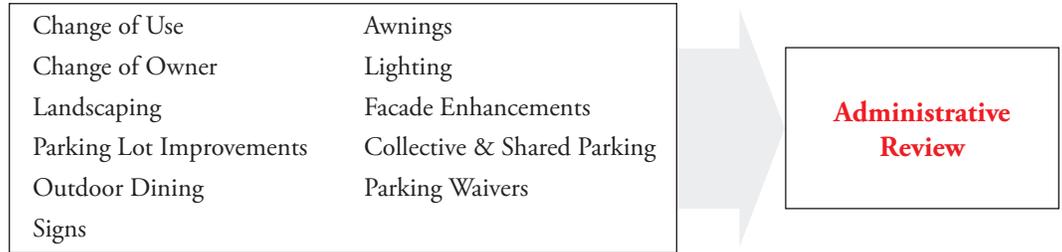
- Administration
- Uses
- Building Standards
- Parking
- Alleys
- Vehicle Access

- Landscaping
- Fencing
- Stormwater
- Lighting
- Signage

## F. Process Overview

The following provides a concise overview of the general review process. The intent of this code is to reward those who strive to meet its standards and regulations. Therefore, the length of review time and number of meetings required to obtain project approval shall be based upon the degree of conformance to this code. Those changes involving existing structures will typically not require public meetings unless determined by Village staff that the nature of the modifications warrant review by Village Commissions and/or the Village Board. A complete description of the process and submission requirements is located on pages 81-90.

### 1. Existing Structures



### 2. New Development, Redevelopment & Special Approvals

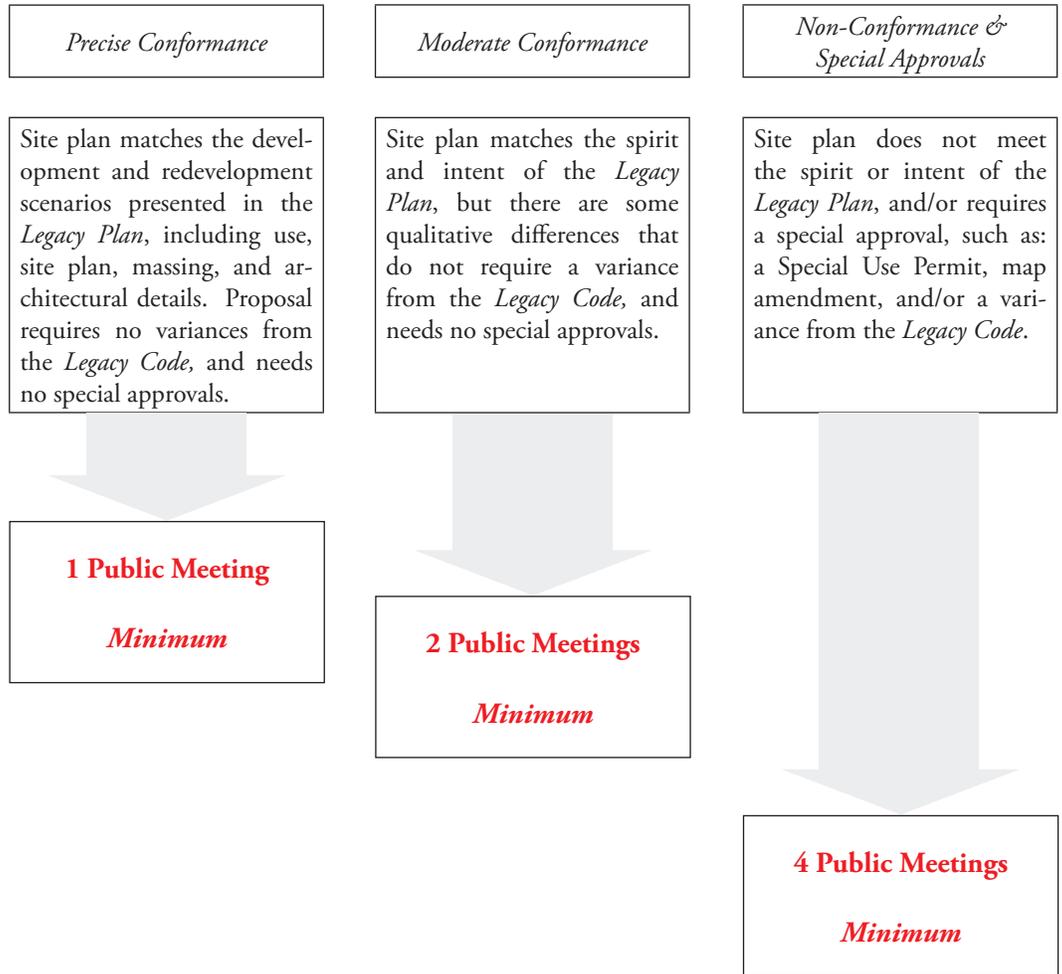


Figure 1.F.1

# G. Regulating Plan

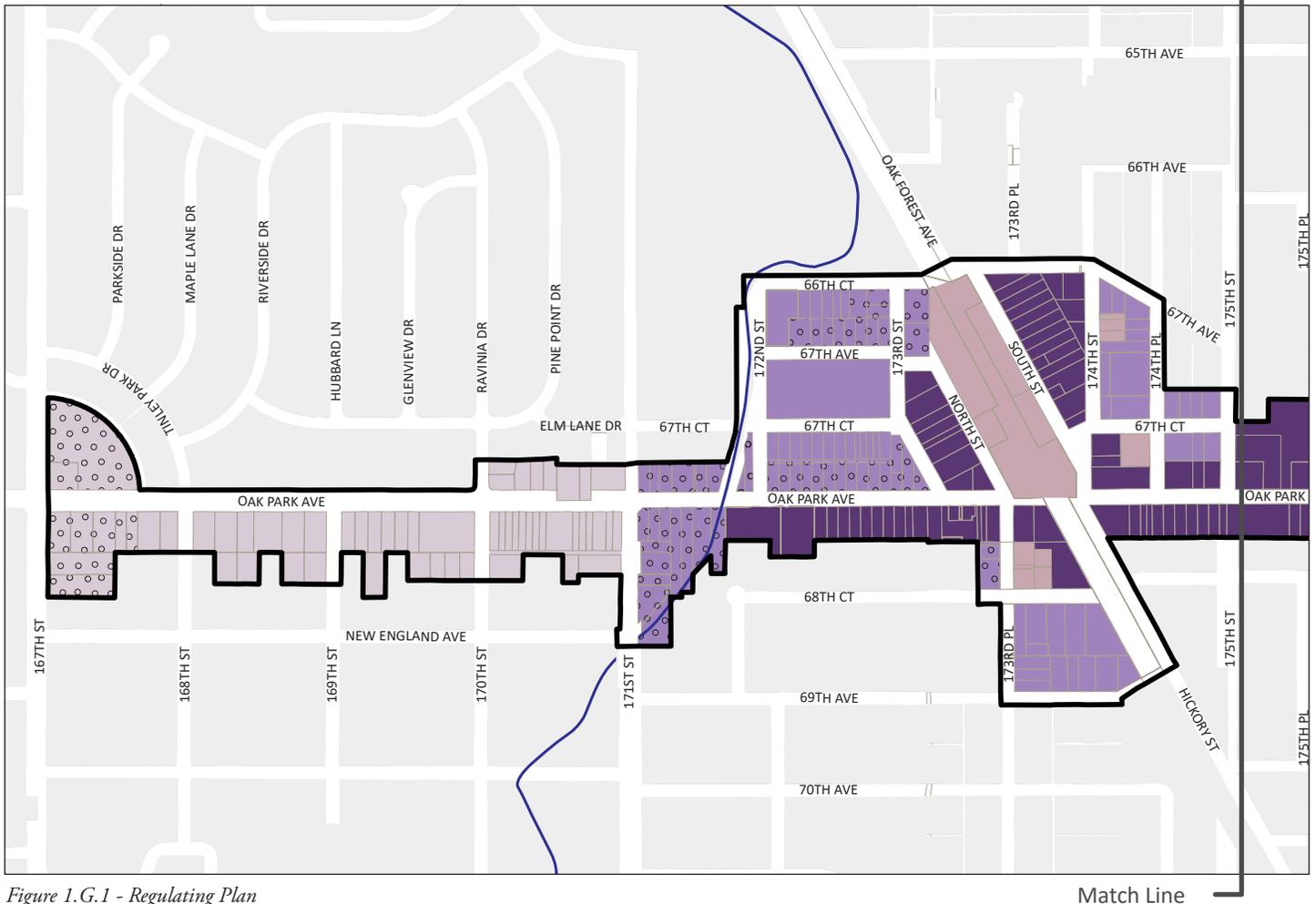


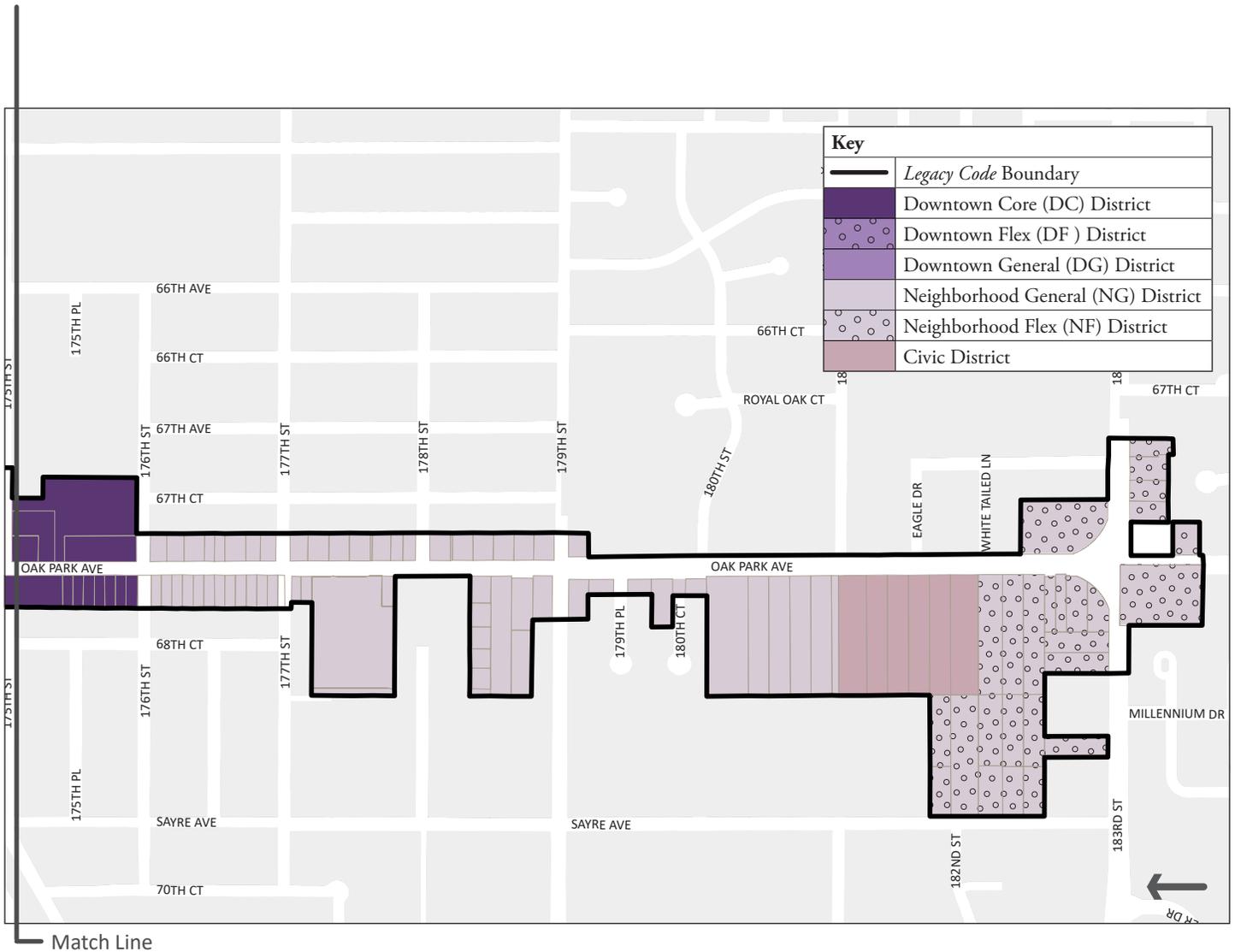
Figure 1.G.1 - Regulating Plan

# H. Character Districts

<i>Downtown Core</i>	p. 11
<p>The Downtown Core District consists of the highest density and height, with the greatest variety of uses. Street frontages have steady street tree plantings and pedestrian amenities, and buildings form a continuous street wall set along wide sidewalks.</p>	

<i>Downtown Flex</i>	p. 19
<p>The Downtown Flex District consists of small lots and structures of single-family residential scale, with buildings permitted to flex between residential and commercial uses. Street frontages include trees and lawns, and buildings are separated and set back from sidewalks.</p>	

<i>Downtown General</i>	p. 27
<p>The Downtown General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings, and buildings form a continuous street wall set close to sidewalks.</p>	



<i>Neighborhood General</i>	p. 35
<p>The Neighborhood General District consists of a variety of lot sizes and building scales, with multi-family dwellings as the primary use. Street frontages have steady street tree plantings and can include lawns, and buildings form a continuous street wall set close to sidewalks.</p>	

<i>Neighborhood Flex</i>	p. 43
<p>The Neighborhood Flex District consists of a variety of lot sizes and building scales, with buildings designed for residential or commercial uses. Street frontages have steady street tree plantings, and buildings are separated or attached to form a continuous street wall set close to sidewalks.</p>	

<i>Civic</i>	p. 51
<p>The Civic District consists of a variety of public buildings and uses of both local and regional importance. Street frontages have steady street tree plantings, and the sites have high pedestrian and transit activity.</p>	



## **2011 LEGACY CODE**

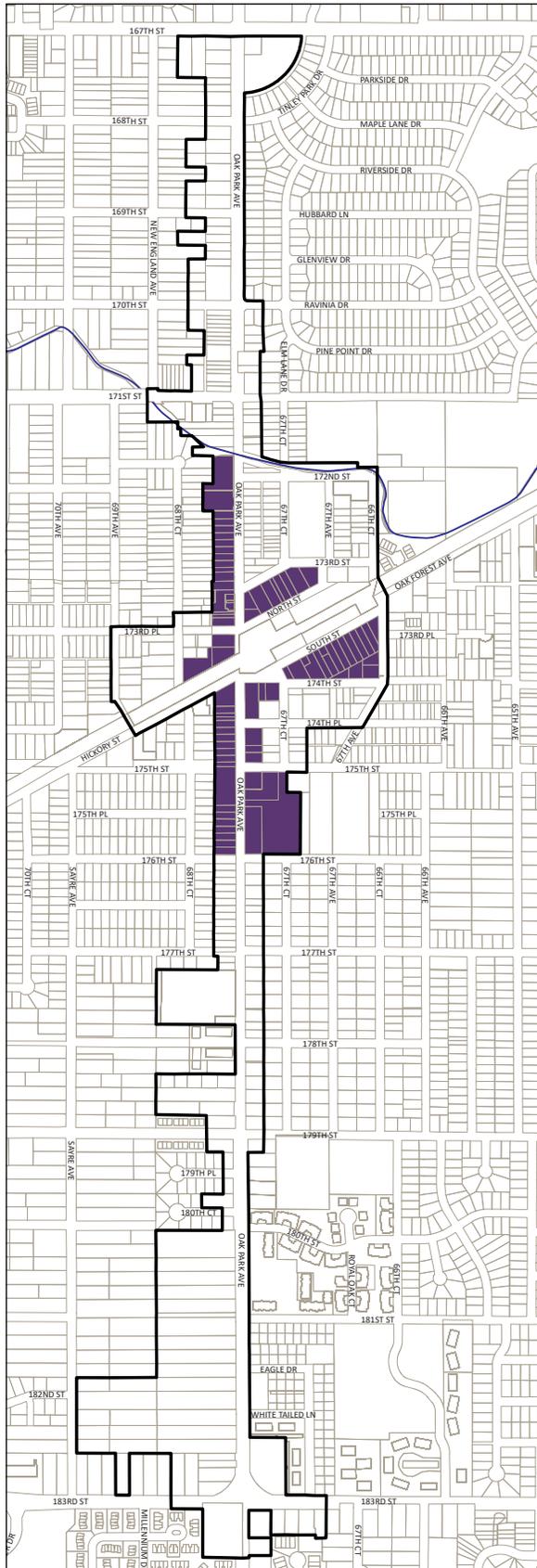
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# **SECTION 2 DISTRICT REGULATIONS**



# A. Downtown Core (DC)



## 1. Intent

The regulations and standards within this section are intended to promote taller, mixed-use development in the vicinity of the Oak Park Avenue train station.

## 2. Applicability

The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Downtown Core District (Figure 2.A.2).

### District Regulations

#### *Redevelopment (Improvements > 50%)*

Regulating Plan	12
General Standards	12
Development Site Requirements	13
Thoroughfare & Alley Standards	14
Public Frontage Standards	14
Private Frontage Standards	14
Private Lot Standards	15

#### *Heritage Sites (Improvements < 50%)*

Regulating Plan	16
General Standards	16
Public Frontages	17
Private Frontages	17

#### *General Regulations*

Administration & Procedure	81-90
Uses	54-55
Building Standards	56-57
Parking Design Standards	58-59
Alleys	60
Vehicle Access	61
Landscape	62-63
Fencing	64
Stormwater Management	65
Lighting	66-67
Encroachments	68

Figure 2.A.1 - Downtown Core Location Map

### 3. Regulating Plan - Improvements > 50% (DC)

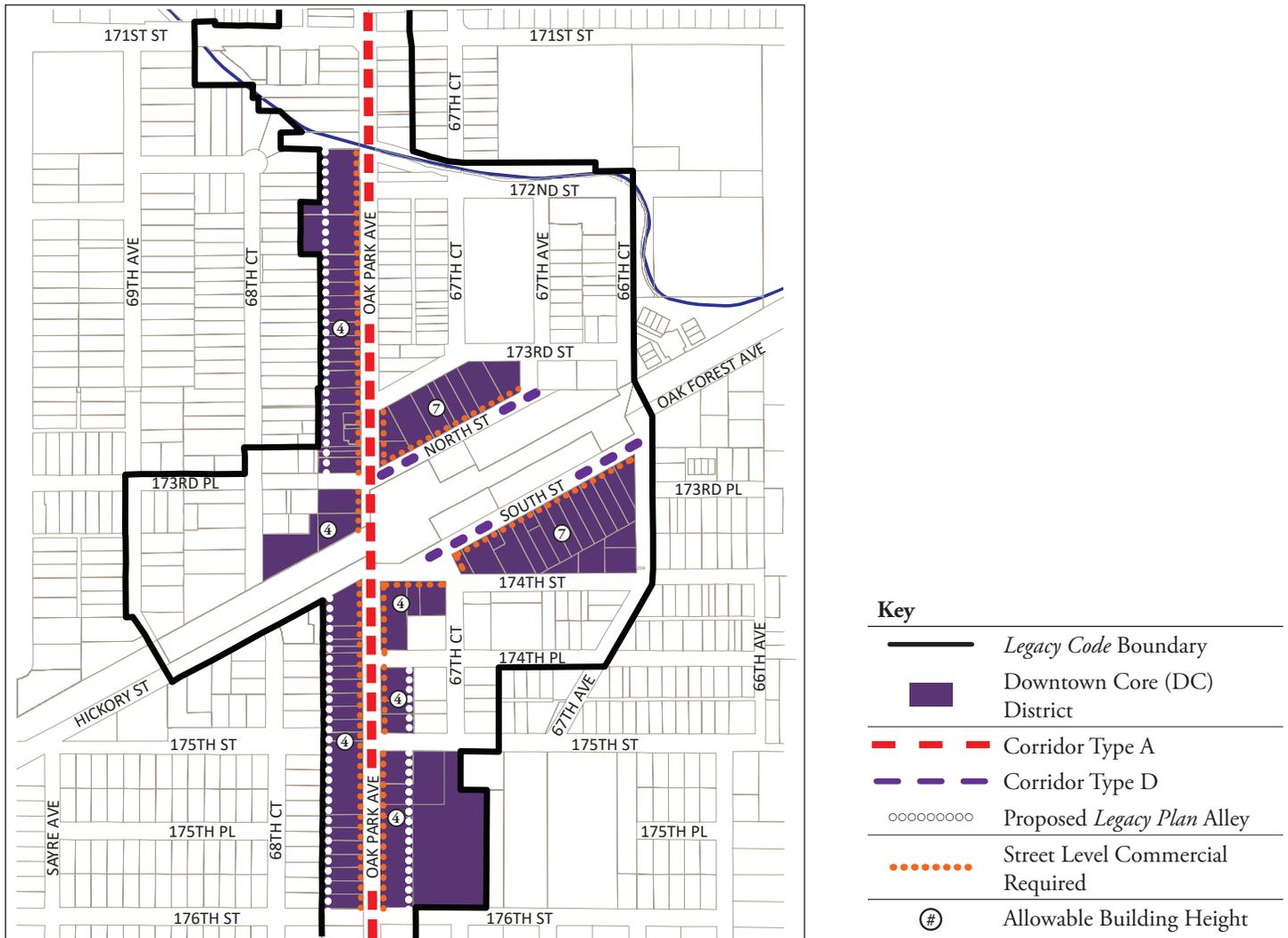


Figure 2.A.2 - Downtown Core Regulating Plan

### 4. General Standards (DC)

Permitted Building Functionality				On-Site Vehicle Parking	On-Site Bike Parking						
Street Level Commercial	△			not required	0.2 per 1,000 s.f. (2 minimum)						
Upper Level Commercial	●			2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)						
Street Level Group Assembly	○			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)						
Upper Level Group Assembly	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)						
Civic	●			not required	0.2 per 1,000 s.f. (2 minimum)						
Street Level Residential	□	□	□	1 space per dwelling unit	1 per dwelling unit						
Upper Level Residential	●	●	●	1 space per dwelling unit	1 per dwelling unit						
<i>A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55</i>	<div style="display: flex; justify-content: space-around;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Mixed-Use</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Stand-Alone Commercial</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Multi-Family</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Single-Family Attached</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Single-Family Detached</div> </div>			<i>Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59</i>							
	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">●</td> <td style="text-align: center;">●</td> <td style="text-align: center;">●</td> </tr> <tr> <td colspan="3" style="text-align: center;"><i>Permitted Building Type</i></td> </tr> </table>			●	●	●	<i>Permitted Building Type</i>				
●	●	●									
<i>Permitted Building Type</i>											

- △ The commercial space must be a minimum depth of fifty feet (50').
- Can not occupy, individually or in aggregate, greater than 50% of a building's street level commercial space.
- If Street Level Commercial is not required in Figure 2.A.2., then Street Level Residential is permitted.

Table 2.A.1

### 5. Corridor & Alley Requirements (DC)

*a. Intent*

The type and minimum degree of public and private improvements required within the Corridor or Alley areas shall be based upon the location and percentage of the total *lineal frontage* of a block to be assembled and/or improved as part of a project (see Table 2.A.2).

*b. Applicability*

This section shall apply to projects involving lot improvements greater than 50% of the market value of the property, as well as projects involving lot assemblage. Refer to page 16 for standards relating to single lot improvements less than 50% of market value (Heritage Sites).

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff shall recommend to the Plan Commission to consider one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Site Type	Corridor			Alley		
	Thoroughfare	Public Frontage	Private Frontage	Dedication to Village	Construct On-Site	Connect to Thoroughfare
> 75% of Block	●	●	●	●	●	●
Lot Assemblage > 40% of Block		●	●	●	●	●
Lot Assemblage < 40% of Block		●	●	●	●	
Single Lot > 10% of Block		●	●	●	●	
Single Lot < 10% of Block		●	●	●		
Block End (any %)		●	●	●	●	●

Table 2.A.2

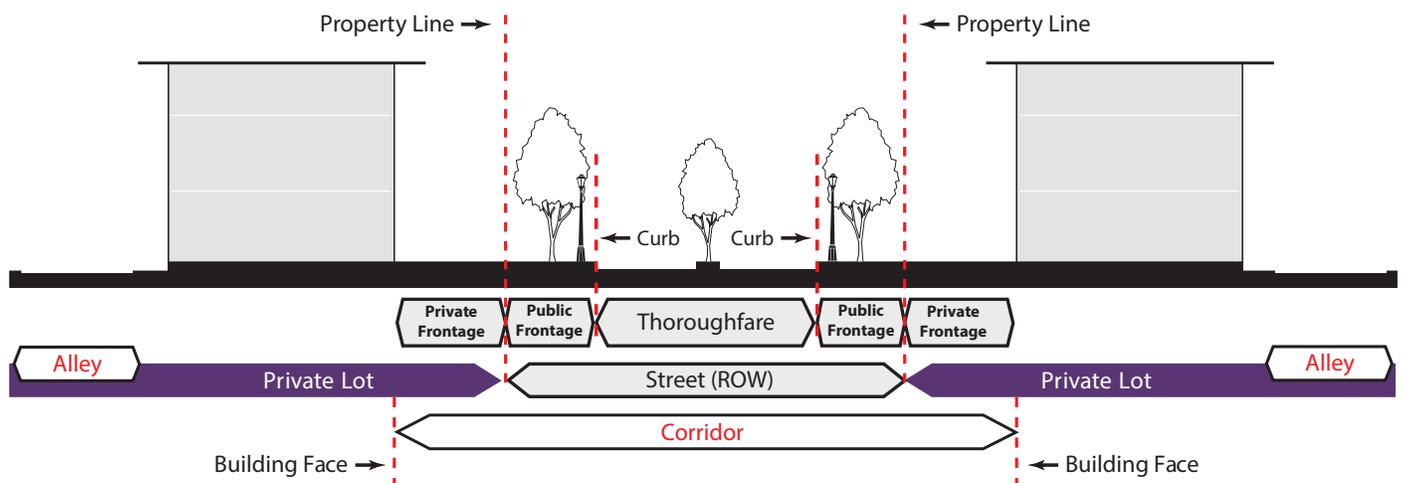
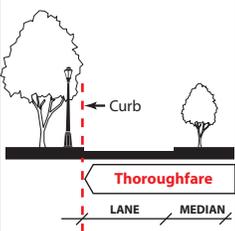


Figure 2.A.3 - Illustration of Terms

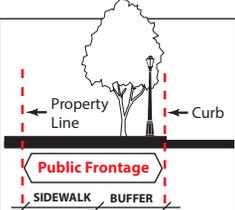
**6. Thoroughfare & Alley Standards (DC)**



<i>Thoroughfare</i>	<i>Landscape Median</i>	<i>On-Street Parking</i>	<i>Thoroughfare Width (Curb to Curb)</i>	<i>Design Details</i>
Standard Corridor		●	30'	see pages 92-95
Corridor Type A		●	41'	
Corridor Type D		●	30'	
Alley			20'	

Table 2.A.3

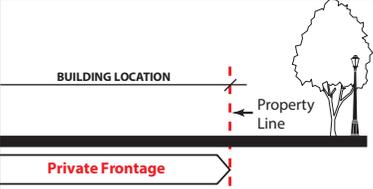
**7. Public Frontage Standards (DC)**



<i>Thoroughfare</i>	<i>Minimum Side-walk Width</i>	<i>Minimum Buffer Width</i>	<i>Landscaping Details</i>	<i>Lighting Details</i>
Standard Corridor	6'	12'	see pages 62-63	see pages 66-67
Corridor Type A	5'	6'		
Corridor Type D	7'	6'		

Table 2.A.4

**8. Private Frontage Standards (DC)**



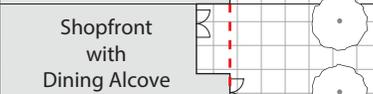
		<b>Permitted Private Frontages</b>	
		<i>Description</i>	<i>Standards</i>
Corner		A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
Shopfront		A building treatment for ground-level commercial uses with transparent display windows and entrances oriented to align with and allow direct access from the public frontage.	Entrance at sidewalk grade.
Shopfront with Recessed Entrance		A shopfront treatment for ground-level commercial uses in which the entrance is recessed into the façade.	Entrance at sidewalk grade. Maximum Depth - 5'
Shopfront with Dining Alcove		A shopfront treatment for ground-level commercial uses where a portion of the façade is stepped back in order to accommodate dedicated outdoor seating areas.	Entrance at sidewalk grade. Maximum Alcove Width - 50% of Lot Maximum Depth - 15'
Grand Entry		An entry treatment with or without a staircase that provides access to building lobbies serving office or residential uses.	Entrance inset from façade - 5' max. Stairs may encroach into front yard setback.
Stoop		An entrance treatment with a staircase that may be covered and provides access to a private residential dwelling.	Stairs may encroach into front yard setback.

Table 2.A.5

9. Private Lot Standards (DC)

<i>General</i>	
Minimum Lot Width	50'
Maximum Lot Width	n/a
Minimum Building Height	3 stories
<i>Building Setbacks</i>	
Front Yard (primary street)	5' max. (A)
Front Yard (secondary street)	7.5' max. (A)
Side Yard (interior)	5' max. (B)
Side Yard (along access drive)	5' min. (C)
Rear Yard (existing alley)	5' min. (D)
Rear Yard (no alley required)	5' min. (D)
Rear Yard (future alley)	30' min. (E)
<i>Parking Setbacks</i>	
Front Yard (primary street)	20' min. (F)
Front Yard (secondary street)	10' min. (G)
Side Yard (interior)	0' (H)
Side Yard (along access drive)	5' min. (I)
Rear Yard (existing alley)	5' min. (J)
Rear Yard (no alley required)	5' min. (J)
Rear Yard (future alley)	30' min. (K)
<i>Alley &amp; Access Road Setbacks</i>	
Alley Rear Yard Setback	5' min. (L)
Alley Location	see page 60 (M)
Access Road Location	see page 61 (N)
<i>Outdoor Dining Setbacks</i>	
Front Yards	0'
Other Yards	5' min.
<i>Accessory Structures</i>	
Permitted Location	Parking Zone

Table 2.A.6

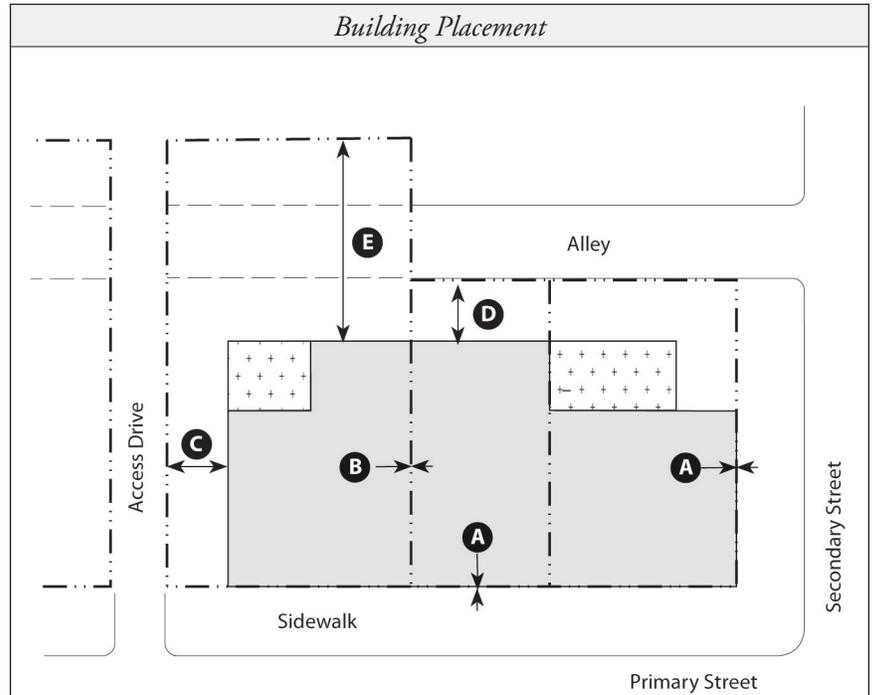


Figure 2.A.4

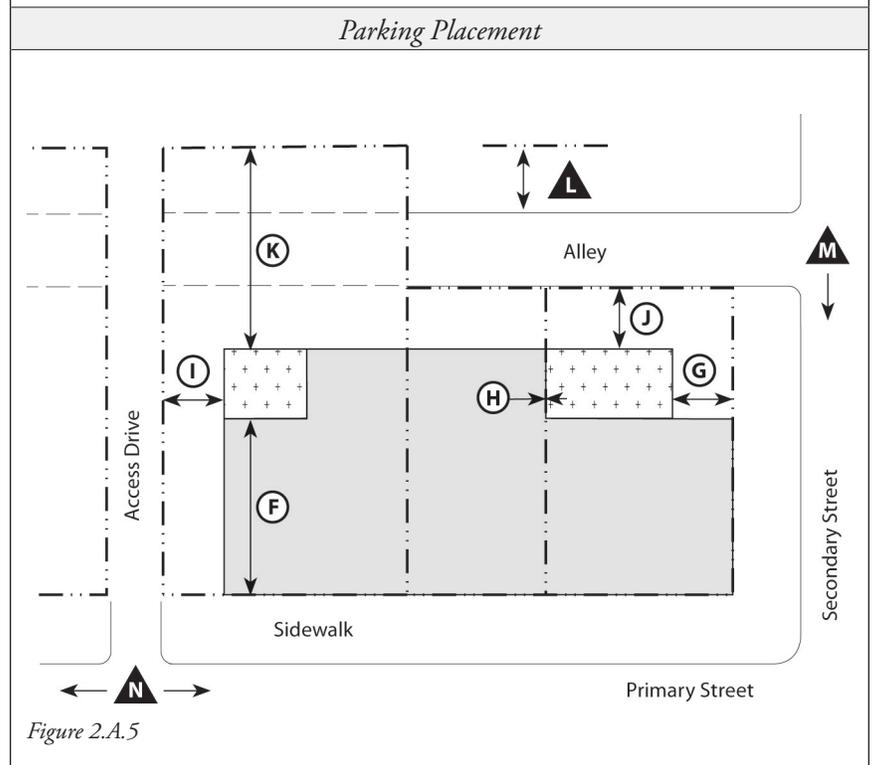


Figure 2.A.5

- Property Line
- Building Zone
- Parking Zone

### 10. Heritage Sites (DC)

Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

*a. Intent*

The intent of this section is to establish regulations that govern the use and voluntary modification of Heritage Sites, and to specify the circumstances and conditions under which such properties are required to implement certain improvements aimed at decreasing their degree of non-conformity, if applicable. The purpose is to meet the goals of the *Legacy Plan* while protecting the interests of Heritage Site owners and tenants.

*b. Applicability*

This section shall apply to projects involving lot improvements less than 50% of a property's market value as well as changes of property ownership and/or building use within the Downtown Core District only (see Figure 2.A.6).

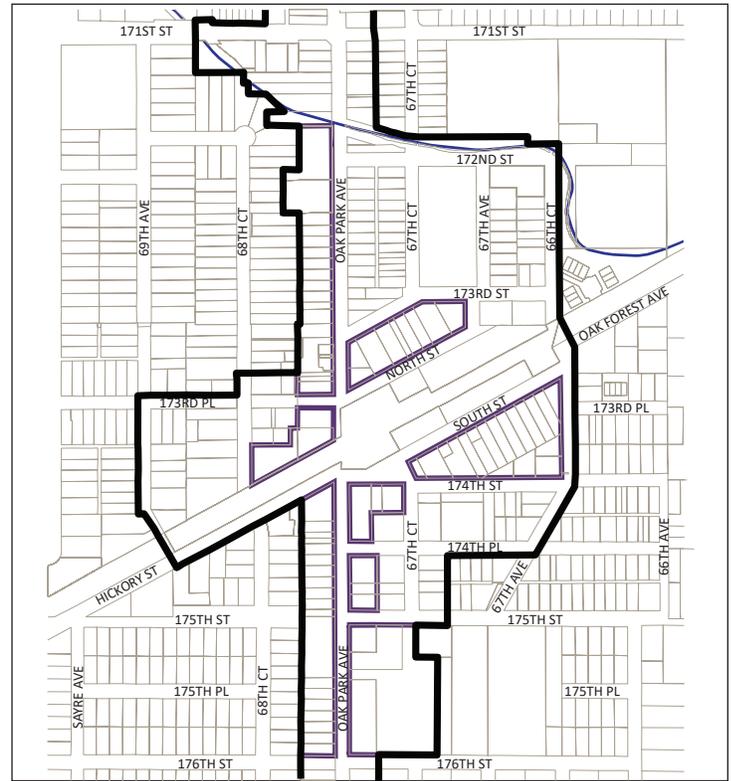
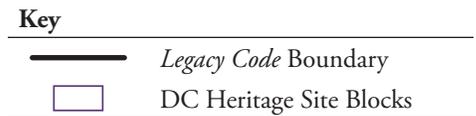


Figure 2.A.6



*c. General Standards*

Permitted Building Functionality					On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	●	●			<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial	●	●			2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	○	○			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	●	●			<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential	●		●	●	1 space per dwelling unit	1 per dwelling unit
Upper Level Residential	●		●	●	1 space per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55					Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59	
<div style="display: flex; justify-content: space-around;"> <div style="transform: rotate(-45deg); border: 1px solid black; padding: 2px;">Mixed-Use</div> <div style="transform: rotate(-45deg); border: 1px solid black; padding: 2px;">Stand-Alone Commercial</div> <div style="transform: rotate(-45deg); border: 1px solid black; padding: 2px;">Multi-Family</div> <div style="transform: rotate(-45deg); border: 1px solid black; padding: 2px;">Single-Family Attached</div> <div style="transform: rotate(-45deg); border: 1px solid black; padding: 2px;">Single-Family Detached</div> </div>						
					○ Can not occupy, individually or in aggregate, greater than 50% of a building's street level commercial space.	
					△ Can be converted to a mixed-use building.	
					Existing Building Type	

Table 2.A.7

### 11. Heritage Sites - Public & Private Improvements (DC)

*a. Intent*

The type and minimum degree of public and private improvements required shall be based upon the action being taken (Table 2.A.8).

*b. Applicability*

This section shall apply to changes in use or ownership, structure, Special Uses and map amendments within this district, with the exception of single family detached properties.

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff may approve, or recommend to the Plan Commission for consideration when applicable, one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Action	Landscaping		Front Yard Parking		Access Drive	Alley
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner	●	●		●	●	●
Change of Use > 50% of Building		●	●			
Structure Expansion	●	●	●		●	●
Special Use		●	●		●	●
Map Amendment (Rezoning)		●	●		●	●
	see pages 62-63		see pages 58-59		see page 61	see page 60

Table 2.A.8

### 12. Heritage Sites - Public & Private Improvements (DC)

*a. Private Frontages*

Permitted private frontages for this district shall follow Section 2.A.8 on page 14.

*c. General Provisions*

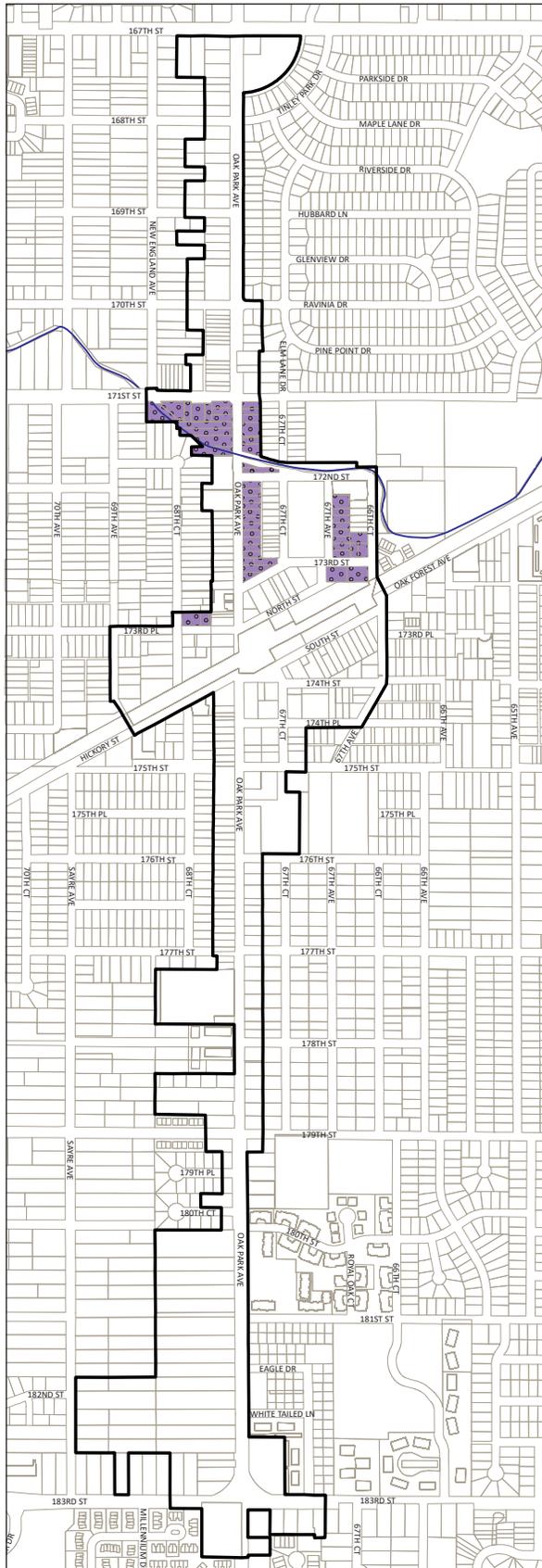
All general provisions in Section 3 shall apply unless otherwise noted.

*b. Building & Parking Placement*

Building and parking placement for this district shall follow Section 2.A.9 on page 15



# B. Downtown Flex (DF)



## 1. Intent

The regulations and standards within this section are intended to retain the small scale character of the established commercial and residential structures on specific blocks.

## 2. Applicability

The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Downtown Flex District (Figure 2.B.2).

### District Regulations

#### *Redevelopment (Improvements > 50%)*

Regulating Plan	20
General Standards	20
Development Site Requirements	21
Thoroughfare & Alley Standards	22
Public Frontage Standards	22
Private Frontage Standards	22
Private Lot Standards	23

#### *Heritage Sites (Improvements < 50%)*

Regulating Plan	24
General Standards	24
Public Frontages	25
Private Frontages	25

#### *General Regulations*

Administration & Procedure	81-90
Uses	54-55
Building Standards	56-57
Parking Design Standards	58-59
Alleys	60
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Fencing	64
Stormwater Management	65
Lighting	66-67
Encroachments	68

Figure 2.B.1 - Downtown Flex Location Map

### 3. Regulating Plan - Improvements > 50% (DF)

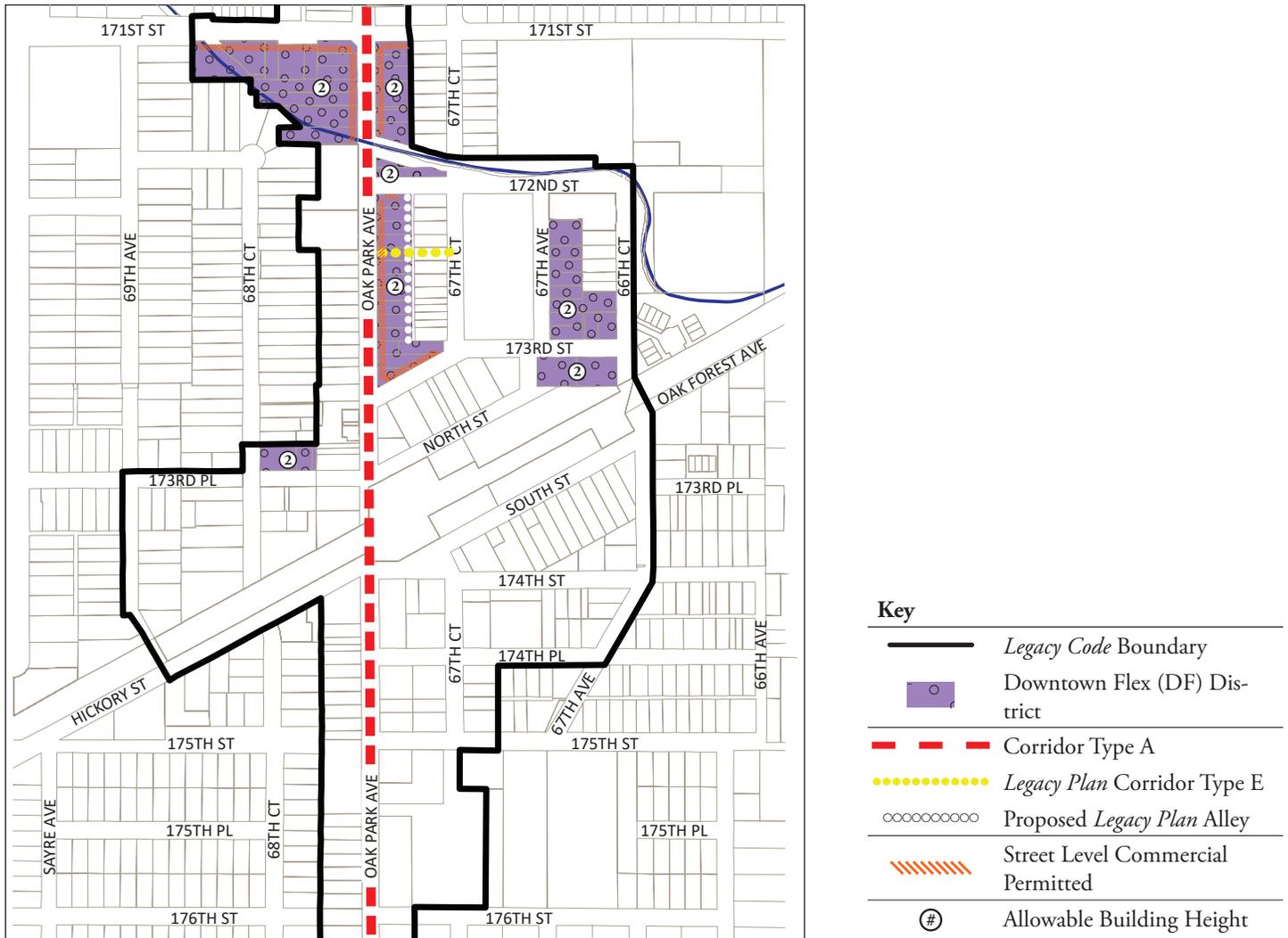


Figure 2.B.2 - Downtown Flex Regulating Plan

### 4. General Standards (DF)

Permitted Building Functionality					On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	●				<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial	●				2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	●				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly	●				4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	●				<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential	●		●	●	1 space per dwelling unit	1 per dwelling unit
Upper Level Residential	●		●	●	1 space per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55					Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59	
		Mixed-Use	Stand-Alone Commercial	Multi-Family	Single-Family Attached	Single-Family Detached
				●		● ●
				Permitted Building Type		

Table 2.B.1

### 5. Corridor & Alley Requirements (DF)

*a. Intent*

The type and minimum degree of public and private improvements required within the Corridor or Alley areas shall be based upon the location and percentage of the total *lineal frontage* of a block to be assembled and/or improved as part of a project (see Table 2.B.2).

*b. Applicability*

This section shall apply to projects involving lot improvements greater than 50% of the market value of the property, as well as projects involving lot assemblage. Refer to page 24 for standards relating to single lot improvements less than 50% of market value (Heritage Sites).

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff shall recommend to the Plan Commission to consider one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Site Type	Corridor			Alley		
	Thoroughfare	Public Frontage	Private Frontage	Dedication to Village	Construct On-Site	Connect to Thoroughfare
> 75% of Block	●	●	●	●	●	●
Lot Assemblage > 40% of Block		●	●	●	●	●
Lot Assemblage < 40% of Block		●	●	●	●	
Single Lot > 10% of Block		●	●	●	●	
Single Lot < 10% of Block		●	●	●		
Block End (any %)		●	●	●	●	●

Table 2.B.2

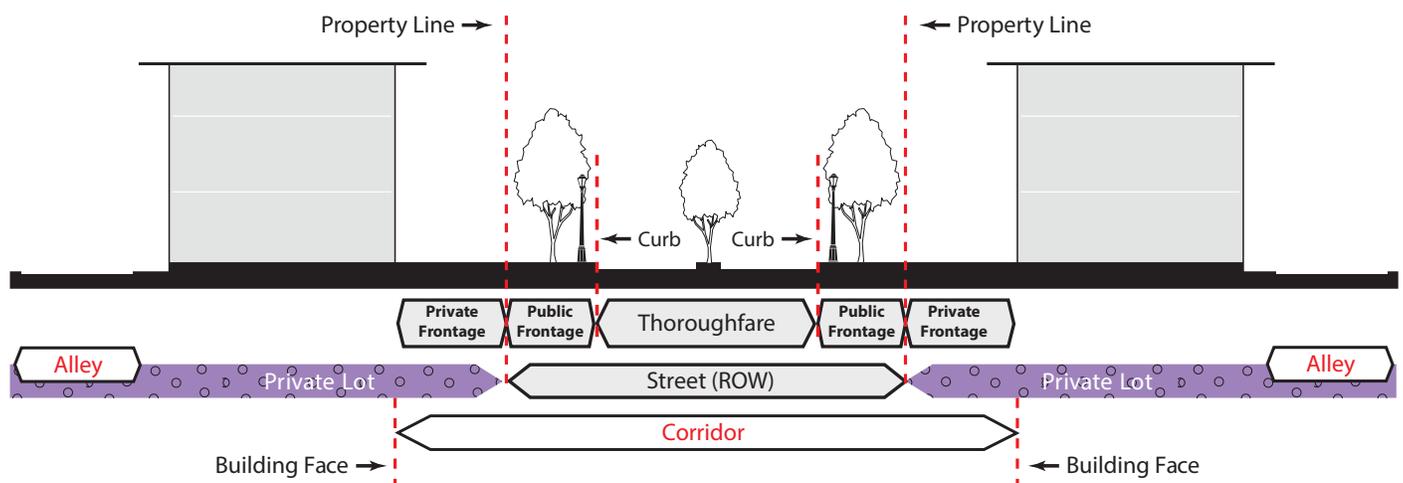
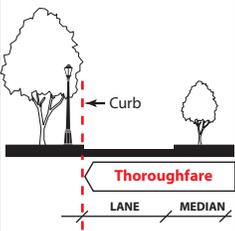


Figure 2.B.3 - Illustration of Terms

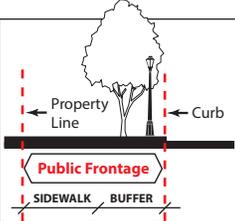
**6. Thoroughfare & Alley Standards (DF)**



	<i>Thoroughfare</i>	<i>Landscape Median</i>	<i>On-Street Parking</i>	<i>Thoroughfare Width (Curb to Curb)</i>	<i>Design Details</i>
	Standard Corridor		●	30'	see pages 92-95
	Corridor Type A		●	41'	
	Corridor Type E		●	41'	
	Alley			20'	

Table 2.B.3

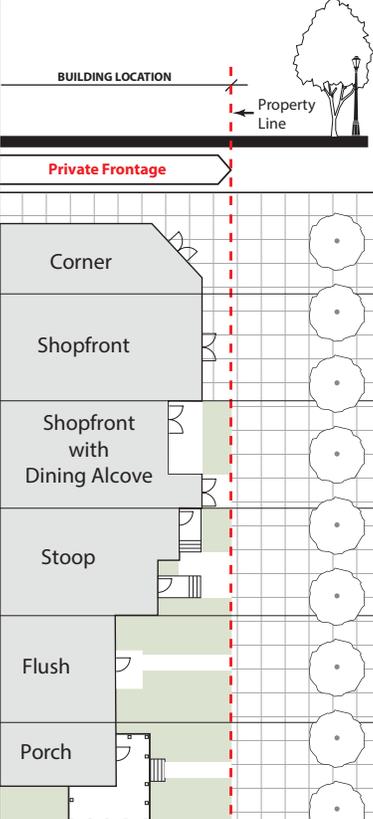
**7. Public Frontage Standards (DF)**



	<i>Thoroughfare</i>	<i>Minimum Side-walk Width</i>	<i>Minimum Buffer Width</i>	<i>Landscaping Details</i>	<i>Lighting Details</i>
	Standard Corridor	6'	12'	see pages 62-63	see pages 66-67
	Corridor Type A	5'	6'		
	Corridor Type E	5'	6'		

Table 2.B.4

**8. Private Frontage Standards (DF)**



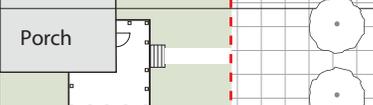
		<b>Permitted Private Frontages</b>	
		<i>Description</i>	<i>Standards</i>
Corner		A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
Shopfront		A building treatment for ground-level commercial uses with transparent display windows and entrances oriented to align with and allow direct access from the public frontage.	Entrance at sidewalk grade.
Shopfront with Dining Alcove		A shopfront treatment for ground-level commercial uses where a portion of the façade is stepped back in order to accommodate dedicated outdoor seating areas.	Entrance at sidewalk grade. Seating Area Setback - 5'
Stoop		An entrance treatment with a staircase that may be covered and provides access to a private residential dwelling.	Stairs may encroach into front yard setback.
Flush		An entrance treatment built at sidewalk grade that may be covered and provides access to a private residential dwelling.	None
Porch		A building treatment that is a roofed space, open along two or more sides, and attached to a private residential dwelling.	Permitted encroachment into front yard - 8' Minimum distance from property lines - 5' Knee-wall height - 40" max.

Table 2.B.5

9. Private Lot Standards (DF)

General		
Minimum Lot Width	30'	
Maximum Lot Width	100'	
Minimum Building Height	2 stories	
Building Setbacks		
Front Yard (primary street)	10-25'	A
Front Yard (secondary street)	10-25'	A
Side Yard (interior)	5' max.	B
Side Yard (along access drive)	5' min.	C
Rear Yard (existing alley)	5' min.	D
Rear Yard (no alley required)	5' min.	D
Rear Yard (future alley)	30' min.	E
Parking Setbacks		
Front Yard (primary street)	20' min.	F
Front Yard (secondary street)	10' min.	G
Side Yard (interior)	0'	H
Side Yard (along access drive)	5' min.	I
Rear Yard (existing alley)	5' min.	J
Rear Yard (no alley required)	5' min.	J
Rear Yard (future alley)	30' min.	K
Alley & Access Road Setbacks		
Alley Rear Yard Setback	5' min.	L
Alley Location	see page 60	M
Access Road Location	see page 61	N
Outdoor Dining Setbacks		
Front Yards	5'	
Other Yards	5' min.	
Accessory Structures		
Permitted Location	Parking Zone	

Table 2.B.6

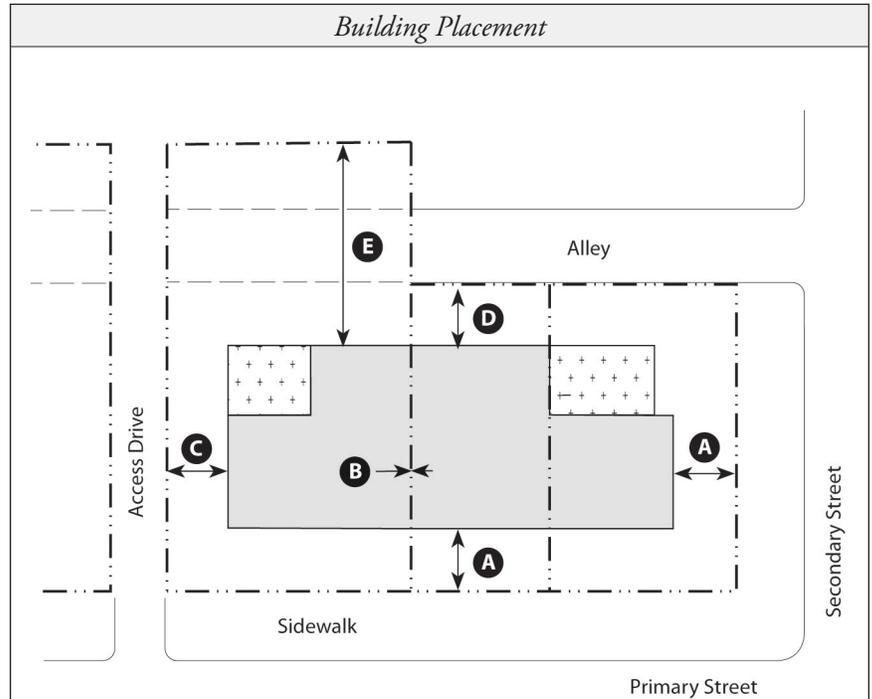


Figure 2.B.4

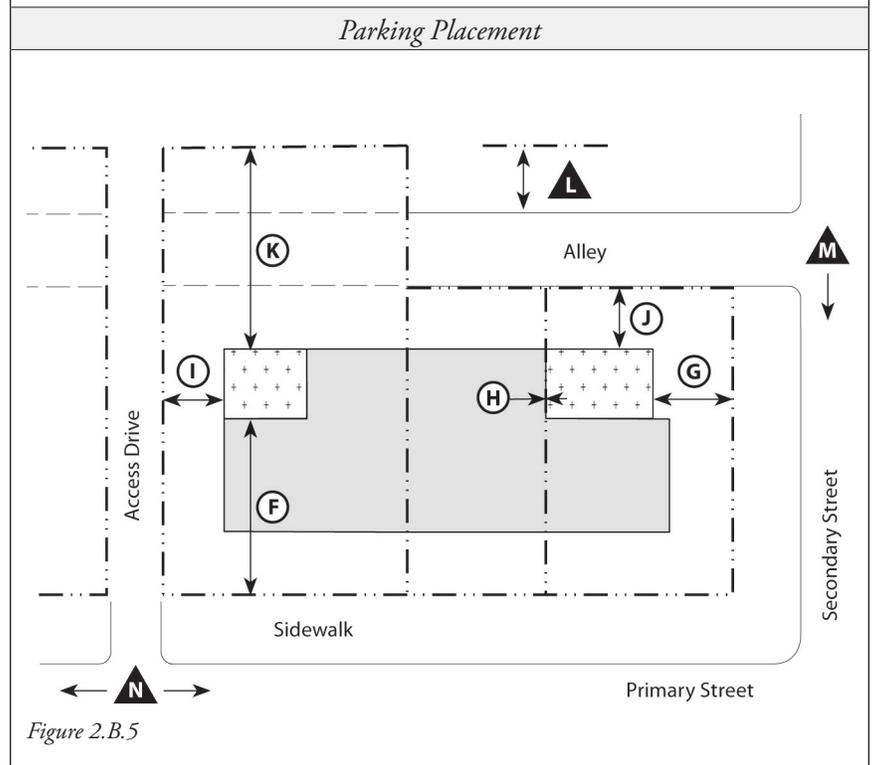


Figure 2.B.5

- Property Line
- Building Zone
- ▨ Parking Zone



### 11. Heritage Sites - Public & Private Improvements (DF)

*a. Intent*

The type and minimum degree of public and private improvements required shall be based upon the action being taken (Table 2.B.8).

*b. Applicability*

This section shall apply to changes in use or ownership, structure, Special Uses and map amendments within this district, with the exception of single family detached properties.

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff may approve, or recommend to the Plan Commission for consideration when applicable, one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Action	Landscaping		Front Yard Parking		Access Drive	Alley
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner	●	●		●	●	●
Change of Use > 50% of Building		●	●			
Structure Expansion	●	●	●		●	●
Special Use		●	●		●	●
Map Amendment (Rezoning)		●	●		●	●
	see pages 62-63		see pages 58-59		see page 61	see page 60

Table 2.B.8

### 13. Heritage Sites - Private Sites Standards (DF)

*a. Private Frontages*

Permitted private frontages for this district shall follow Section 2.B.8 on page 22.

*b. Building & Parking Placement*

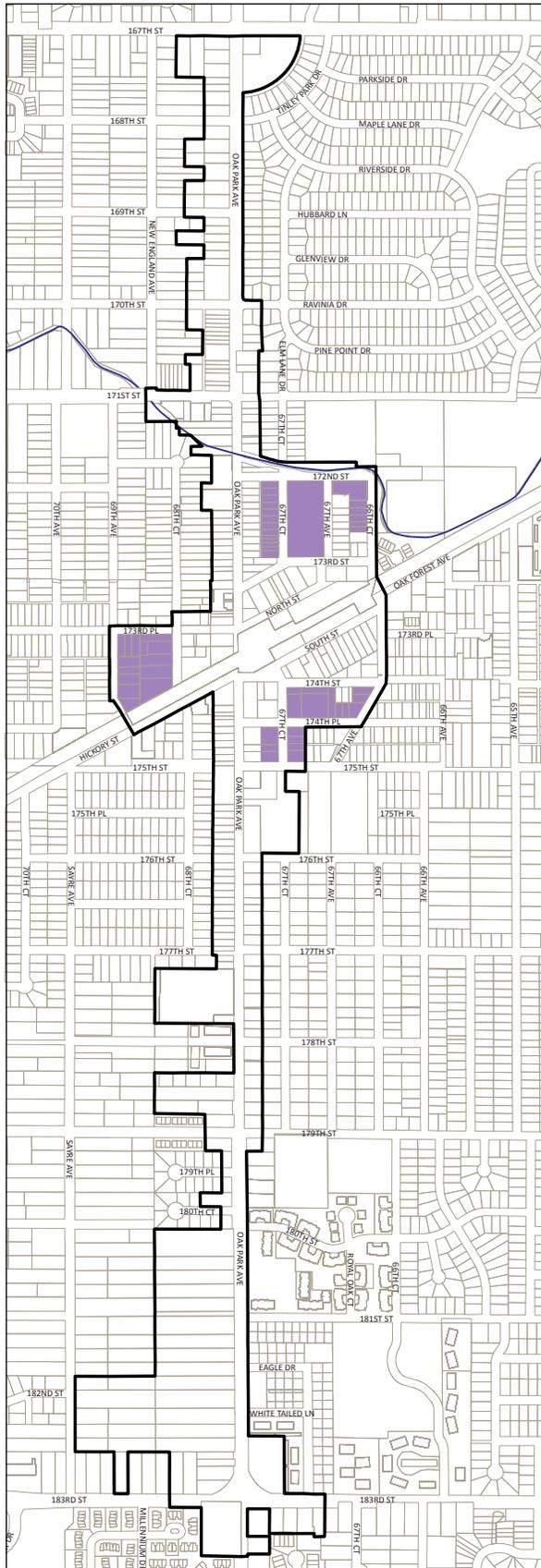
Building and parking placement for this district shall follow Section 2.B.9 on page 23.

*c. General Provisions*

All general provisions in Section 3 shall apply unless otherwise noted.



# C. Downtown General (DG)



## 1. Intent

The regulations and standards within this section are intended to help transition existing single-family houses and commercial uses into multi-family uses.

## 2. Applicability

The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Downtown General District (Figure 2.C.2).

### District Regulations

#### *Redevelopment (Improvements > 50%)*

Regulating Plan	28
General Standards	28
Development Site Requirements	29
Thoroughfare & Alley Standards	30
Public Frontage Standards	30
Private Frontage Standards	30
Private Lot Standards	31

#### *Heritage Sites (Improvements < 50%)*

Regulating Plan	32
General Standards	32
Public Frontages	33
Private Frontages	33

#### *General Regulations*

Administration & Procedure	81-90
Uses	54-55
Building Standards	56-57
Parking Design Standards	58-59
Alleys	60
Vehicle Access	61
Landscape	62-63
Fencing	64
Stormwater Management	65
Lighting	66-67
Encroachments	68

Figure 2.C.1 - Downtown General Location Map

### 3. Regulating Plan - Improvements > 50% (DG)

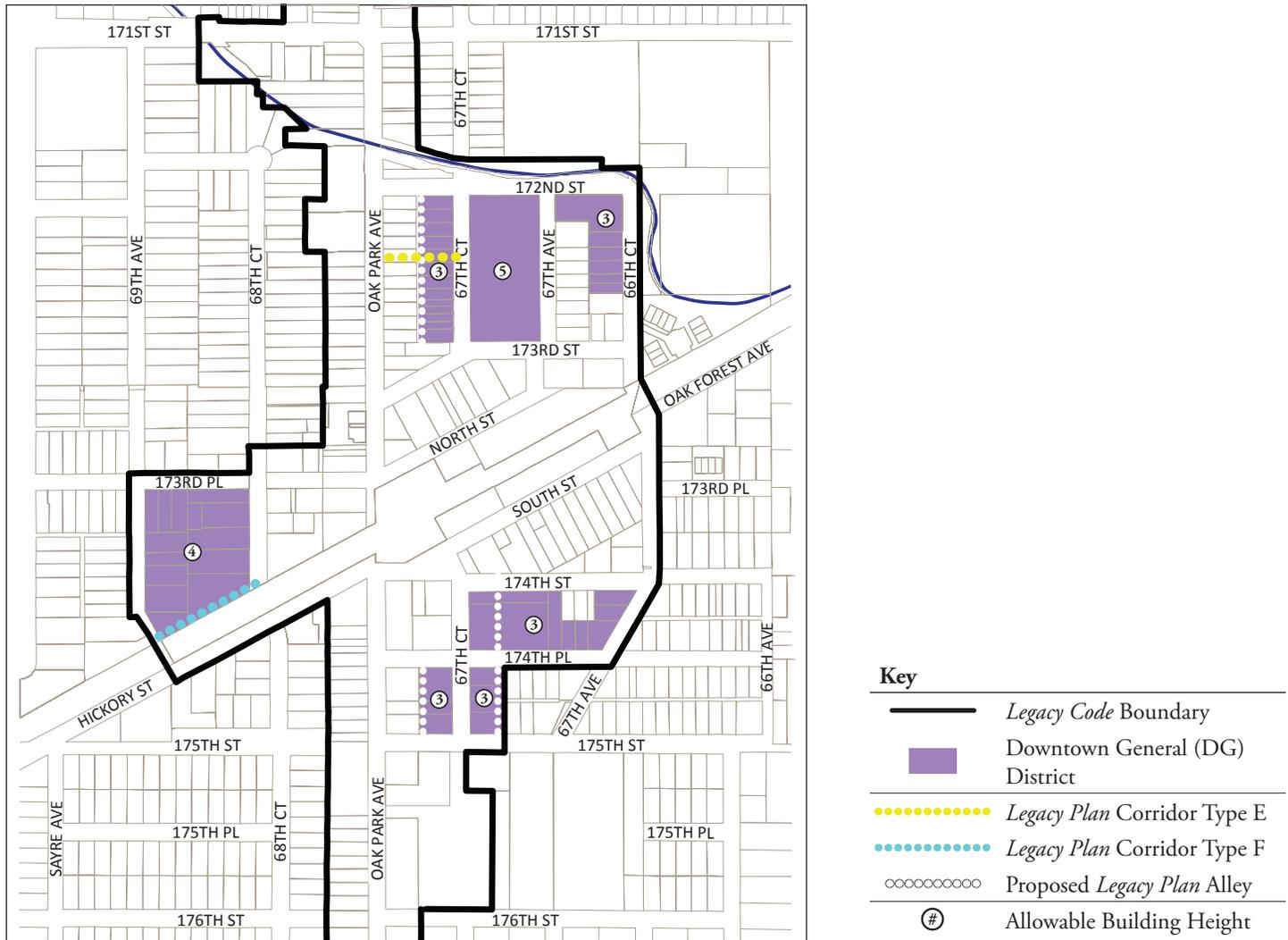


Figure 2.C.2 - Downtown General Regulating Plan

### 4. General Standards (DG)

Permitted Building Functionality					On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial					n/a	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial					n/a	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly					4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly					4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic					not required	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential		●	●		1 space per dwelling unit	1 per dwelling unit
Upper Level Residential		●	●		1 space per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Mixed-Use				Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59	
	Stand-Alone Commercial					
	Multi-Family					
	Single-Family Attached					
	Single-Family Detached					
				●	●	
	Permitted Building Type					

Table 2.C.1

### 5. Corridor & Alley Requirements (DG)

*a. Intent*

The type and minimum degree of public and private improvements required within the Corridor or Alley areas shall be based upon the location and percentage of the total *lineal frontage* of a block to be assembled and/or improved as part of a project (see Table 2.C.2).

*b. Applicability*

This section shall apply to projects involving lot improvements greater than 50% of the market value of the property, as well as projects involving lot assemblage. Refer to page 32 for standards relating to single lot improvements less than 50% of market value (Heritage Sites).

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff shall recommend to the Plan Commission to consider one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Site Type	Corridor			Alley		
	Thoroughfare	Public Frontage	Private Frontage	Dedication to Village	Construct On-Site	Connect to Thoroughfare
> 75% of Block	●	●	●	●	●	●
Lot Assemblage > 40% of Block		●	●	●	●	●
Lot Assemblage < 40% of Block		●	●	●	●	
Single Lot > 10% of Block		●	●	●	●	
Single Lot < 10% of Block		●	●	●		
Block End (any %)		●	●	●	●	●

Table 2.C.2

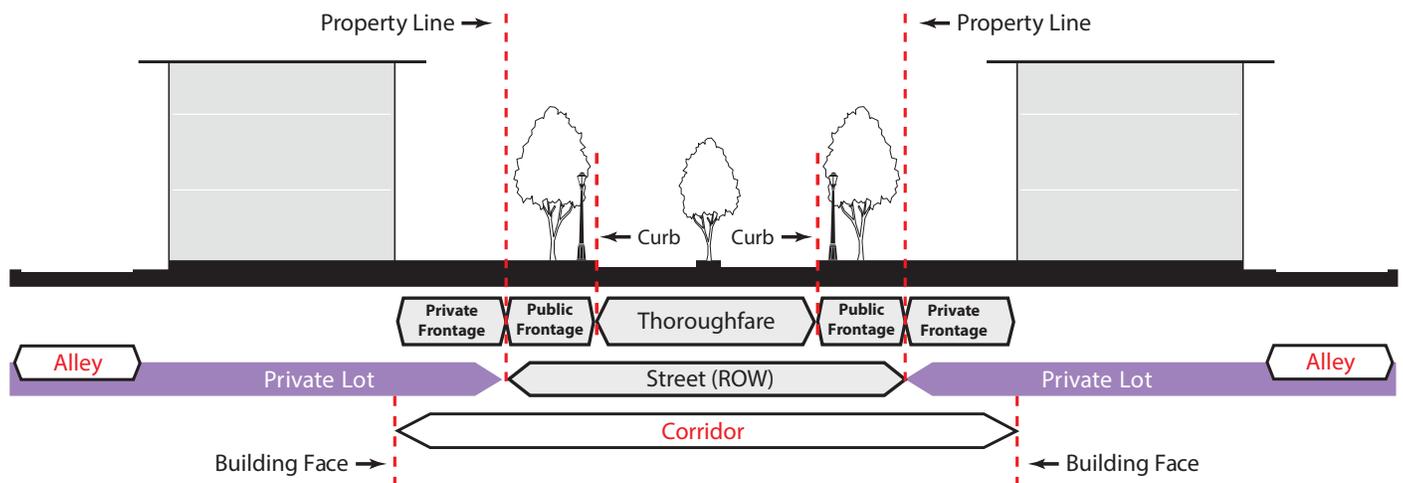
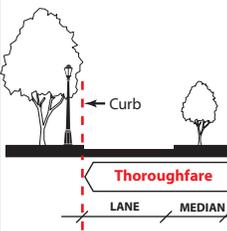


Figure 2.C.3 - Illustration of Terms

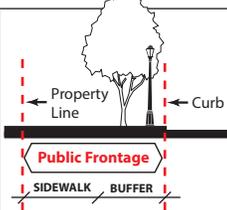
**6. Thoroughfare & Alley Standards (DG)**



<i>Thoroughfare</i>	<i>Landscape Median</i>	<i>On-Street Parking</i>	<i>Thoroughfare Width (Curb to Curb)</i>	<i>Design Details</i>
Standard Corridor		●	30'	see pages 92-95
Corridor Type E		●	41'	
Corridor Type F		●	58'	
Alley			20'	

Table 2.C.3

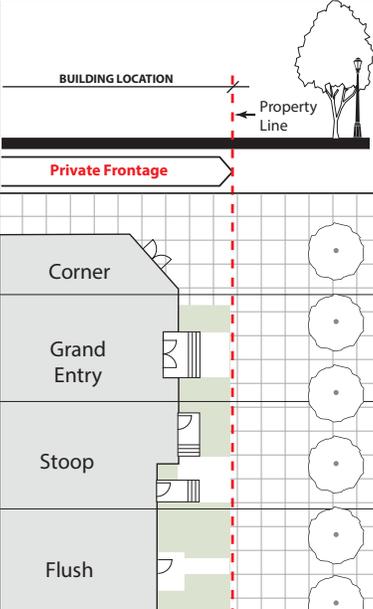
**7. Public Frontage Standards (DG)**



<i>Thoroughfare</i>	<i>Minimum Side-walk Width</i>	<i>Minimum Buffer Width</i>	<i>Landscaping Details</i>	<i>Lighting Details</i>
Standard Corridor	5'	12'	see pages 62-63	see pages 66-67
Corridor Type E	5'	6'		
Corridor Type F	5'	8'		

Table 2.C.4

**8. Private Frontage Standards (DG)**



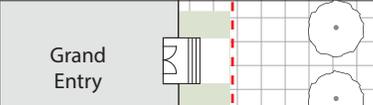
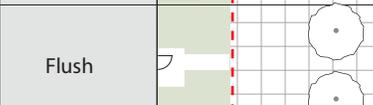
		<b>Permitted Private Frontages</b>	
		<i>Description</i>	<i>Standards</i>
Corner		A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
Grand Entry		An entry treatment with or without a staircase that provides access to building lobbies serving office or residential uses.	Entrance inset from façade - 5' max. Stairs may encroach into front yard setback.
Stoop		An entrance treatment with a staircase that may be covered and provides access to a private residential dwelling.	Stairs may encroach into front yard setback.
Flush		An entrance treatment built at sidewalk grade that may be covered and provides access to a private residential dwelling.	None

Table 2.C.5

9. Private Lot Standards (DG)

General		
Minimum Lot Width	20'	
Maximum Lot Width	n/a	
Minimum Building Height	2 stories	
Building Setbacks		
Front Yard (primary street)	5-15'	A
Front Yard (secondary street)	5-15'	A
Side Yard (interior)	5' max.	B
Side Yard (along access drive)	5' min.	C
Rear Yard (existing alley)	5' min.	D
Rear Yard (no alley required)	5' min.	D
Rear Yard (future alley)	30' min.	E
Parking Setbacks		
Front Yard (primary street)	25' min.	F
Front Yard (secondary street)	10' min.	G
Side Yard (interior)	0'	H
Side Yard (along access drive)	5' min.	I
Rear Yard (existing alley)	5' min.	J
Rear Yard (no alley required)	5' min.	J
Rear Yard (future alley)	30' min.	K
Alley & Access Road Setbacks		
Alley Rear Yard Setback	5' min.	L
Alley Location	see page 60	M
Access Road Location	see page 61	N
Accessory Structures		
Permitted Location	Parking Zone	

Table 2.C.6

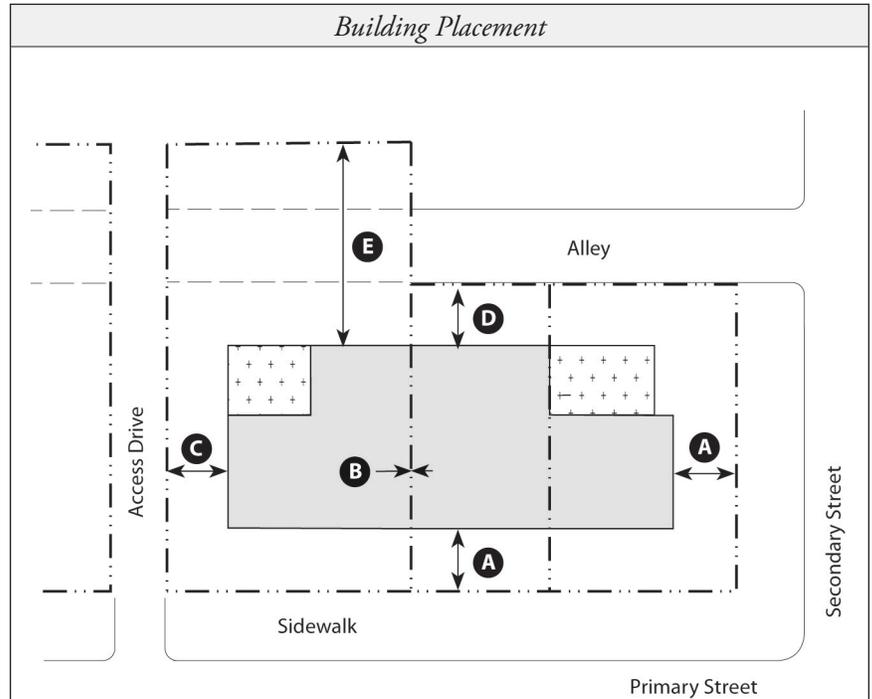


Figure 2.C.4

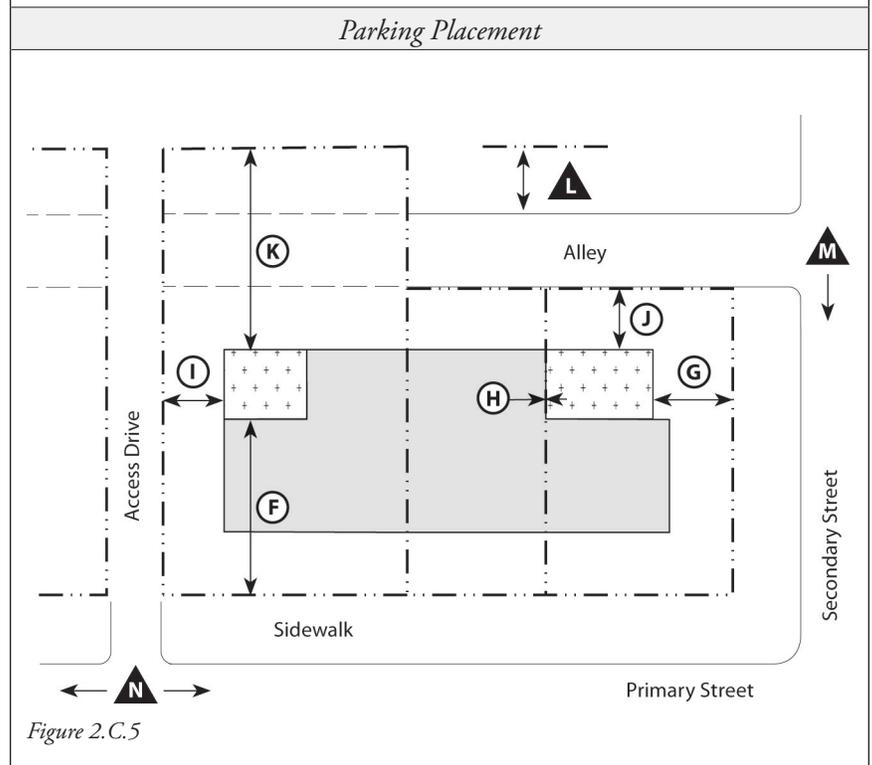


Figure 2.C.5

- Property Line
- Building Zone
- ⊕ Parking Zone

### 10. Heritage Sites (DG)

Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

*a. Intent*

The intent of this section is to establish regulations that govern the use and voluntary modification of Heritage Sites, and to specify the circumstances and conditions under which such properties are required to implement certain improvements aimed at decreasing their degree of non-conformity, if applicable. The purpose is to meet the goals of the *Legacy Plan* while protecting the interests of Heritage Site owners and tenants.

*b. Applicability*

This section shall apply to projects involving lot improvements less than 50% of a property's market value as well as changes of property ownership and/or building use within the Downtown General District only (see Figure 2.C.6).

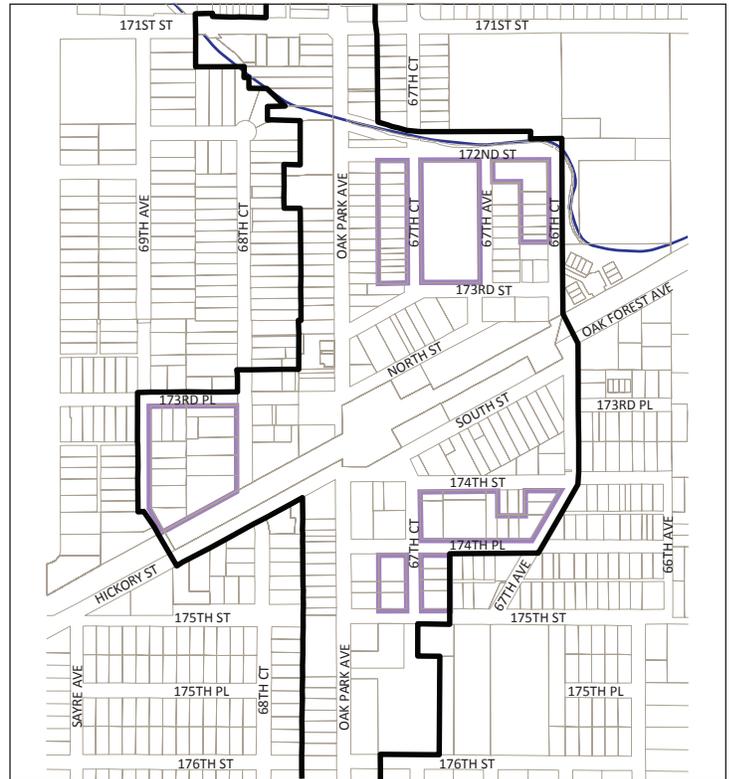
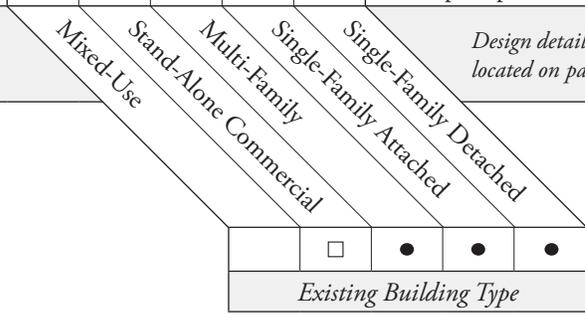


Figure 2.C.6



*c. General Standards*

Permitted Building Functionality					On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial		●			not required	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial					2 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly		●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly		●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic					not required	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential			●	●	1 space per dwelling unit	1 per dwelling unit
Upper Level Residential			●	●	1 space per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55					Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59	



□ Can be converted to a multi-family building.

Table 2.C.7

**11. Heritage Sites - Public & Private Improvements (DG)**

*a. Intent*

The type and minimum degree of public and private improvements required shall be based upon the action being taken (Table 2.C.8).

*b. Applicability*

This section shall apply to changes in use or ownership, structure, Special Uses and map amendments within this district, with the exception of single family detached properties.

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff may approve, or recommend to the Plan Commission for consideration when applicable, one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Action	Landscaping		Front Yard Parking		Access Drive	Alley
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner						•
Change of Use > 50% of Building						
Structure Expansion	•	•	•		•	•
Special Use		•	•		•	•
Map Amendment (Rezoning)		•	•		•	•
	see pages 62-63		see pages 58-59		see page 61	see page 60

Table 2.C.8

**12. Heritage Sites - Private Sites Standards (DG)**

*a. Private Frontages*

Permitted private frontages for this district shall follow Section 2.C.8 on page 30.

*b. Building & Parking Placement*

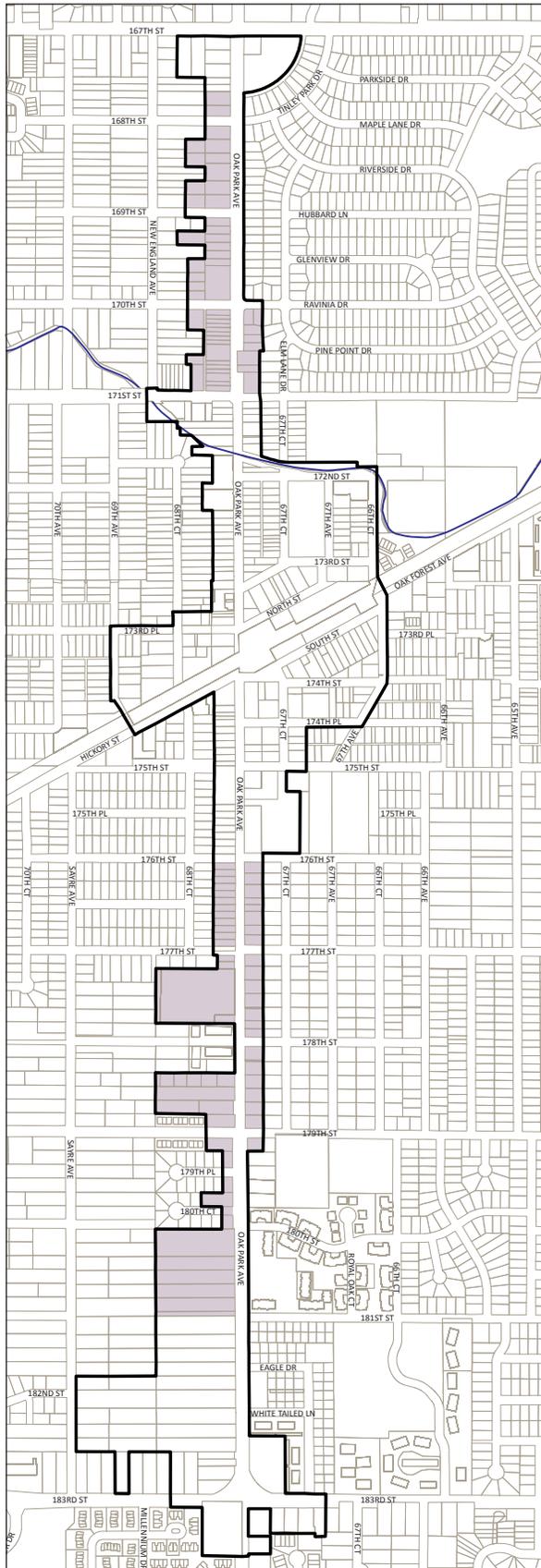
Building and parking placement for this district shall follow Section 2.C.9 on page 31.

*c. General Provisions*

All general provisions in Section 3 shall apply unless otherwise noted.



# D. Neighborhood General (NG)



### 1. Intent

The regulations and standards within this section are intended to help transition existing single-family houses and commercial uses into multi-family uses.

### 2. Applicability

The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Neighborhood General District (Figure 2.D.2).

### District Regulations

#### *Redevelopment (Improvements > 50%)*

Regulating Plan	36
General Standards	36
Development Site Requirements	37
Thoroughfare & Alley Standards	38
Public Frontage Standards	38
Private Frontage Standards	38
Private Lot Standards	39

#### *Heritage Sites (Improvements < 50%)*

Regulating Plan	40
General Standards	40
Public Frontages	41
Private Frontages	41

#### *General Regulations*

Administration & Procedure	81-90
Uses	54-55
Building Standards	56-57
Parking Design Standards	58-59
Alleys	60
Vehicle Access	61
Landscape	62-63
Fencing	64
Stormwater Management	65
Lighting	66-67
Encroachments	68

Figure 2.D.1 - Neighborhood General Location Map

**3. Regulating Plan - Improvements > 50% (NG)**

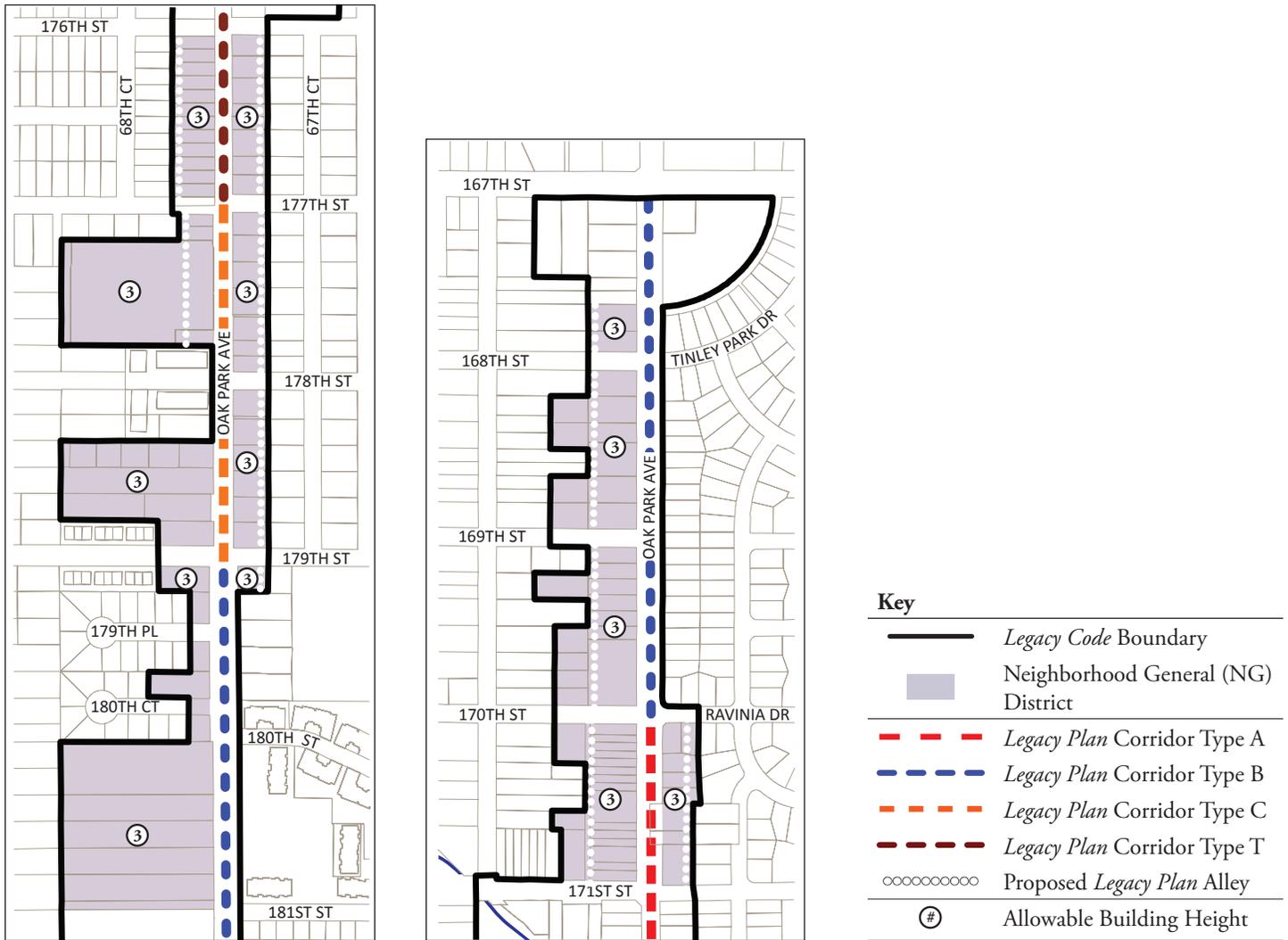


Figure 2.D.2 - Neighborhood General Regulating Plan

**4. General Standards (NG)**

Permitted Building Functionality						On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial						n/a	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial						n/a	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly						4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly						4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic						not required	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential			●	●	●	1.5 spaces per dwelling unit	1 per dwelling unit
Upper Level Residential			●	●	●	1.5 spaces per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55	Mixed-Use					Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59	
	Stand-Alone Commercial						
	Multi-Family						
	Single-Family Attached						
	Single-Family Detached						
			●	●	●		
	Permitted Building Type						

Table 2.D.1

### 5. Corridor & Alley Requirements (NG)

*a. Intent*

The type and minimum degree of public and private improvements required within the Corridor or Alley areas shall be based upon the location and percentage of the total *lineal frontage* of a block to be assembled and/or improved as part of a project (see Table 2.D.2).

*b. Applicability*

This section shall apply to projects involving lot improvements greater than 50% of the market value of the property, as well as projects involving lot assemblage. Refer to page 40 for standards relating to single lot improvements less than 50% of market value (Heritage Sites).

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff shall recommend to the Plan Commission to consider one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Site Type	Corridor			Alley		
	Thoroughfare	Public Frontage	Private Frontage	Dedication to Village	Construct On-Site	Connect to Thoroughfare
> 75% of Block	●	●	●	●	●	●
Lot Assemblage > 40% of Block		●	●	●	●	●
Lot Assemblage < 40% of Block		●	●	●	●	
Single Lot > 10% of Block		●	●	●	●	
Single Lot < 10% of Block		●	●	●		
Block End (any %)		●	●	●	●	●

Table 2.D.2

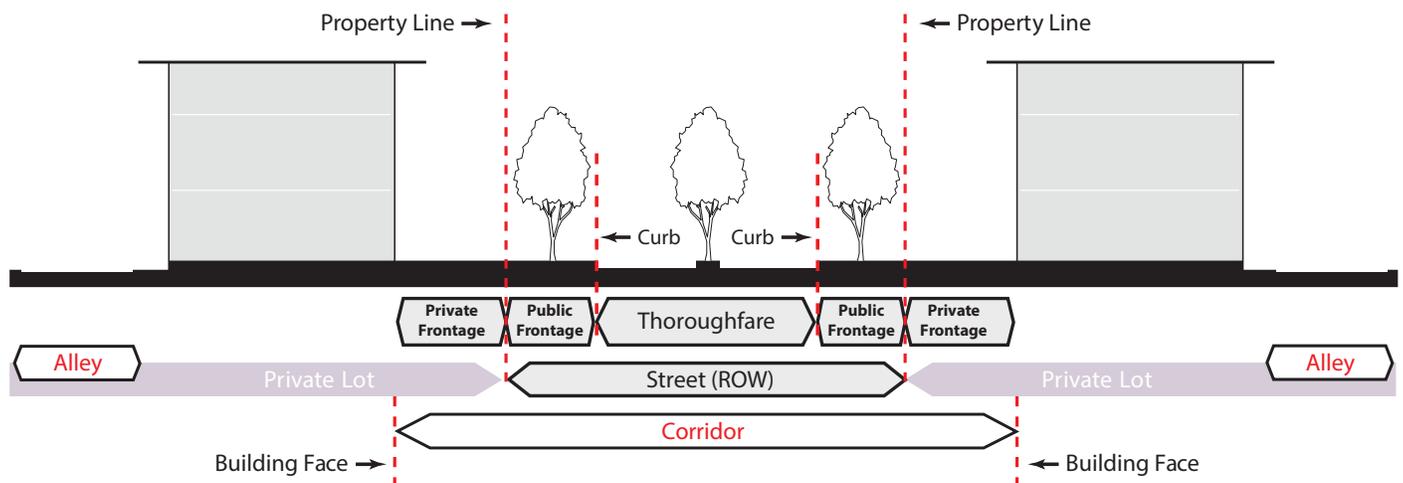
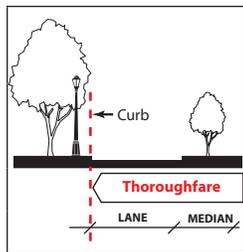


Figure 2.D.3 - Illustration of Terms

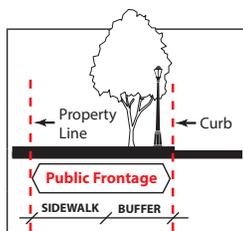
**6. Thoroughfare & Alley Standards (NG)**



<i>Thoroughfare</i>	<i>Landscape Median</i>	<i>On-Street Parking</i>	<i>Thoroughfare Width (Curb to Curb)</i>	<i>Design Details</i>
Standard Corridor		●	30'	see pages 92-95
Corridor Type A		●	41'	
Corridor Type B	16'		50'	
Corridor Type C	13'		47'	
Corridor Type T	13'		47'	
Alley			20'	

Table 2.D.3

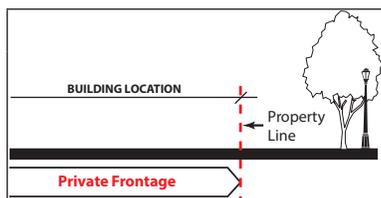
**7. Public Frontage Standards (NG)**



<i>Thoroughfare</i>	<i>Minimum Side-walk Width</i>	<i>Minimum Buffer Width</i>	<i>Landscaping Details</i>	<i>Lighting Details</i>
Standard Corridor	5'	6'	see pages 62-63	see pages 66-67
Corridor Type A	5'	6'		
Corridor Type B	6'	17'		
Corridor Type C	6'	6'		
Corridor Type T	6'	6'		

Table 2.D.4

**8. Private Frontage Standards (NG)**



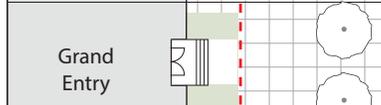
		<b>Permitted Private Frontages</b>	
		<i>Description</i>	<i>Standards</i>
Corner		A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
Grand Entry		An entry treatment with or without a staircase that provides access to building lobbies serving office or residential uses.	Entrance inset from façade - 5' max. Stairs may encroach into front yard setback.
Stoop		An entrance treatment with a staircase that may be covered and provides access to a private residential dwelling.	Stairs may encroach into front yard setback.
Flush		An entrance treatment built at sidewalk grade that may be covered and provides access to a private residential dwelling.	None

Table 2.D.5

9. Private Lot Standards (NG)

General		
Minimum Lot Width	20'	
Maximum Lot Width (S.F.)	40'	
Minimum Building Height	2 stories	
Building Setbacks		
Front Yard (primary street)	5-15'	(A)
Front Yard (secondary street)	5-15'	(A)
Side Yard (interior)	5' max.	(B)
Side Yard (along access drive)	5' min.	(C)
Rear Yard (existing alley)	5' min.	(D)
Rear Yard (no alley required)	5' min.	(D)
Rear Yard (future alley)	30' min.	(E)
Parking Setbacks		
Front Yard (primary street)	25' min.	(F)
Front Yard (secondary street)	10' min.	(G)
Side Yard (interior)	0'	(H)
Side Yard (along access drive)	5' min.	(I)
Rear Yard (existing alley)	5' min.	(J)
Rear Yard (no alley required)	5' min.	(J)
Rear Yard (future alley)	30' min.	(K)
Alley & Access Road Setbacks		
Alley Rear Yard Setback	5' min.	(L)
Alley Location	see page 60	(M)
Access Road Location	see page 61	(N)
Accessory Structures		
Permitted Location	Parking Zone	

Table 2.D.6

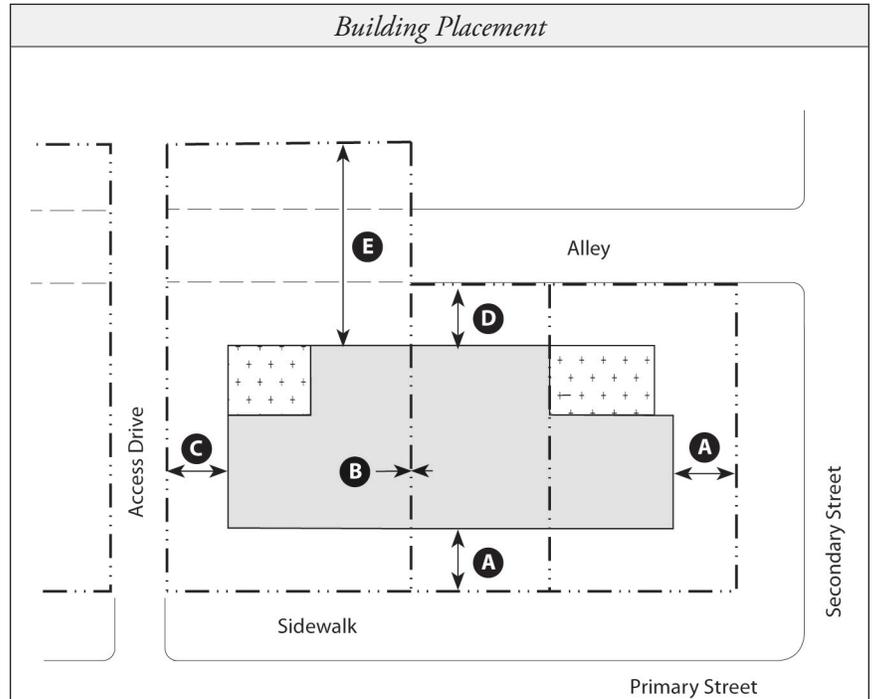


Figure 2.D.4

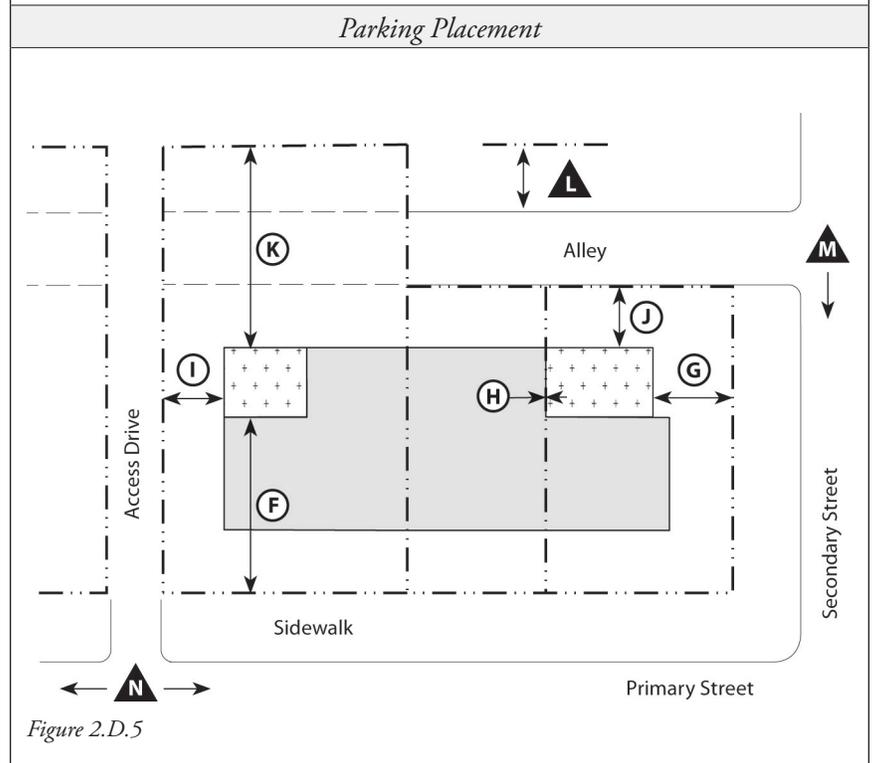


Figure 2.D.5

- Property Line
- Building Zone
- ▨ Parking Zone

### 10. Heritage Sites (NG)

Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

*a. Intent*

The intent of this section is to establish regulations that govern the use and voluntary modification of Heritage Sites, and to specify the circumstances and conditions under which such properties are required to implement certain improvements aimed at decreasing their degree of non-conformity, if applicable. The purpose is to meet the goals of the *Legacy Plan* while protecting that the interests of Heritage Site owners and tenants.

*b. Applicability*

This section shall apply to projects involving lot improvements less than 50% of a property's market value as well as changes of property ownership and/or building use within the Neighborhood General District only (see Figure 2.D.6).

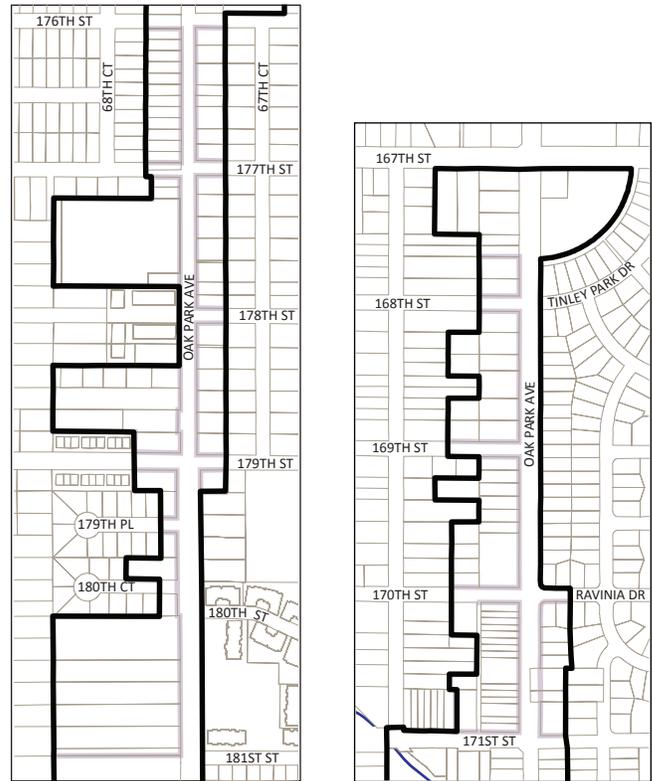


Figure 2.D.6



*c. General Standards*

Permitted Building Functionality					On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	●	●			<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential	●		●	●	1.5 spaces per dwelling unit	1 per dwelling unit
Upper Level Residential	●		●	●	1.5 spaces per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55					Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59	
	Mixed-Use	Stand-Alone Commercial	Multi-Family	Single-Family Attached	Single-Family Detached	
	●		●	●	●	
			△		△	
	Existing Building Type					

△ Can be converted, with Special Use approval, to a mixed-use building.

Table 2.D.7

**11. Heritage Sites - Public & Private Improvements (NG)**

*a. Intent*

The type and minimum degree of public and private improvements required shall be based upon the action being taken (Table 2.D.8).

*b. Applicability*

This section shall apply to changes in use or ownership, structure, Special Uses and map amendments within this district, with the exception of single family detached properties.

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff may approve, or recommend to the Plan Commission for consideration when applicable, one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

<i>Action</i>	<i>Landscaping</i>		<i>Front Yard Parking</i>		<i>Access Drive</i>	<i>Alley</i>
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner	●	●	●		●	●
Change of Use > 50% of Building		●				
Structure Expansion		●	●		●	●
Special Use	●	●	●		●	●
Map Amendment (Rezoning)	●	●	●		●	●
	see pages 62-63		see pages 58-59		see page 61	see page 60

Table 2.D.8

**12. Heritage Sites - Private Sites Standards (NG)**

*a. Private Frontages*

Permitted private frontages for this district shall follow Section 2.D.8 on page 38.

*b. Building & Parking Placement*

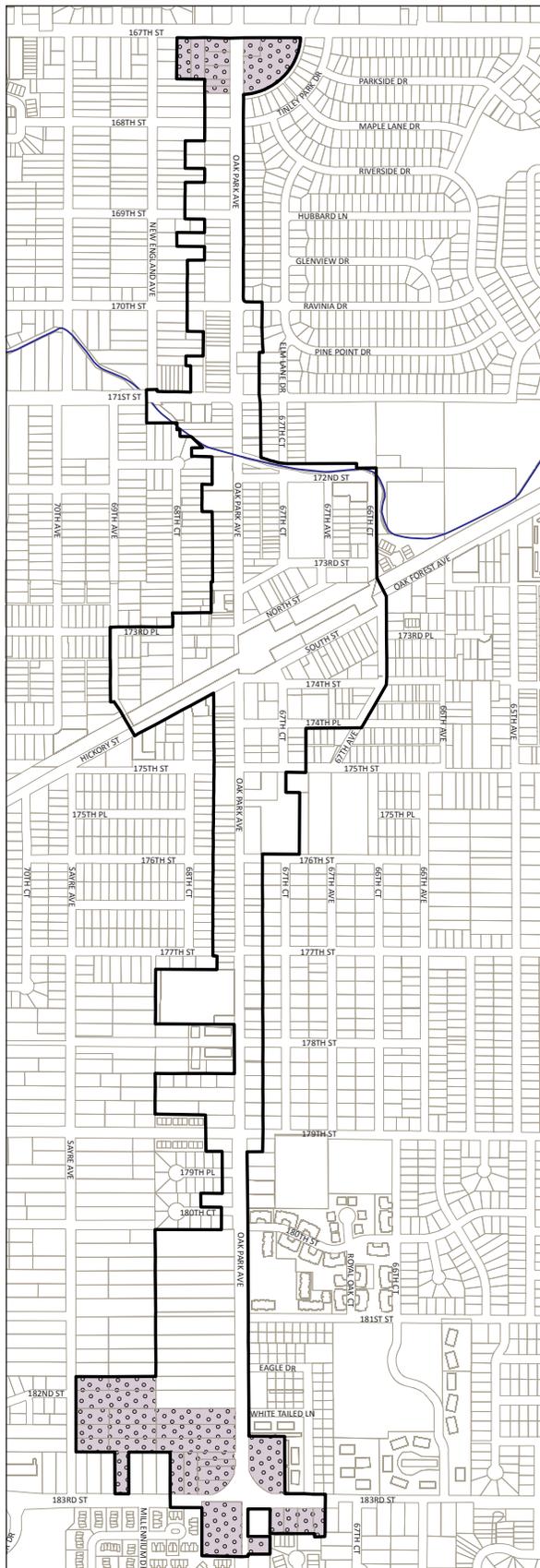
Building and parking placement for this district shall follow Section 2.D.9 on page 39.

*c. General Provisions*

All general provisions in Section 3 shall apply unless otherwise noted.



**E. Neighborhood Flex (NF)**



**1. Intent**

The regulations and standards within this section are intended to help create a mixed of commercial and multi-family uses to anchor the north and south ends of the Legacy Code Area.

**2. Applicability**

The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Neighborhood Flex District (Figure 2.E.2).

**District Regulations**

*Redevelopment (Improvements > 50%)*

Regulating Plan	44
General Standards	44
Development Site Requirements	45
Thoroughfare & Alley Standards	46
Public Frontage Standards	46
Private Frontage Standards	46
Private Lot Standards	47

*Heritage Sites (Improvements < 50%)*

Regulating Plan	48
General Standards	48
Public Frontages	49
Private Frontages	49

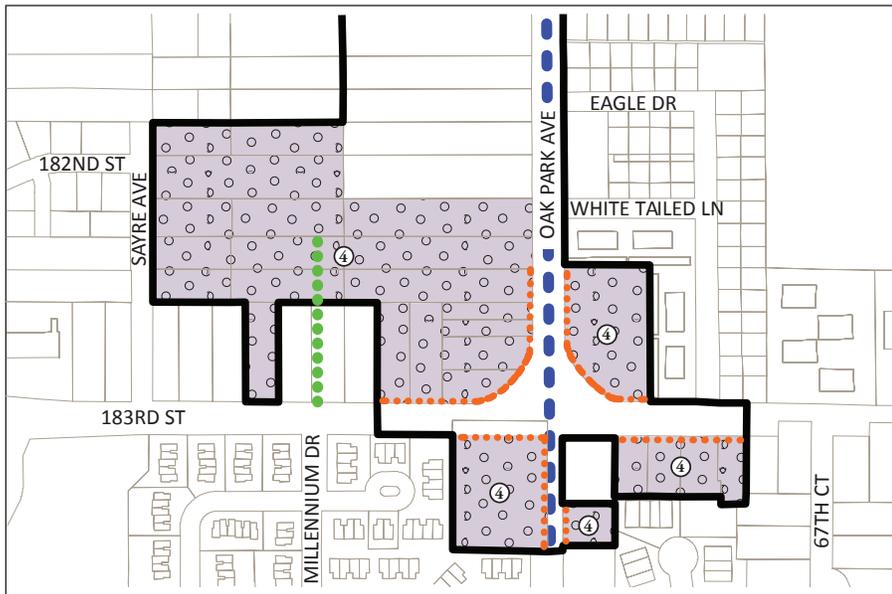
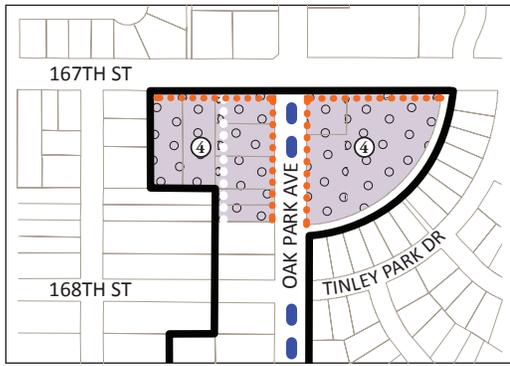
*General Regulations*

Administration & Procedure	81-90
Uses	54-55
Building Standards	56-57
Parking Design Standards	58-59
Alleys	60
Vehicle Access	61
Landscape	62-63
Fencing	64
Stormwater Management	65
Lighting	66-67
Encroachments	68

Figure 2.E.1 - Neighborhood Flex Location Map

Section 2.E

**3. Regulating Plan - Improvements > 50% (NF)**



Key	
	Legacy Code Boundary
	Neighborhood Flex (NF) District
	Corridor Type B
	Legacy Plan Corridor Type G
	Proposed Legacy Plan Alley
	Street Level Commercial Required
	Allowable Building Height

Figure 2.E.2 - Neighborhood Flex Regulating Plan

**4. General Standards (NF)**

Permitted Building Functionality					On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	△	△			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	●	●			<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential	□		□	□	1.5 spaces per dwelling unit	1 per dwelling unit
Upper Level Residential	●		●	●	1..5 spaces per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55					Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59	
	Mixed-Use	Stand-Alone Commercial	Multi-Family	Single-Family Attached		
	●	●	●	●		
	Permitted Building Type					

- △ The commercial space must be a minimum depth of fifty feet (50').
- If Street Level Commercial is not required in Figure 2.E.2., then Street Level Residential is permitted.

Table 2.E.1

### 5. Corridor & Alley Requirements (NF)

*a. Intent*

The type and minimum degree of public and private improvements required within the Corridor or Alley areas shall be based upon the location and percentage of the total *lineal frontage* of a block to be assembled and/or improved as part of a project (see Table 2.E.2).

*b. Applicability*

This section shall apply to projects involving lot improvements greater than 50% of the market value of the property, as well as projects involving lot assemblage. Refer to page 48 for standards relating to single lot improvements less than 50% of market value (Heritage Sites).

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff shall recommend to the Plan Commission to consider one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Site Type	Corridor			Alley		
	Thoroughfare	Public Frontage	Private Frontage	Dedication to Village	Construct On-Site	Connect to Thoroughfare
> 75% of Block	●	●	●	●	●	●
Lot Assemblage > 40% of Block		●	●	●	●	●
Lot Assemblage < 40% of Block		●	●	●	●	
Single Lot > 10% of Block		●	●	●	●	
Single Lot < 10% of Block		●	●	●		
Block End (any %)		●	●	●	●	●

Table 2.E.2

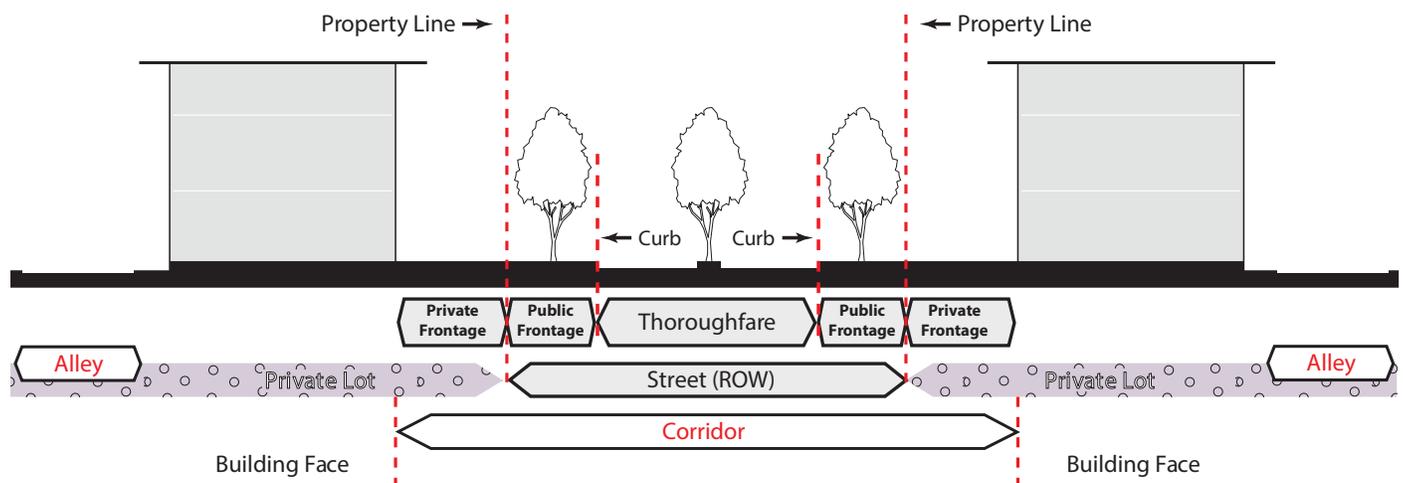


Figure 2.E.3 - Illustration of Terms

Section 2.15

**6. Thoroughfare & Alley Standards (NF)**

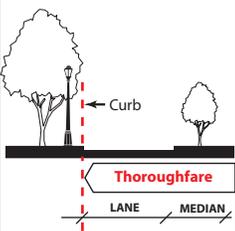
	Thoroughfare	Landscape Median	On-Street Parking	Thoroughfare Width (Curb to Curb)	Design Details
	Standard Corridor		●	30'	see pages 92-95
	Corridor Type B	16'		50'	
	Corridor Type G	16'		50'	
	Alley			20'	

Table 2.E.3

**7. Public Frontage Standards (NF)**

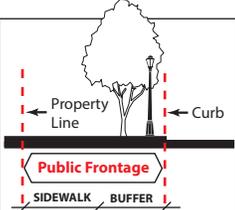
	Thoroughfare	Minimum Side-walk Width	Minimum Buffer Width	Landscaping Details	Lighting Details
	Standard Corridor	5'	6'	see pages 62-63	see pages 66-67
	Corridor Type B	6'	17'		
	Corridor Type G	6'	7'		

Table 2.E.4

**8. Private Frontage Standards (NF)**

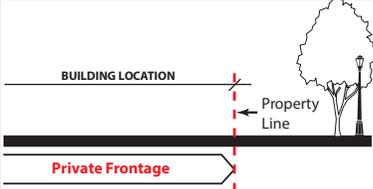
	Permitted Private Frontages	
	Description	Standards
Corner	A building treatment oriented to address an intersection and allow for direct access to commercial or residential uses from the public frontage.	Entrance at sidewalk grade.
Storefront	A building treatment for ground-level commercial uses with transparent display windows and entrances oriented to align with and allow direct access from the public frontage.	Entrance at sidewalk grade.
Grand Entry	An entry treatment with or without a staircase that provides access to building lobbies serving office or residential uses.	Entrance inset from façade - 5' max. Stairs may encroach into front yard setback.
Stoop	An entrance treatment with a staircase that may be covered and provides access to a private residential dwelling.	Stairs may encroach into front yard setback.
Flush	An entrance treatment built at sidewalk grade that may be covered and provides access to a private residential dwelling.	None
Special	A curved building treatment oriented to address the future roundabout at 183rd St. and Oak Park Avenue.	None

Table 2.E.5

9. Private Lot Standards (NF)

General		
Minimum Lot Width	20'	
Maximum Lot Width	n/a	
Minimum Building Height	2 stories	
Building Setbacks		
Front Yard (primary street)	5-15'	A
Front Yard (secondary street)	5-15'	A
Side Yard (interior)	5' max.	B
Side Yard (along access drive)	5' min.	C
Rear Yard (existing alley)	5' min.	D
Rear Yard (no alley required)	5' min.	D
Rear Yard (future alley)	30' min.	E
Parking Setbacks		
Front Yard (primary street)	25' min.	F
Front Yard (secondary street)	10' min.	G
Side Yard (interior)	0'	H
Side Yard (along access drive)	5' min.	I
Rear Yard (existing alley)	5' min.	J
Rear Yard (no alley required)	5' min.	J
Rear Yard (future alley)	30' min.	K
Alley & Access Road Setbacks		
Alley Rear Yard Setback	5' min.	L
Alley Location	see page 60	M
Access Road Location	see page 61	N
Accessory Structures		
Permitted Location	Parking Zone	

Table 2.E.6

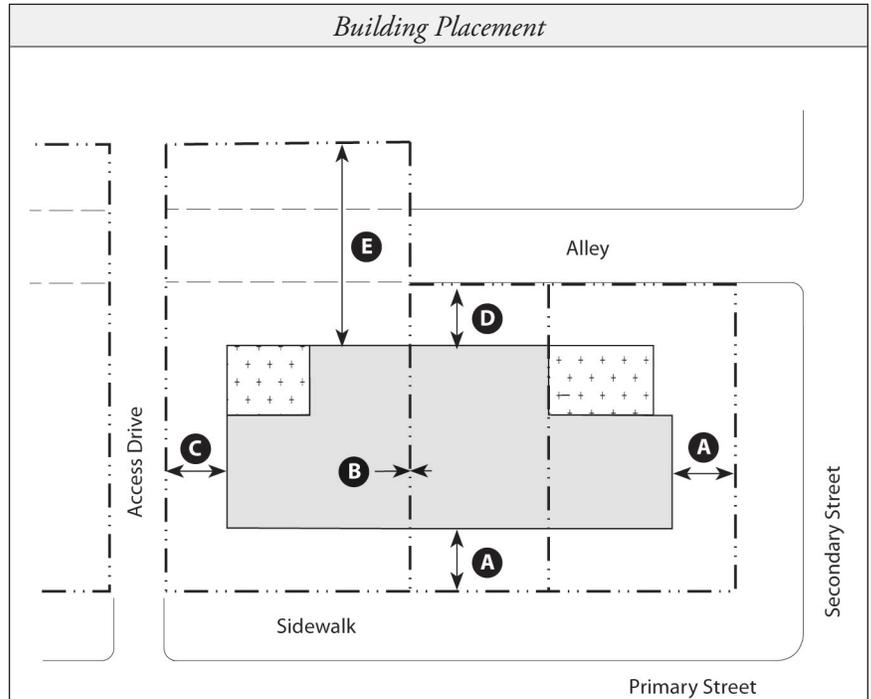


Figure 2.E.4

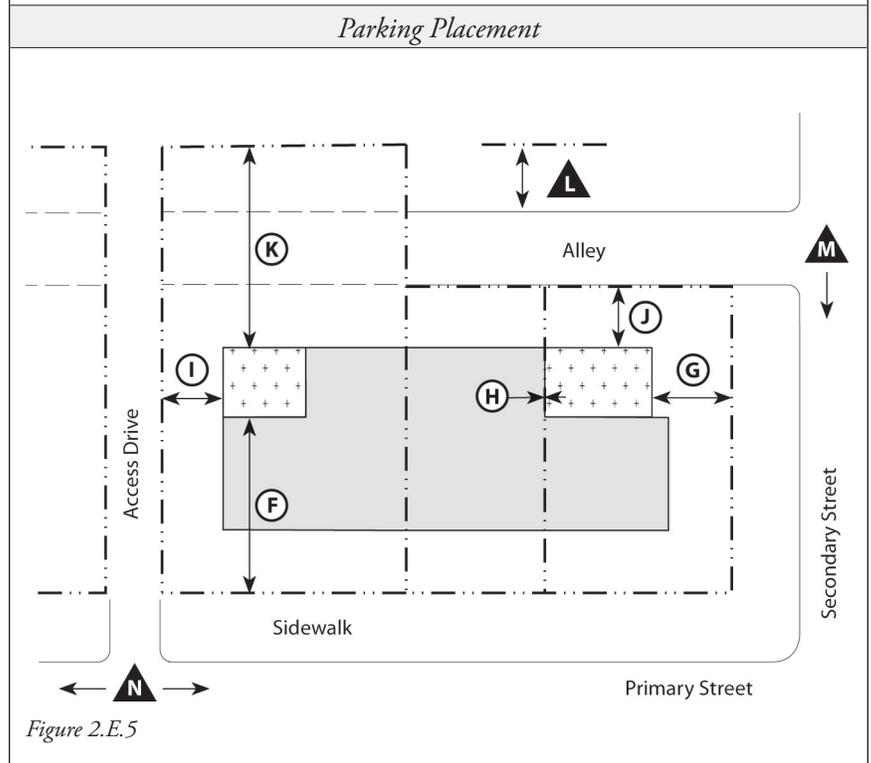


Figure 2.E.5

- Property Line
- Building Zone
- Parking Zone

Section 2.15

### 10. Heritage Sites (NF)

Heritage Sites are those lots with structures and uses that were lawfully existing prior to the adoption of the *Legacy Code*. Heritage Sites are generally classified as such until they incur site improvements that exceed 50% of the property's market value.

*a. Intent*

The intent of this section is to establish regulations that govern the use and voluntary modification of Heritage Sites, and to specify the circumstances and conditions under which such properties are required to implement certain improvements aimed at decreasing their degree of non-conformity, if applicable. The purpose is to meet the goals of the *Legacy Plan* while protecting the interests of Heritage Site owners and tenants.

*b. Applicability*

This section shall apply to projects involving lot improvements less than 50% of a property's market value as well as changes of property ownership and/or building use within the Neighborhood Flex District only (see Figure 2.E.6).

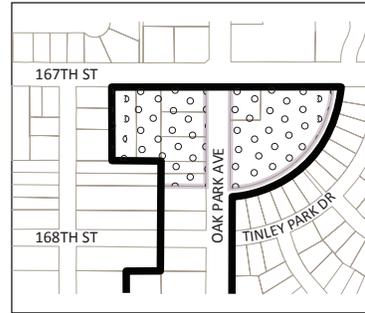


Figure 2.E.6



*c. General Standards*

Permitted Building Functionality					On-Site Vehicle Parking	On-Site Bike Parking
Street Level Commercial	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Commercial	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Street Level Group Assembly	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Upper Level Group Assembly	●	●			4 spaces per 1,000 s.f.	0.2 per 1,000 s.f. (2 minimum)
Civic	●	●			<i>not required</i>	0.2 per 1,000 s.f. (2 minimum)
Street Level Residential	●			●	1.5 spaces per dwelling unit	1 per dwelling unit
Upper Level Residential	●			●	1.5 spaces per dwelling unit	1 per dwelling unit
A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55					Design details for on-site vehicle parking and on-site bike parking are located on pages 58-59	
<div style="display: flex; justify-content: space-around;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Mixed-Use</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Stand-Alone Commercial</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Multi-Family</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Single-Family Attached</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);">Single-Family Detached</div> </div>						
					●	△
					Existing Building Type	

△ Can be converted, with Special Use approval, to a mixed-use building.

Table 2.E.7

**11. Heritage Sites - Public & Private Improvements (NF)**

*a. Intent*

The type and minimum degree of public and private improvements required shall be based upon the action being taken (Table 2.E.8).

*b. Applicability*

This section shall apply to changes in use or ownership, structure, Special Uses and map amendments within this district, with the exception of single family detached properties.

*c. Waivers*

In those instances in which Village staff determines that it is impractical or impossible to complete all or a portion of the required improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff may approve, or recommend to the Plan Commission for consideration when applicable, one or a combination of the following options:

1. Postpone the implementation of improvements to a date certain, and require the petitioner to provide a letter of credit, bond, or similar form of financial security in an amount equal to the estimated cost of such improvements as determined by Village staff;
2. Require cash in-lieu-of in an amount equal to the estimated cost of such improvements as determined by Village staff; and/or
3. Waive such improvements in whole or in part based upon the unique nature of the subject site and/or block development, either existing or proposed.

*d. Required Improvements*

Action	Landscaping		Front Yard Parking		Access Drive	Alley
	Public Frontage	Private Lot	Modify	Remove	Modify	Dedication
Change of Owner	●	●	●		●	●
Change of Use > 50% of Building		●				
Structure Expansion		●	●		●	●
Special Use	●	●	●		●	●
Map Amendment (Rezoning)	●	●	●		●	●
	see pages 62-63		see pages 58-59		see page 61	see page 60

Table 2.E.8

**12. Heritage Sites - Private Sites Standards (NF)**

*a. Private Frontages*

Permitted private frontages for this district shall follow Section 2.E.8 on page 46.

*b. Building & Parking Placement*

Building and parking placement for this district shall follow Section 2.E.9 on page 47.

*c. General Provisions*

All general provisions in Section 3 shall apply unless otherwise noted.

Section 2.E



# F. Civic

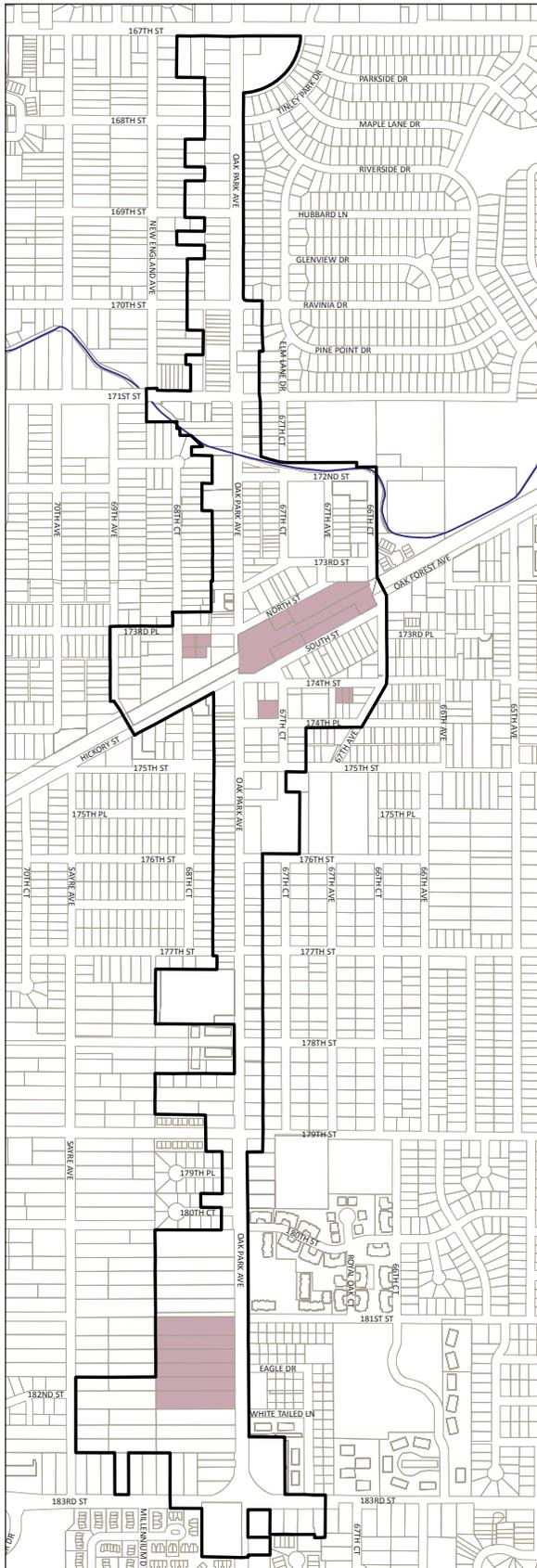


Figure 2.F.1 - Civic Location Map

### 1. Intent

The regulations and standards within this section are intended to allow for flexibility and creativity in the establishment of civic amenities for Village residents. For the purpose of this code, the word civic shall only apply to the Village and other local government and civic bodies such as school or park districts.

### 2. Applicability

The regulations and standards within this section shall apply to those parcels identified on the regulating plan as within the Civic District (Figure 1.G.1).

### 3. Permitted Building Types (Civic)

Mixed-Use	●
Stand-Alone Commercial	●
Multi-Family	
Single-Family Attached	
Single-Family Detached	
<i>Definitions for Building Types located on page 56.</i>	
<i>A list of Special Uses and Prohibited Uses for the entire Legacy Code Area is located on pages 54-55.</i>	

Table 2.F.1

### 4. Lot Standards (Civic)

<i>General</i>	
Allowable Lot Coverage	100%
Maximum Building Height	7 stories
<i>Building Setbacks</i>	
All Yards	0' permitted
<i>Parking Setbacks</i>	
All Yards	0' permitted
<i>Accessory Structures</i>	
	permitted
<i>On-Site Vehicle Parking</i>	
	n/a
<i>On-Site Bike Parking</i>	
	0.2 spaces per 1,000 sq. ft. (2 minimum)

Table 2.F.2



## **2011 LEGACY CODE**

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## **SECTION 3 GENERAL PROVISIONS**

## A. Uses

### 1. Permitted Uses

Permitted uses of structures and land as set forth in Table 3.A.1 shall be allowed according to the regulations set forth for each district and each building form. Permitted uses may be approved by either administrative review or by site plan review by the Plan Commission, depending on the nature of the improvement. Only those uses listed in Table 3.A.1 shall be considered permitted uses and no structure or land shall be devoted to any other use other than a use that is permitted here, with the exception of uses that were lawfully established prior to the effective date of this ordinance; and accessory uses, in compliance with this ordinance.

### 2. Special Uses

Special Uses of structures and land are set forth in Table 3.A.2. The special uses existing as of the date of adoption of this *Legacy Code* are listed in Appendix D. Such special uses shall be deemed to be and shall be treated as Heritage Sites hereunder and shall be governed by the applicable regulations relating to Heritage Sites. These uses create off-site impacts or design issues that require special consideration by the Plan Commission and approval by the Village Board. Petitions for uses that are listed as Special Uses shall be reviewed at a Public Hearing according to the procedures set forth in Section X.J (Special Uses) of the Zoning Ordinance. Any findings of fact by the Plan Commission shall incorporate review and recommendations by the Main Street Commission and Historic Preservation Commission. The Village Board may impose conditions and restrictions upon the premises benefitted by a Special Use as may be necessary to assure compliance with any standards, to reduce or minimize the effect of such a use on the other properties in the neighborhood, and to better carry out the general intent of this ordinance. Failure to comply with conditions of a Special Use shall constitute a violation of this ordinance and may result in a revocation of the Special Use.

### 3. Prohibited Uses

Some uses that would otherwise be allowed in other areas of the Village shall not be allowed in all *Legacy Code* districts. This is because the nature of these uses is inconsistent with the intent and purpose of this code and the adopted *Legacy Plan*. Any existing prohibited use may change owner as long as no new prohibited use is created. Prohibited uses of land and structures are listed in Table 3.A.2.

### 4. Non-Conformities

This section of the Ordinance's significant departure from traditional zoning and the previous H-1 Historic District Overlay has increased the number of existing non-conformities within the districts created. Typically non-conformities are encouraged to discontinue or are required to be removed over a time period. However, the unique characteristics of the Legacy Code Area and this code demand a more flexible approach to non-conformities. The significant contributions many existing uses and structures have made towards establishing the Legacy Code Area's identity require that they be treated in a manner that respects their existing characteristics, but also aims to update these uses and structures in a manner that also fulfills the vision of the *Legacy Plan*. Therefore, existing sites have been identified as "Heritage Sites" within this code. As these sites seek to redevelop, change ownership, and/or expand (under 50% of market value) a series of criteria has been established that build upon the vision of the *Legacy Plan*, without being overly burdensome to those that established the Village's heritage.

<i>Permitted Uses</i>	
<i>Commercial</i>	<i>Retail / Service</i> An enterprise that provides goods and/or services directly to the customer, including but not limited to merchandise shops, eating & drinking establishments, specialty goods/foods stores, financial institutions, personal services, convenience uses, entertainment, and hotels.
	<i>Office</i> A workplace that conducts business and/or professional services in which goods, wares, or merchandise are not displayed or sold on the premises, including but not limited to general offices, medical services, and for-profit educational uses.
<i>Group Assembly</i>	A building, together with its accessory buildings and uses, where persons regularly assemble for meetings or religious functions and related social events, and which building is operated by a religious institution or a private association. Such entities typically restrict access to the general public and own, lease, or hold the building in common for the benefit of its members.
<i>Civic</i>	A use that provides institutional, governmental, and/or public services, including but not limited to publicly owned parking garages, transit facilities, public open space, cultural institutions, libraries, and government offices, and excluding uses/services of public utilities.
<i>Residential</i>	Owner- and renter-occupied dwelling units located within single-family detached, single-family attached, multi-family, and/or mixed-use structures, and including but not limited to senior housing. Accessory Residential Uses are permitted in multi-family structures and on upper floors of mixed-use structures. Residential Lobbies* are permitted on the street level.

Table 3.A.1

<i>Special Uses</i>	<i>Prohibited Uses</i>	
<ul style="list-style-type: none"> <li>- Amusement and recreation establishments including bowling alleys, billiard parlors, coin-operated amusement devices, gymnasiums, swimming pools, dance halls, health clubs, skating rinks and other similar places of recreation</li> <li>- Any establishment with operating hours between 2:00 AM and 6:00 AM</li> <li>- Accessory Residential Uses* on the Street Level in a mixed-use building</li> <li>- Automobile and custom van sales (new and used)</li> <li>- Cigar lounge as a principal use (with or without retail sales as an accessory use)</li> <li>- Creation of a mixed-use building on a Heritage Site in the Neighborhood General or Neighborhood Flex Districts.</li> <li>- Day or child care centers, including home occupation daycare</li> <li>- Farmer's market</li> <li>- Fruit and vegetable stands</li> <li>- Other similar or compatible uses</li> <li>- Package liquor stores</li> <li>- Private surface parking lots located on a lot with no structures or other uses.</li> <li>- Taverns</li> <li>- Teen recreation and dance facilities</li> <li>- Winery, distillery, or brewery, including sales and tasting</li> </ul>	<ul style="list-style-type: none"> <li>- Adult regulated uses</li> <li>- Advertising signs and billboards</li> <li>- Agricultural uses (except for farmer's markets and private gardens)</li> <li>- Archery / bow range</li> <li>- Automobile car wash (either manual or automatic)</li> <li>- Automobile / gasoline service stations</li> <li>- Automobile repair shops (including bodywork)</li> <li>- Boarding / rooming house</li> <li>- Building material sales</li> <li>- Drive-in theaters</li> <li>- Drive-through establishments (accessory to restaurants, banks, pharmacies and all other uses)</li> <li>- Frozen food lockers</li> <li>- Funeral homes, mortuaries, and cremation facilities</li> <li>- Greenhouses, garden centers, and landscape nurseries</li> <li>- Gun dealer / shooting range</li> <li>- Hookah lounge</li> <li>- Industrial facility (heavy or light)</li> <li>- Kennel / pound</li> </ul>	<ul style="list-style-type: none"> <li>- Machinery and equipment sales</li> <li>- Medical marijuana dispensing facility</li> <li>- Model garage display and sales</li> <li>- Motel or motor inn</li> <li>- Open storage</li> <li>- Other similar or compatible uses</li> <li>- Plumbing, heating, air conditioning sales and service</li> <li>- Retail sales of tobacco, hookah, cigarette, cigar, e-cigarette, and vapor products as a principal use</li> <li>- Second hand stores, flea markets, pawn shops</li> <li>- Tattoo parlor</li> <li>- Truck depot / truck stop</li> <li>- Vehicle rental</li> <li>- Warehouse and storage (including mini-storage)</li> <li>- Wireless communications facilities</li> </ul>

Table 3.A.2

\*Must maintain the same commercial architectural character or appearance as the street level commercial space.

## B. Building Standards

### 1. Intent

The intent of these building regulations is to establish architectural standards for new construction projects as well as building expansions.

### 2. Applicability

The building standards herein shall apply to all districts and all development types within the Legacy Code Area.

### 3. Building Types

#### a. *Mixed-Use*

A mixed-use building contains residential dwelling units above or behind ground floor commercial, group assembly, and/or civic uses, and may be designed to accommodate office and/or group assembly space on the second level.

#### b. *Stand-Alone Commercial*

A stand-alone commercial building contains retail, office, group assembly, and/or civic uses on all levels of the structure.

#### c. *Multi-Family*

A multi-family structure is a residence for multiple households where dwelling units are located above or below one another and share a common lobby (Syn: condominium; apartment).

#### d. *Single-Family Attached*

A single-family attached structure is a residence designed to house a single-family unit from lowest level to roof, with a private outside entrance and a shared common wall with an adjoining dwelling unit (Syn: rowhouse; townhouse).

#### e. *Single-Family Detached*

A single-family detached structure is a residence designed to house a single-family unit only, and is separated from other dwelling units by open space.

### 4. Mechanical Equipment

All vents, air conditioning units, mechanical, electrical and other equipment located on the roof of any structure shall be screened from surrounding public and private property.

### 5. Accessory Structures

The size, height and location of accessory structures shall follow Section III.I. of the Zoning Ordinance.

### 6. Storefront Standards

Buildings with ground floor commercial uses shall conform to the following:

#### a. *Transparency*

A minimum of 60% of the street-level facade shall be glazed. Windows shall not be opaque or mirrored.

#### b. *Sills:*

The maximum height of the top of window sills shall be 30" above the adjacent sidewalk.

### 7. Materials

The following material lists shall apply to new construction projects, the new portion of building expansions, and all new accessory structures. Materials on existing structures are permitted to remain, and can be replaced with an equivalent, but in no event shall an existing primary material be replaced with an accent or prohibited material.

#### a. *Primary Materials*

A minimum of 75% of all facades and roofs exclusive of glazing shall be comprised of the following:

- Brick, Stone & Fiber Cement Siding
- Cedar, Slate & Asphalt Shingles (roof only)
- Copper & Stainless Steel
- Vinyl & Wood Siding (single-family detached accessory structures only)

#### b. *Accent Materials*

A maximum of 25% of all facades and roofs exclusive of glazing may be comprised of the following:

- Concrete Panels & Decorative Block
- EIFS & Stucco
- Wood
- Standing Seam Roofs

#### c. *Prohibited Materials*

- Vinyl & Wood Siding
- Smoothface Cinder Block
- Mirrored & Reflective Glass
- Plywood

## 8. Architectural Guidelines

The following guidelines present the architectural qualities and details deemed desirable by the Village for projects within the Legacy Code Area:

<i>General</i>	A consistent style of architectural composition should be applied throughout a structure. A mix of styles is discouraged.
<i>Articulated Base</i>	The distinction between ground floors and upper floors should be articulated through changes in architectural treatments and/or materials.
<i>Articulated Corner</i>	Buildings located at intersections should feature articulated corners in the form of architectural treatments and/or unique private frontages.
<i>Windows</i>	Wherever practical, ground floor windows should remain free of internal obstructions in order to allow for views into and out of the building. Windows on the upper floors should be smaller in size than storefront windows on the ground floor.
<i>Awnings</i>	Awnings should only be located within the established width of a functional window or door frame.
<i>Sign Band</i>	A sign band should be provided above storefront windows to accommodate both tenant signage and decorative lighting.
<i>Cornice</i>	Structures should be capped with a cornice, which is a horizontal projection that can include elements such as decorative brick and stone work, and ornamental brackets.

## 9. Heritage Site Guidelines

The following guidelines present the preferred architectural approach to modifying a structure on a Heritage Site.

<i>Exterior Materials</i>	When replacing exterior materials, consideration should be given to using only primary materials. Note that any building expansion is required to conform to the material standards found in Section 3.B.4.
<i>Building Expansion</i>	Wherever practical and appropriate, building expansions should be located at the front of a structure in order to bring the building into closer conformance with a district's front yard setback and re-image the structure to better reflect the above architectural guidelines.

# C. Parking

## 1. Intent

The intent of these parking regulations is to define the minimum design standards for such facilities, both existing and proposed.

## 2. Applicability

The parking standards herein shall apply to all districts within the Legacy Code Area.

## 3. Vehicle Parking - General

The intent of these parking regulations is to define the minimum design standards for such facilities, both existing and proposed.

### a. Required Spaces:

The required vehicular parking shall be provided as indicated in the parking chart for each district. See pages 87-90 for parking waiver and variance standards.

### b. Accessible Spaces:

The required number and size of accessible spaces shall be based upon the Illinois Accessibility Code.

### c. Shared Parking:

Shared parking is permitted and encouraged. See pages 87-90 for specific requirements.

### d. Residential Parking:

Required parking for residential uses shall not be open to the sky and must be located either within or below the building envelope or within an attached parking structure. Detached single-family residential units are exempt from this requirement.

### e. Parking Location:

Parking lots shall meet the setback standards established for each district.

### f. Parking Access:

Access to parking facilities shall be provided from alleys or adjacent parking lots wherever existing or proposed. If neither alleys nor adjacent parking lots are available, access to parking facilities and loading areas may be provided from thoroughfares via an access drive per the requirements on page 61.

## 4. Vehicle Parking Design Standards

The following minimum dimensions for parking facilities, both enclosed and open to the sky, shall apply to all districts and development types. The Village may require greater dimensions in order to accommodate engineering and/or public safety requirements.

Angle	Aisle Width		Stall Size
	2-Way	1-Way	Length x Width
90°	24'	22'	18' x 9'
60°	24'	19'	18' x 9'
45°	24'	14'	18' x 9'
30°	24'	12'	18' x 9'
0°	12'	12'	22' x 8'

Table 3.C.1

## 5. Guest Parking

In those areas that require guest parking, such facilities may be provided on the same lot as the principal use or, if approved by Village staff, accounted for off-site where adequate street parking or public parking facilities exist in the vicinity.

## 6. Bicycle Parking

### a. Required Spaces:

The required bicycle parking shall be provided as indicated in the parking chart for each district.

### b. Parking Location:

Bicycle parking shall be provided within a lot's parking zone or at the front of a building no more than 50 feet from an entrance. Installation within the private frontage is permitted with Village approval.

### c. Parking Shelter:

Bicycle parking shelters are permitted within a lot's parking zone but must be located no closer than 5' to any property line.

### d. Rack Type:

Inverted "U" style racks or functionally similar racks are required.

### 7. Additional Parking Standards

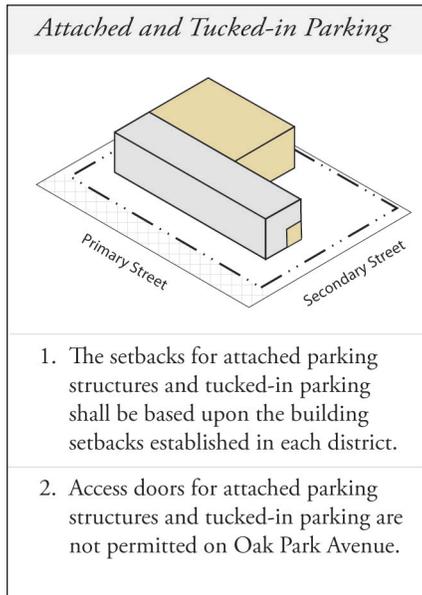


Figure 3.C.1

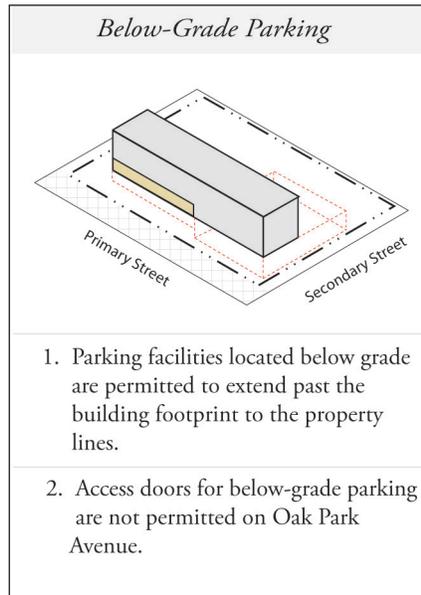


Figure 3.C.2

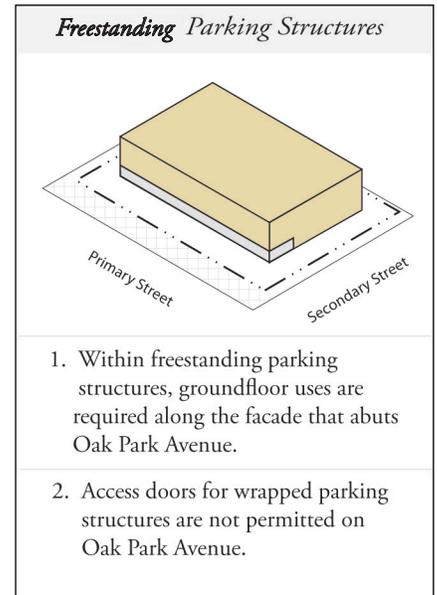


Figure 3.C.3

### 8. Special Parking Standards - Heritage Sites

*a. Front Yard Parking:*

Front yard parking on Heritage Sites in existence at the time of adoption of this code shall be permitted to continue, but shall not be expanded in order to accommodate more parking spaces. Heritage Sites currently without front yard parking are prohibited from adding such facilities.

*b. Modification:*

As noted in each district's Heritage Site section, in some instances a property owner is required to modify their front yard parking in order to improve the safety of the thoroughfares. When required, the following modifications shall be completed to the fullest extent possible:

1. Parking located within 25' of an intersection shall be removed and replaced with the corridor's public frontage requirements. (A)
2. Parking along the primary street shall be relocated to a secondary street. (B)

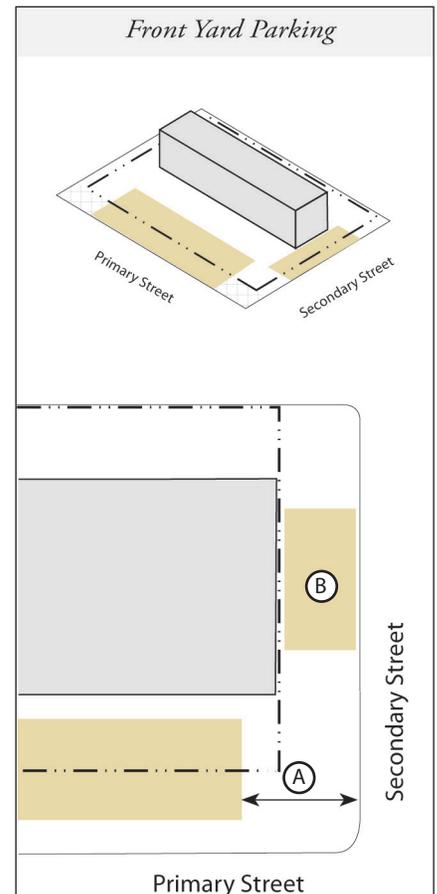


Figure 3.C.4

# D. Alleys

## 1. Intent

The intent of these alley regulations is to define the minimum design standards for such facilities, both existing and proposed, for the primary purpose of providing vehicular and pedestrian access to parking and other facilities located at the rear of a property.

## 2. Applicability

The alley standards herein shall apply to all districts within the Legacy Code Area and their applicability are based upon the type of activity proposed on a parcel as denoted within the specific district regulations.

## 3. Dedication

Based upon the type of activity proposed on a parcel, the Village may require a property owner to dedicate to the Village an alley right-of-way. Refer to the parcel's specific district regulations to determine the applicability. All dedications are subject to the following provisions:

- a. The physical location of the alley right-of-way on a parcel shall be determined by the Village based upon the nature of the block's development, both existing and proposed.
- b. The Village is not required to accept a dedication, nor does acceptance of a dedication obligate the Village to make any physical improvements within the alley right-of-way or guarantee public access to facilities located at the rear of a property. Furthermore, a dedication does not preclude the Village from requiring or allowing other parties to construct the physical alley, either in whole or in part. An alley may public or private at the option of the Village.
- c. The adjacent property owner(s), not the Village, shall maintain the unimproved alley right-of-way, including sodding, routine landscape maintenance, and keeping the area clear of debris and vehicles.
- d. No structure shall be permitted to be built within 5' of the alley right-of-way.

## 4. Construction

Based upon the type of activity proposed on a parcel, the Village may require a property owner to construct an alley. Refer to the parcel's specific district regulations to determine the applicability. The construction of an alley is subject to the following provisions:

- a. The standards in Section 3.D.3.c shall apply.
- b. An alley may be public or private, and can operate as a dedicated throughway or a drive aisle for the primary purpose of providing vehicular and pedestrian access to rear parking facilities.
- c. Alleys shall be paved in accordance with Village Codes and Ordinances.
- d. The Village may require greater dimensions in order to accommodate engineering and/or public safety requirements.

## 5. Right-of-Way Standards

The width of the required alley right-of-way shall be determined by the Village based on the following:

- a. *25' Alley Right-of-Way*  
Required on those properties in which the alley right-of-way will abut a parcel located outside of the Legacy Code Area in order to accommodate a 5' landscape buffer between the uses.
- b. *20' Alley Right-of-Way*  
Required on those properties in which the alley right-of-way is bounded on both sides by property located within the Legacy Code Area. In such instances, the Village may require dedication of only one-half the width of the required right-of-way from each of the abutting properties.

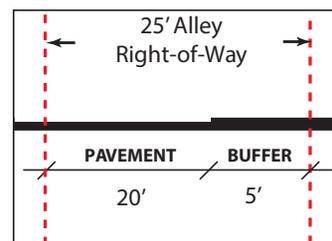


Figure 3.D.1

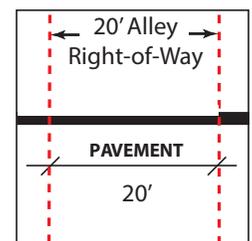


Figure 3.D.2

## E. Vehicle Access

### 1. Intent

The intent of these vehicle access regulations is to minimize the width and number of curb cuts along the corridors.

### 2. Applicability

The vehicle access standards herein shall apply to all districts within the Legacy Code Area and their applicability is based upon the type of activity proposed on a parcel as denoted within the specific district regulations.

### 3. Hierarchy of Access Points

- a. Access to parking facilities shall be provided from alleys or adjacent parking lots wherever available.
- b. Where alleys or adjacent parking lots are not available, access to parking facilities shall be provided from secondary streets wherever available.
- c. Access to rear parking facilities from primary streets via a private driveway may be permitted only when alleys, adjacent parking, or secondary streets are not available.

### 4. Permanent Curb Cuts & Driveways

Each block shall be permitted one (1) mid-block curb cut on the primary street, and one (1) curb cut on each of the bounding secondary streets with the following provisions:

- a. The Village shall determine the location of mid-block curb cuts and secondary street access points serving alleys and/or parking facilities.
- b. Access drives shall remain private property, with the property owner required to grant cross access rights to adjoining properties.
- c. The maximum width of driveways/curb cuts shall be 12 feet for a one-lane and 20 feet for a two-lane driveway.
- d. Sidewalks shall be constructed continuously across driveways without a change in grade.

### 5. Temporary Curb Cuts & Driveways

When access to parking facilities must be provided from a primary street, a temporary curb cut shall be permitted subject to the following:

- a. The maximum number of temporary curb cuts associated with a single development shall be one (1).
- b. The maximum width of temporary driveways/curb cuts shall be 12 feet for a one-lane and 20 feet for a two-lane driveway, and will not be permitted closer than 75 feet to an intersection.
- c. The granting of a temporary curb cut by the Village shall require the grantee to enter into cross-access agreements with adjoining properties to allow for shared use of the access.
- d. At the Village's discretion, temporary curb cuts shall be eliminated when alleys or adjacent parking lots provide a physical connection via neighboring properties to a permanent curb cut or alley.
- e. A restrictive covenant shall be recorded against the property for which a temporary curb cut is provided, which covenant will require the elimination of the curb cut, the demolition of the portion of the driveway located on Village property, and the construction of the corridor's required public frontage. Financial security in a form and amount acceptable to the Village shall be provided at the time of the covenant to insure that all required work is completed when the temporary curb cut is eliminated.

### 6. Modifications

When Heritage Site property owners are required to modify their existing curb cuts, the following actions shall be undertaken to the fullest extent possible:

- a. On interior lots, reduction of the number of curb cuts to one (1);
- b. On corner lots, removal of primary street curb cuts and utilization of the secondary street for access;
- c. Reduction of the width of the curb cut to meet the standards herein.

## F. Landscaping

### 1. Intent

The intent of these landscaping regulations is to define the minimum requirements deemed necessary to achieve adequate buffering, provide visual interest and add pervious surfaces on a site.

### 2. Applicability

The landscaping standards herein shall apply to all districts within the Legacy Code Area and be executed to the extent required based upon specific district standards relating to the following:

- a. New Construction
- b. Structure Expansion
- c. Special Use
- d. Rezoning
- e. Change of Owner
- f. Change of Use

### 3. General Standards

#### a. *Plan Conformance*

All landscaping, including mulch and seeding, shall be completed in accordance with the approved landscape plan, and nothing shall be planted or installed within an underground or overhead utility easement or drainage easement without the consent of the Village.

#### b. *Private Lot Phasing*

For those projects built in stages, the landscaping on the private lot may be phased to coincide with stage completions. A plan schedule must be approved by the Village.

#### c. *Public Property Requirements*

Median landscaping and alley buffering, when required, and public frontage landscaping shall be completed in their entirety prior to the issuance of an occupancy permit for any component of a project.

#### d. *Water Collection Areas*

Water collections areas (i.e. bioswales) may be utilized in private lot and bufferyard areas with approval by the Village and provided that the required number of trees are installed.

### 4. Waivers

In those instances in which the Village determines that it is impractical or impossible to complete all or a portion of the required landscaping improvements due to sequencing or physical constraints, or determines that unique circumstances exist relative to the subject site and/or block development, Village staff may approve, or recommend to the Plan Commission when applicable one or a combination of the following options:

- a. Allow phasing of a portion of such improvements and grant a temporary occupancy permit provided that the developer or property owner submit, and the Village approves, financial security in a form and amount acceptable to the Village ensuring the installation of the remaining landscape material by a date certain.
- b. Require the developer to provide cash in-lieu-of in an amount determined by the Village; or
- c. Waive such requirements in whole or in part based upon the unique nature of the site and/or block development, either existing or proposed.

### 5. Installation & Maintenance Standards

- a. Installation standards shall be per Section 158.20.C of the Tinley Park Municipal Code with the following exceptions:
  - 1. *Tree Selection*  
An approved tree planting palette for the entire Code area shall be kept on file with the Village.
  - 2. *Plant Material*  
Plant materials that are native to the area should be selected wherever feasible.
  - 3. *Prohibited Materials*  
The use of loose stone, rock or gravel is prohibited within public frontages.
- b. Maintenance standards shall be per Section 158.20.D of the Tinley Park Municipal Code.

**6. Thoroughfare**

*a. Medians*

When appropriate, standards will be established by the Village and provided to a developer for implementation.

**7. Public Frontage**

Specific approved public frontage standards for the entire Code area shall be kept on file with the Village. General public frontage standards are listed below:

*a. Downtown Core District*

Shade trees spaced no greater than 25’ apart shall be located within the buffer zone and placed within (1) tree grates; (2) raised beds; or (3) integrated seating.

*b. Other Districts*

Shade trees spaced no greater than 25’ apart shall be located within the buffer zone and placed within (1) tree grates; or (2) turf parkways.

*c. Street Furniture & Planters*

Street furniture and planters containing annuals and perennials shall be permitted within the buffer zone provided that such objects do not impede pedestrian movement within the sidewalk zone or inhibit the use of on-street parking spaces.

**8. Private Frontage**

*a. Foundation Plantings*

Foundation plantings are permitted provided that the mature size of such plantings will not impede pedestrian movement within the sidewalk zone or at building entrances.

*b. Street Furniture & Plantings*

Street furniture and planters containing annuals and perennials are permitted provided that such objects do not impede pedestrian movement within the sidewalk zone or inhibit the use of building entrances.

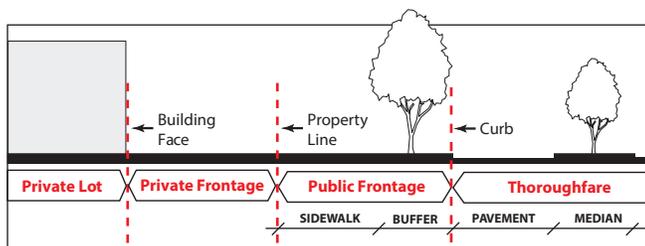


Figure 3.F.1

**9. Private Lot**

*a. Interior Landscaping*

Interior landscaping standards shall be per Section 158.14 of the Tinley Park Municipal Code with the following exception:

1. Such standards shall also apply to single-family detached residential developments of two (2) or more units.

*b. Parking Lot Landscaping*

Parking lot landscaping standards shall be per Section 158.20 of the Tinley Park Municipal Code.

**10. Bufferyards**

A 5’ minimum Bufferyard in accordance with Table 3.F.1. is required in the following circumstances:

*a. Adjacent to Non-Legacy Code Areas*

A bufferyard is required between any property within the Legacy District (except for Single-Family Detached structures) and any property outside of the Legacy District.

*b. Between Commercial and Non-Commercial Uses*

A bufferyard is required between commercial and non-commercial uses. In order to promote shared parking facilities, properties with a commercial component are not required to provide bufferyards when adjacent to property that also includes a commercial component. (Consideration will be given to waive the bufferyard requirement if the adjacent property is not within the Legacy District but also includes a commercial component.)

*c. Between Residential Uses*

A bufferyard is required between a Single-Family Detached structure and any other residential use.

*d. Auto-related Uses*

A bufferyard is required adjacent to a surface parking lot or parking area (including driveways) that abuts a use outside of the Legacy Code Area except as provided in Section 3.F.10.b. above.

*e. Alley Buffer*

A bufferyard is not required between a parcel within the Legacy Code Area and an alley; however, a bufferyard is required between an alley and a parcel located outside of the Legacy Code Area.

Bufferyard Width	Minimum Plant Materials (per 50')		
	Shade Trees	Ornamental Trees	Shrubs
5'	2	1	20
10'	2	2	30
15'	2	4	40

Table 3.F.1

## G. Fencing

### 1. Intent

The intent of these fencing regulations is to define the minimum and maximum screening standards required or permitted on a parcel.

### 2. Applicability

The fencing standards herein shall apply to all districts within the Legacy Code Area.

### 3. General

#### a. Plan Conformance

All fencing shall be completed in accordance with the approved site plan, and nothing shall be installed within an underground or overhead utility easement or drainage easement without the consent of the Village.

### 4. Materials

#### a. Permitted

Wrought iron, cast iron, and welded steel ornamental fences; solid and open wood fences; solid and open PVC fences; masonry and brick walls and/or pillars.

#### b. Prohibited

Chain link (except for temporary construction fences); barbed wire and razor ribbon.

### 5. Public Frontage

Fences in the public frontage are limited to decorative, open-style types (i.e. wrought iron) within the buffer zone either incorporated into raised planter beds or utilized as surrounds for trees. Fences are not permitted to encroach into the sidewalk zone.

### 6. Private Frontages

Fences and gates in the private frontage are permitted to extend to the property line and are limited to decorative, open-style types (i.e. wrought iron) with a minimum height of 3' and a maximum height of 4' with the following exceptions.

#### a. Corner Lots - All

The visibility requirements at intersections shall be per Section III.G of the Zoning Ordinance.

#### b. Corner Lots - Detached Single-Family Residential

Such lots shall be permitted to erect an open or solid fence with a maximum height of 6' along their secondary frontage provided that the fence is located no closer than 15' to the property line, and does not extend past the front facade of the primary structure.

### 7. Private Lots

Solid fences with a maximum height of 6' shall be permitted in side and rear yards with the following exceptions:

#### a. Rear Yard Requirements

A solid 6' fence shall be provided at the rear of any property that has a surface parking lot that abuts a use outside of its district.

#### b. Alley Buffering

A solid 6' fence shall be provided between an alley and a parcel outside the Legacy Code Area. Fences are prohibited between a surface parking lot and an alley.

#### c. Parking Lot Screening

Fences and gates utilized to screen parking lots from secondary streets shall be located along the parking setback and are limited to decorative, open-style types (i.e. wrought iron) with a minimum height of 3' and a maximum height of 4'.

## H. Stormwater Management

### 1. Intent

The intent of these stormwater regulations is to establish minimum on-site standards, discourage impervious surfaces, and promote shared stormwater facilities.

### 2. Applicability

Requirements for stormwater management shall apply to all districts and development types within the Legacy Code Area.

### 3. Jurisdiction

Stormwater management systems shall be designed and constructed in accordance with Village of Tinley Park Ordinances and the standards approved by the Metropolitan Water Reclamation District of Greater Chicago, whichever is more restrictive.

### 4. General

- a. A stormwater strategy for the entire site and the adjacent properties, if required by the Village, shall be defined prior to the first meeting with the Village's Plan Commission and approved by the Village prior to the issuance of any building permits or granting of any final occupancy permit.
- b. Where practical, stormwater management requirements shall be addressed through green technology best management practices such as permeable surfaces, bio-swales, and on-site retention and filtration.
- c. Rooftop gardens or other rainwater capture and recycling systems are permitted provided that such features meet Village Codes and Ordinances.

### 5. Analysis

A general, non-binding analysis of stormwater needs for sites within the Legacy Code Area was completed as part of the *Legacy Plan*. See page 98 for details.

# I. Lighting

## 1. Intent

The intent of these lighting standards is to increase safety and provide clear views both to and within a site while preventing unnecessary light pollution and promoting pedestrian-scaled fixtures.

## 2. Applicability

The lighting standards herein shall apply to all districts and developments within the Legacy Code Area.

## 3. Location

Figure 3.I.1 and Table 3.I.1 show the permitted location on the lot of light sources based upon the height and style of the fixture. Minimum and maximum lighting standards shall be determined by the Village as based upon a submitted photometric plan. The following standards also apply to each of the lighting zones identified:

### a. Alley Lighting Zone:

All lots with alleys shall have lighting fixtures within 7 feet of the alley's edge of pavement. When a structure in the lot is within 7 feet of the alley's edge, the lighting fixture shall be attached to the structure and not to a freestanding pole.

### b. Parking Lot Lighting Zone:

All lots with surface parking facilities shall have free standing lighting fixtures located no closer than 3 feet to any property line or alley. When a parking lot abuts a structure in the lot, the lighting fixture shall be attached to the structure and not to a freestanding pole.

### c. Public Frontage Lighting Zone:

Pedestrian street lights must be placed 2 feet from the back of curb on each side of the street with a maximum average spacing (per block face) of 60 feet on center.

### d. Building Lighting Zone:

Exterior lights shall be mounted between 6 feet and 14 feet above adjacent grade.

## 4. Lighting Elements

Lighting elements shall be compact fluorescent, metal halide, LED, or halogen only.

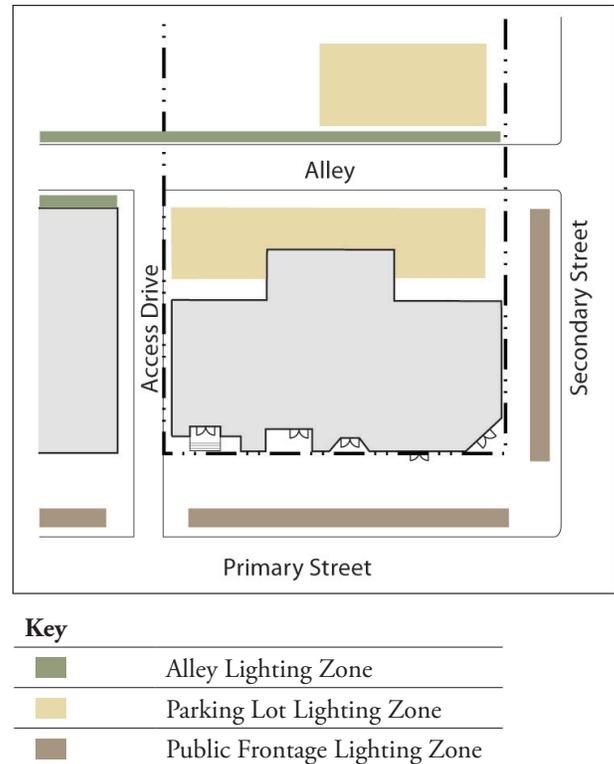


Figure 3.I.1

## 5. Glare

Fixtures where light is visible to the public in a clear or frosted lamp shall be equipped with refractors to direct light downward and prevent glare.

## 6. Spillage

All fixtures shall include refractors to direct light away from property lines. The maximum allowable footcandles at any property line shall be 0.5 footcandles, unless it can be demonstrated to the satisfaction of the Village that:

- a. Additional illumination is required for security, outdoor dining, or other use.
- b. Such illumination can be provided without negative impacts on adjacent properties.

## 7. Standards

The Village shall keep on file, and provide to property owners, the specifications for all lighting fixtures and components located on public property and/or maintained by the Village.

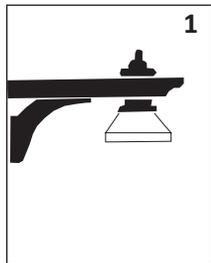
Light Type	Permitted Location				Standards
	Alley	Parking Lot	Public Frontage	Building	
 Cobra Head	●				Height: 20' max. Color: No restrictions
 Pipe	●	●			Height: 20' max. Color: Black or copper
 Post		●			Height: 15' max. Color: Black or copper
 Column		●	●		Height: 12' max. Color: Black or copper
 Bollard		●			Height: 4' max. Color: no restrictions
Building Mounted Examples					
 <span style="float: right;">1</span>	 <span style="float: right;">2</span>	 <span style="float: right;">3</span>	●	<ol style="list-style-type: none"> <li>1. Structure mounted alley or parking lot light.</li> <li>2. Commercial Structure mounted accent light.</li> <li>3. Residential Structure mounted accent light</li> </ol>	

Table 3.I.1

# J. Encroachments

## 1. Intent

The intent of these encroachment regulations is to allow flexibility in the design of a private lot without infringing upon the functionality of the public frontage.

## 2. Applicability

The encroachment standards herein shall apply to all districts and is based upon the type of activity proposed on a parcel as denoted within the specific district regulations.

	Front Yard ( Primary or Secondary Street)		
	DC	DF	DG/NG/NF
Accessory Structures	---	---	---
Architectural Features	50% of setback	5'	50% of setback or 5' <sup>1</sup>
Awnings, Canopies, and Marquees	5' into right-of-way <sup>2</sup>	5'	50% of setback or 5' <sup>1</sup>
Balconies	50% of setback	5'	50% of setback or 5' <sup>1</sup>
Fire Escapes	---	---	---
Flag Poles	50% of setback	5'	50% of setback or 5' <sup>1</sup>
Landscape Features	50% of setback	5'	50% of setback or 5' <sup>1</sup>
Mechanical Equipment	---	---	---
Porticos	5' into right-of-way <sup>2</sup>	5'	50% of setback or 5' <sup>1</sup>
Public Art	50% of setback	5'	50% of setback or 5' <sup>1</sup>
Stairs / Stoop	100% of setback	5'	50% of setback or 5' <sup>1</sup>
Water Collection	50% of setback	5'	50% of setback or 5' <sup>1</sup>
	<b>Side Yard (Interior or Along Access Drive)<sup>3</sup></b>	<b>Rear Yard (Existing Alley or No Alley Required)</b>	<b>Rear Yard (Future Alley)<sup>4</sup></b>
	<b>All Character Districts</b>		
Accessory Structures	---	---	5'
Architectural Features	2.5'	2.5'	2.5'
Awnings, Canopies, and Marquees	---	---	5'
Balconies	---	---	5'
Fire Escapes	2.5'	---	5'
Flag Poles	---	---	---
Landscape Features	---	2.5'	5'
Mechanical Equipment	2.5'	---	---
Porticos	---	---	---
Public Art	---	2.5'	5'
Stairs / Stoop	2.5'	2.5'	5'
Water Collection	---	2.5'	5'

Table 3.J.1 - Sign Regulations

1. Whichever is less.
2. Provided there is a minimum vertical clearance of 8'. May encroach up to 100% of setback on a secondary street within the Downtown Core.
3. Encroachments shall not interfere with any line-of-sight triangles.
4. In certain areas a future alley may be 25' in width. In such instances, no encroachments shall be permitted.

## **2011 LEGACY CODE**

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## **SECTION 4 SIGNAGE**



## A. Intent

The *Legacy Code* sign provisions that follow are intended to provide for the establishment of sign criteria related to sign bulk, area, number and architectural design. The purpose of these regulations is to:

- 
1. Authorize the use of signs that are:
    - a. Compatible with their surroundings.
    - b. Appropriate to the activity to which they refer.
    - c. Expressive of the identity of individual proprietors.
    - d. Legible in the circumstances in which they are seen.
  2. Preserve, protect and promote the public health, safety, and welfare.
  3. Enhance the economy, business and industry of the historic downtown by promoting the reasonable, orderly and effective display of signs.
  4. Preserve the aesthetic value and historic authenticity of the downtown.
  5. Protect the general public from damage and injury that may be caused by faulty, uncontrolled construction or use of signs in the downtown.
  6. Protect pedestrians and motorists from damage or injury caused by distractions, obstructions or hazards created by such signs.
- 

## B. Applicability

The *Legacy Code* sign provisions that follow shall be applied to the Legacy Code Area as designated in Section 1.C and as seen in Figure 1.C.1 - Code Area Map.

Where conflicts occur between the development standards or requirements in the Village's Zoning Ordinance, Subdivision Regulations, or Building Code and this section of the Zoning Ordinance, the regulations of this section of the Zoning Ordinance shall control.

Should this section of the Zoning Ordinance be found by Village staff to be silent on any matter that is otherwise provided for in any other section of the Zoning Ordinance, Subdivision Regulations, or Building Code, the applicable provisions of those sections shall control.

## C. General Provisions

### 1. Number of Signs

Each commercially used building in the Legacy Code Area shall be allowed signs according to the following:

- a. Freestanding and/or Monument: One freestanding or monument sign shall be allowed per lot. Sandwich boards shall not constitute a freestanding or monument sign.
- b. Wall and/or Projecting
  1. Primary and Secondary Facades: Two wall signs shall be allowed per primary facade. Of the two signs, only one may be projecting.
  2. Rear Facade: One sign shall be allowed per rear facade, provided there is an operable customer entrance.
- c. Window: Multiple window signs are classified as one aggregate sign, provided they do not collectively exceed the maximum sign face area established in Table 4.E.1.

### 2. Materials

The following architectural elements shall be followed for all signs in the Legacy Code Area:

- a. Materials shall be in keeping with the architecture of the building, and shall conform to all applicable buildings codes.
- b. The following materials shall be prohibited:
  1. Fluorescent materials (excluding lighting) and paints.
  2. Paper products as a permanent sign (paper, cardboard, poster board, and construction paper).
- c. Only canvas or cloth awnings shall be allowed.

### 3. Illumination

- a. Signs may be backlit, or illuminated by spotlights, subject to item 3.c. below.
- b. The use of exposed neon tubing shall be limited to interior hanging window signs, provided however, that window signs that include exposed neon tubing do not exceed 10% of the total glass area of the window on which they are placed. Neon "Open" signs that are two (2) square feet or smaller shall be excluded from this area limitation.
- c. All light sources shall be located or shielded to ensure that the light source is not visible to the public from the sidewalk, street or adjacent property to prevent glare.

### 4. Encroachment into Public Right-of-Way

- a. The copy for awning, canopy, or projecting signs that encroach in the public right-of-way, pursuant to this Ordinance, shall be limited to the display of the name and/or address of the establishment located on the premises.
- b. If building has a zero (0) foot setback, awning, canopy, or projecting signs may extend up to, but not more than one half (1/2) the width of the sidewalk.

## 5. General Provisions - Universal

The following items related to the regulation of signs are universal throughout the Village and can be reviewed in detail in Section IX.C of the Village's Zoning Ordinance:

- a. Conformance with the Village Electrical Code
- b. Wind Pressure and Dead Load Requirements
- c. Signs Conflicting with Traffic Signs
- d. Flashing Light
- e. Illumination
- f. Glass Limitation
- g. Obstructions to Doors, Windows, or Fire Escapes
- h. Unsafe or Unlawful Signs
- i. Maintenance Required
- j. Removal of Obsolete Signs
- k. Exemption

## 6. Guidelines for the Preservation of Architectural Details, Character & Scale

The following guidelines for signs will be reviewed administratively. If staff determines that a sign does not meet any one of the guidelines, the sign may be referred for review to the Main Street Commission and/or Historic Preservation Commission. If a sign is referred for review to the Main Street Commission and/or Historic Preservation Commission, the Commission chair must approve the sign prior to the issuance of any building permit.

1. Signs installed in this district ought to be in scale with existing buildings and adjacent structures.
2. Signs installed in this district ought not cover or obscure a structure's architectural details.
3. Signs installed ought to be in keeping with the architectural character of a structure.

# D. Sign Types

**Key**

	<i>Prohibited</i>
	Permitted
*	Permitted with Conditions

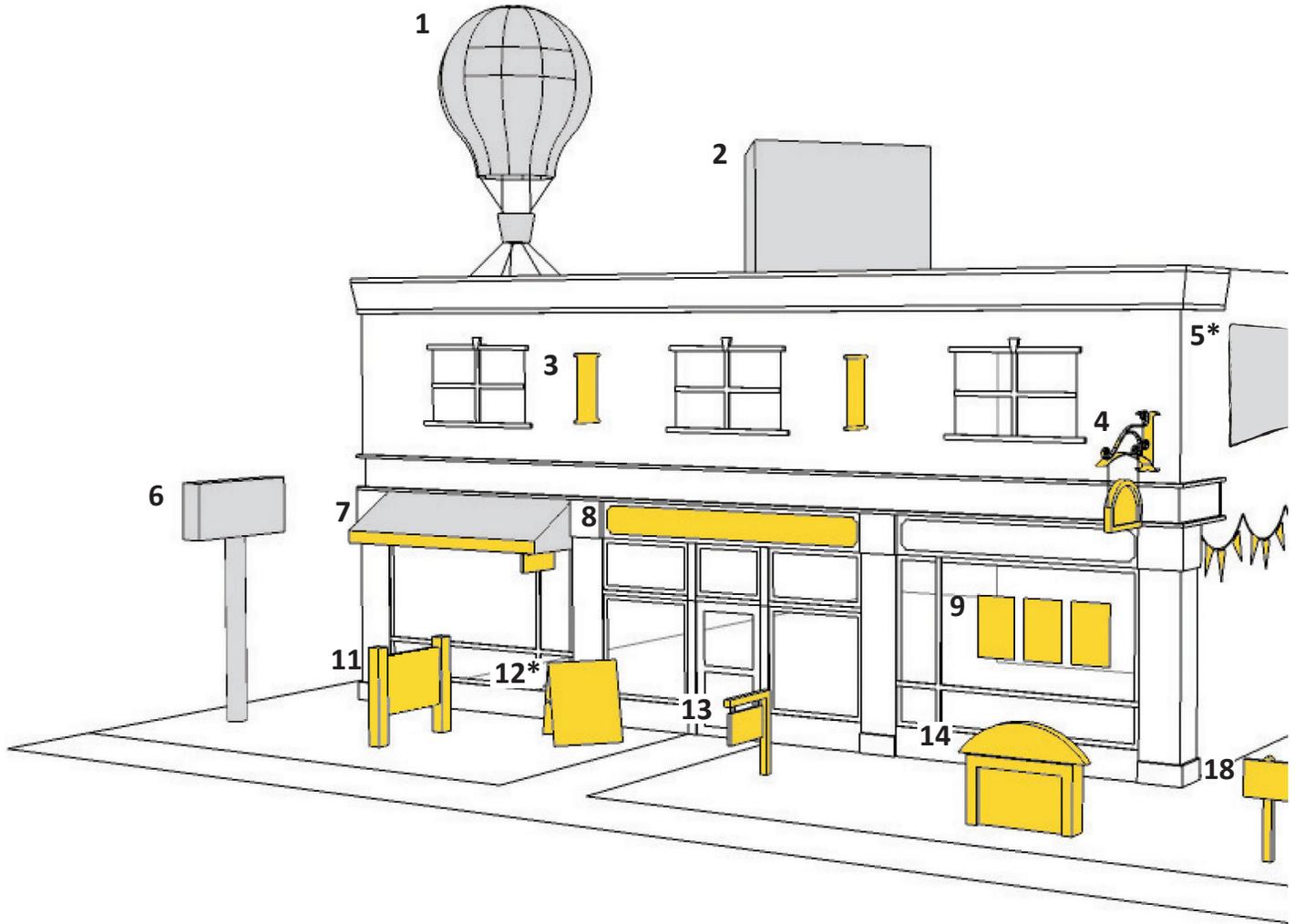


Figure 4.D.1 - Sign Types

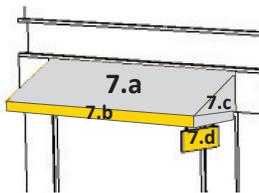


Figure 4.D.2

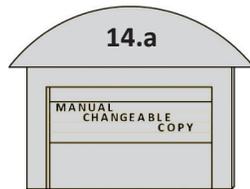


Figure 4.D.3

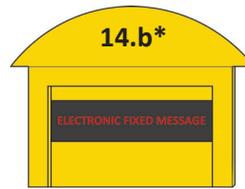


Figure 4.D.4

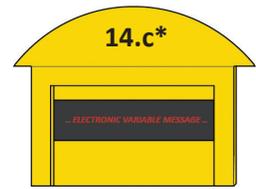
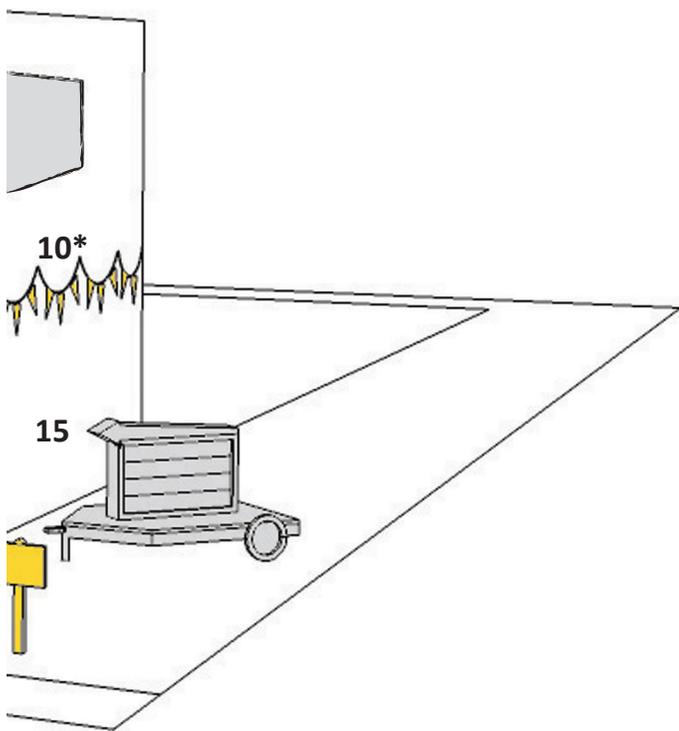


Figure 4.D.5



- 1 Inflatable - Temporary
- 2 Roof
- 3 Banner
- 4 Projecting
- 5 Mural
- 6 Pole - Freestanding
- 7 Awning
- 7.a Awning - Writing or Logo on Top Panel
- 7.b Awning - Valance
- 7.c Awning - Writing or Logo on Side Panel
- 7.d Hanging - Awning
- 8 Wall
- 9 Window
- 10 Pennant (or Festoon Lighting)
- 11 Frame - Freestanding
- 12 Sandwich Board - Temporary
- 13 Hanging - Freestanding
- 14 Ground - Monument
- 14.a Manual Changeable Copy
- 14.b Electronic Changeable Copy - Fixed
- 14.c Electronic Changeable Copy - Variable
- 15 Portable
- 16 Address
- 17 Integral
- 18 Memorial



Figure 4.D.6

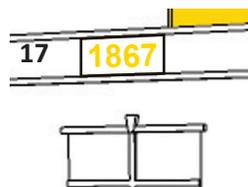


Figure 4.D.7



Figure 4.D.8

## E. Sign Regulations

#	Type	Permitted	Maximum Sign Face Area (per sign face)	Maximum Height
1	Inflatable - Temporary	No	---	---
2	Roof	No	---	---
3	Banner	Yes	8 sq. ft.	4'
4	Projecting <sup>1</sup>	Yes	< 30' of lineal feet of front wall = 8 sq. ft. 30'-50' of lineal frontage = 16 sq. ft. > 50' of lineal footage = 32 sq. ft.	Shall not extend past second floor windows or the bottom of any architectural cornice. Minimum vertical clearance of 8' required.
5	Mural <sup>2</sup>	No	---	---
6	Pole - Freestanding	No	---	---
7	Awning <sup>3</sup>	Yes	See below.	Minimum vertical clearance of 8' required.
7.a	Awning - Top Panel	No	---	---
7.b	Awning - Valance	Yes	30% of the valance area	N/A
7.c	Awning - Side Panel	No	---	---
7.d	Hanging - Awning	Yes	8 sq. ft.	N/A
8	Wall <sup>4</sup>	Yes	1 sq. ft. of sign area for each lineal foot of primary or entry side building width.	Shall not project higher than the bottom of the window sills of the second floor or other second floor architectural features of a building, whichever is lower.
9	Window	Yes	25% of total glass area on which they are placed.	N/A
10	Pennant (or Festoon Lighting)	Temporary	Individual pennant shall not exceed 18" in width.	12'
11	Frame - Freestanding	Yes	16 sq. ft.	4'
12	Sandwich Board - Temporary <sup>5</sup>	Temporary	7 sq. ft.	3' 6"
13	Hanging - Freestanding	Yes	3 sq. ft.	4'
14	Monument - Ground	Yes	1 sq. ft. for each lineal foot of frontage along a front lot line but a maximum area of 32 sq. ft.	8' in Downtown Core, Downtown Flex, and Downtown Neighborhood. 10' in all other areas.
14.a	Manual Changeable Copy	No	---	---
14.b	Electronic Changeable Copy - Fixed <sup>6</sup>	Yes	Message area shall comprise no more than 20% of the total elevation area of the monument sign.	Shall comply with the height regulations of a monument sign.
14.c	Electronic Changeable Copy - Variable <sup>7</sup>	Yes	Message area shall comprise no more than 20% of the total elevation area of the monument sign.	Shall comply with the height regulations of a monument sign.
15	Portable	No	---	---
16	Address / Identification	Yes	1 sq. ft. for single-family residence. 5 sq. ft. for multi-family residence or commercial	1' (address numerals) 2' (identification sign)
17	Integral	Yes	8 sq. ft.	2'
18	Memorial <sup>8</sup>	Yes	4 sq. ft.	4'

Table 4.E.1 - Sign Regulations

### Special Conditions

- Figurative signs which advertise the business through the use of symbolic, graphic or crafted three-dimensional objects are encouraged.
- Existing murals shall be grand-fathered with no amortization period, provided property owner performs regular maintenance and upkeep.
- Shall not be translucent. Only canvas and cloth awnings shall be allowed.
- On secondary, side streets, or alley frontage may be allowed but shall not exceed the size of the wall signs on the primary or entry-side frontage. Shall not project above or below the story of the business that it is intended to identify.
- Shall not be counted toward the total number of signs permitted. Shall be displayed only during business hours.

Special Lighting Requirements	Location
---	---
---	---
Shall not be illuminated.	Shall be located only on second story and project from the exterior wall. Shall not project more than 2' from wall and shall have a minimum vertical clearance of 8'.
Illumination shall be from the top down. Lights shall be focused downward and so designed to avoid glare.	If building has 0' setback, may extend up to, but no more than one half the width of the sidewalk. If building is setback from a property line, may extend up to 8' from the wall, but in no case shall it extend more than one half the width of the sidewalk.
---	---
---	---
Illumination shall be from the top down and lights shall be focused downward and so designed to avoid glare. Shall not be lighted from the underside or interior such that the fabric or structure is illuminated.	In no case shall extend more than one half the width of the sidewalk
---	---
N/A	Shall be allowed when painted or applied flat against the awning or canopy surface.
---	---
Shall not be illuminated.	Shall not extend beyond the awning or canopy projection.
See Section 4.C.3 on page 72.	Shall not project more than 8" from wall and shall not extend within 2' of the edge of a wall. Murals shall be prohibited on front facades.
Shall not be illuminated by an external source.	First floor windows only.
Pennants shall not be illuminated by an external source.	Shall not be suspended from above the first story.
See Section 4.C.3 on page 72.	Shall be 10' off of property line and setback 10' from an access or entry drive.
Shall not be illuminated by an external source.	Shall be allowed only within 10' of building entrance.
Shall not be illuminated by an external source.	Shall be 10' off of property line and setback 10' from an access or entry drive. One sign per building. Wood or wood composite material only.
See Section 4.C.3 on page 72.	Shall be 10' off of property line and setback 10' from an access or entry drive so that it shall not interfere with any line-of-sight triangles.
---	---
Shall not encroach onto or create a visual nuisance to residential properties.	Shall be located on a monument sign only.
Shall not encroach onto or create a visual nuisance to residential properties.	Shall be located on a monument sign only.
---	---
See Section 4.C.3 on page 72.	N/A
See Section 4.C.3 on page 72.	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.
See Section 4.C.3 on page 72.	Shall not be placed within 5' of the public right of way or any property line.

6. Electronic Changeable Copy signs shall be permitted only within the Neighborhood Flex and Civic Districts.
7. In addition to Item 6 above, as recommended by the Federal Highway Administration, there shall be an interval of 4-10 seconds between message changes.
8. Shall be permitted only when cut into any masonry surface or when constructed of bronze or other similar noncombustible materials which are compatible with the architectural style of the building.

## F. Sign Measurements

### 1. Calculating Maximum Sign Face Area

Per Section II of the Village's Zoning Ordinance, sign area shall be calculated in the following manner:

a. Individual Channel Letters



b. Box Sign

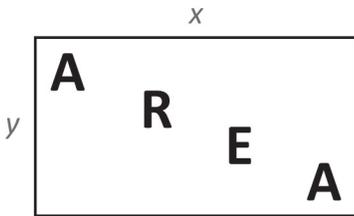


Figure 4.F.1

### 2. Calculating Maximum Sign Height

Per Section II of the Village's Zoning Ordinance, sign height shall be calculated in the following manner:

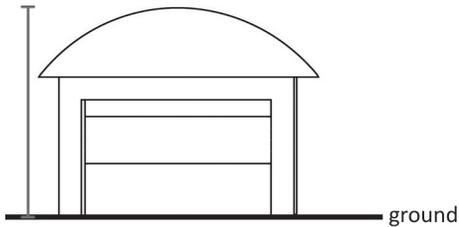


Figure 4.F.2

## G. Temporary Signs

Temporary signs and attention-getting devices, such as banners, pennants, valances, decorative lighting, or advertising display constructed of cloth, canvas, light, fabric, cardboard, wall board or other light material may be permitted in the Legacy Code Area for promoting special community activities, special promotional sales, special events, or activities subject to the following provisions:

### 1. Seasonal (Holiday) Signs and Decorative Lighting

- a. Winter holiday signs and decorative lighting shall be allowed from November 1<sup>st</sup> to January 15<sup>th</sup>.
- b. All other seasonal (holiday) signs are allowed 30 days before and 10 days after the holidays.

### 2. Special Sale Signs

- a. Special sale signs may be displayed for 30 days.
- b. After 30 days, a different temporary sales sign may be displayed, provided at least 30 days intervenes between the displays of such temporary signs for differing special sales.

### 3. Special Event Signs

- a. Regulations for special sales signs shall be applied to special event signs. However, if such signs are located in the public right-of-way, then a permit for such sign shall be obtained from the Village of Tinley Park.

Other temporary signs, such as real estate and construction signs, shall be allowed in accordance with Section IX.D.7 of the Zoning Ordinance.

## H. Sign Exemptions

The following exemptions shall be permitted within the Legacy Code Area:

1. Traffic or other municipal street signs, such as railroad crossing signs, legal notices, and such temporary emergency signs that may be authorized by the Village of Tinley Park.
2. Directional, information, or public service signs not pertaining to private enterprise (excluding public utilities) erected for the convenience of the public, such as signs identifying entrances, exits, parking areas, no parking areas, restrooms, walkways and similar features or public facilities.
3. Public signs and other signs incidental thereto for identification, information, or directional purpose erected or required by governmental bodies, or authorized for a public purpose by any law, statute, or ordinance.

# **I. Non-Conforming Signs**

All non-conforming signs shall be replaced when:

1. There is a change in use.
2. There is a change in the name of the business.
3. The sign is replaced for any reason whatsoever.
4. Repair of the sign exceeds 50% or more the value of the sign.

## **2011 LEGACY CODE**

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# **SECTION 5 ADMINISTRATION & PROCEDURES**

# A. How to Obtain Project Approval

## 1. Pre-Application Conference

Prior to the official submission of any application for improvements within the Legacy Code Area, the applicant shall meet with Village staff for a preliminary discussion as to:

- a. The scope and nature of the proposed improvement;
- b. The types of building forms and uses proposed; and
- c. Any site or façade improvements proposed.

The applicant shall be prepared to present conceptual plans, sketches or any other information necessary to explain the proposed improvements, including any specific requests to deviate from the standards of this code. Village staff will provide general information and direction relative to the long-range goals of the *Legacy Plan* and the Village of Tinley Park, as a whole. Village staff will also provide direction on the applications, reviews, and meetings that will be required to obtain approval.

<i>Type of Development</i>	<i>Administrative Review</i>	<i>Main Street Commission</i>	<i>Historic Preservation Commission</i>	<i>Plan Commission</i>	<i>Village Board</i>
Redevelopment > 50%	R	R	R	D	\$D
New Development > 50%	R	R	R	D	\$D
Variances	R	R	R	<R>	D
Special Use	R	R	R	<R>	D
Map Amendment (Rezoning)	R	R	R	<R>	D
Plats & Annexations	R	R	R	<R>	D
Appeals				D (Admin.)	D (Plan Comm.)
Exterior Alteration in Footprint < 50%	R	R	R	D	
Change of Owner	D	R	R		
Change of Use	D	R	R		
Signs	D	R	R		
Facade Improvements	D	\$D			
Outdoor Dining	R/D				D*
Lot Improvements (e.g. Parking Lots)	D				
Awnings & Canopies	D				
Outdoor Storage	D				
Collective and Shared Parking	D				
Parking Waiver	D				
Planned Unit Development	Not Allowed				
Maintenance	Exempt				

Table 5.A.1

R: Review & Recommendation

D: Final Approval

\$: Incentive Decisions Only, not Land Use

< >: Public Hearing

\* Outdoor Dining with alcohol sales must be approved by the Liquor Commissioner

## 2. Types of Review & Approvals

- a. Administrative Review and Approval – Certain improvements require administrative review and approval because of their minimal size and scope. Administrative approvals may consist of reviews from Village staff, including Planning Department, Building Department, Public Works, Engineering, Fire Department, Police Department, and the Village’s landscape consultants. All administrative reviews and approvals will require an application and must be documented. Village staff may require an improvement that qualifies for administrative review to go through site plan review by the Plan Commission if the application does not comply with the standards herein or if Village staff determines that the scope of the project exceeds his/her administrative authority.
- b. Main Street Commission and Historic Preservation Commission – Review and input from the Main Street Commission and Historic Preservation Commission on any application that requires site plan review before the Plan Commission or any application that requires consideration by the Village Board is critical to ensure that the principles and goals established by the *Legacy Plan* and this code are fully met.
  1. Main Street Commission and Historic Preservation Commission may review the application, plans, and related data submitted to the Village before the meeting or Public Hearing on the application. This review should be concurrent with the review of the Plan Commission. However, review by the Plan Commission should not be contingent upon Main Street Commission and Historic Preservation Commission review, in the event that the Main Street Commission and Historic Preservation Commission cannot meet to review an application before the scheduled meeting or hearing of the Plan Commission.
  2. Review comments shall be prepared in a written document that can be distributed to the Plan Commission and petitioner before or during the meeting or hearing that has been scheduled to review the application. Such review comments are advisory and shall be processed as recommendations to the Plan Commission.
  3. The Main Street Commission and Historic Preservation Commission may send a representative to the scheduled meeting of the Plan Commission.
  4. The Main Street Commission and Historic Preservation Commission may be invited to participate in any work session of the Plan Commission for any application.
  5. Drawings and support documentation that are revised to respond to comments by Village staff, the Plan Commission, and the Main Street Commission and Historic Preservation Commission shall be transmitted to the Main Street Commission and Historic Preservation Commission for subsequent review and comment until such time as a final vote is taken by the Plan Commission or a recommendation is made and forwarded by the Plan Commission to the Village Board.

6. Representatives of the Main Street Commission and Historic Preservation Commission may prepare formal recommendation for Village Board consideration on any application proposed in any district in this code that was recommended for approval by the Plan Commission and which does not address the requested changes or conditions of approval proposed by the Main Street Commission and Historic Preservation Commission or in the event that the Plan Commission recommendation for approval is contrary to the recommendations proposed by the Main Street Commission and Historic Preservation Commission.
- c.* Site Plan Review by Plan Commission – Certain improvements require site plan approval because of the proposed changes to the site or building and the scope of the project. Site plan review by the Plan Commission typically involves two public meetings for review by the Plan Commission and one workshop with assigned Plan Commission members.
  - d.* Site Plan Review by Plan Commission and Village Board – Certain improvements require site plan review and approval by the Plan Commission and Village Board because the application requires that an ordinance be considered. Any Public Hearing required for approvals granted by the Village Board will be held by the Plan Commission. Site Plan Review by the Village Board typically involves two public meetings.
  - e.* Exempt - Regular maintenance and repair are exempt from any reviews and approvals.

# B. Public Meetings Required

## 1. Process Determination

The process for meetings and approvals for projects requiring site plan review will be determined by Village staff, based upon the relative conformity to the *Legacy Plan* and this code, and also based upon whether or not a Special Use, variance(s), and/or rezoning are required.

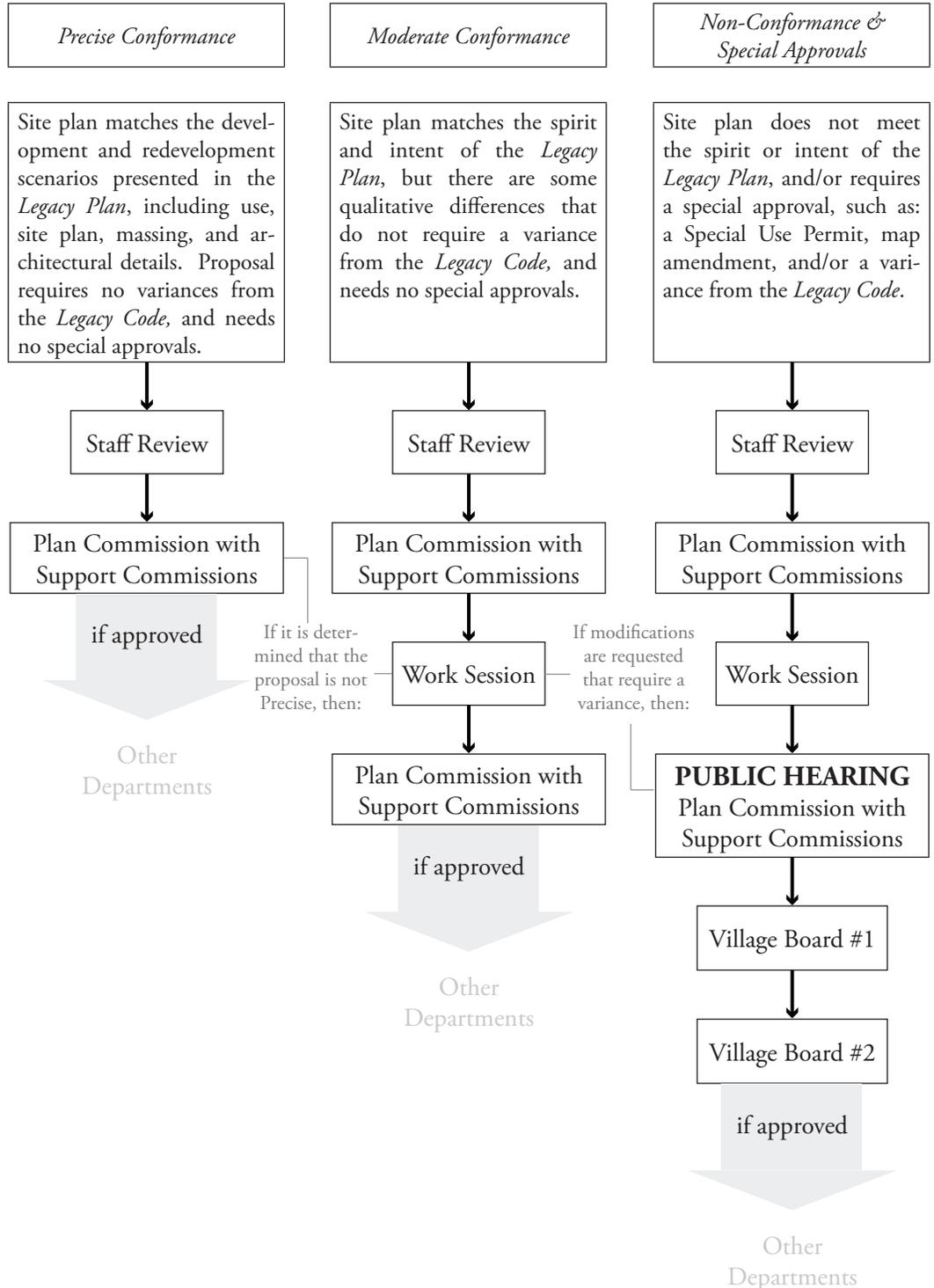


Figure 5.B.1

## C. Required Submittal Information

### 1. Administrative Review

For those projects requiring administrative review, the following information is required to be submitted:

- a. Application
- b. Concept Plan
- c. Plat of Survey with Legal Description
- d. Any other items requested by Village staff

The Village will keep on file an application and a list of elements required on each of the above listed items.

### 2. Site Plan Review

For those projects requiring site plan review, the following information is required to be submitted:

- a. Application
- b. Site Plan
- c. New Plat of Survey with Legal Description
- d. Landscape Plan
- e. Engineering Plans, with existing and proposed utilities
- f. Topographic Plan
- g. Stormwater Plan
- h. Photometric and Lighting Plan
- i. Elevation Drawings, indicating materials
- j. Color Renderings
- k. Signage Plans
- l. Any other items requested by Village Staff

The Village will keep on file an application and a list of elements required on each of the above listed items.

### 3. Special Use, Variance, Map Amendment

For projects requiring a Public Hearing and review by the Village Board, the following information is required to be submitted:

- a. All site plan review requirements listed above in Section 5.C.2
- b. Petition for Special Use, variance, map amendment, or Plat of Subdivision
- c. Proposed Findings of Fact

### 4. Plat of Subdivision

For projects requiring a Plat of Subdivision (includes a Public Hearing and review by the Village Board), the following information is required to be submitted:

- a. Petition for Plat of Subdivision
- b. Plat of Subdivision prepared by a registered Illinois surveyor or engineer

## D. Approval Standards

### 1. General Standards

In addition to any other specific standards set forth herein the Plan Commission shall not recommend a Special Use, variance, appeal, or map amendment from the regulations of this ordinance unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. The proposed improvement meets the *Legacy Plan* and its Principles, as presented in Section 1.A-B: Purpose and Intent, of this ordinance;
- b. The new improvement is compatible with uses already developed or planned in this district and will not exercise undue detrimental influences upon surrounding properties;
- c. Any improvement meets the architectural standards set forth in the *Legacy Code*.
- d. The improvement will have the effect of protecting and enhancing the economic development of the *Legacy Plan* area.

## E. Map Amendment (Rezoning)

An application to amend the Legacy Code Regulating Plan particular to one or more parcels of land may be made to the Plan Commission by any person, firm, or corporation having a free-hold interest, an option to purchase, or any exclusive possessory interest which is specifically enforceable. The process for deciding map amendments will follow the process set forth in Section X.H (Amendments) in the Village Zoning Ordinance.

## F. Appeals

Appeals shall be considered by the Plan Commission according to the procedures set forth in Section X.F of the Zoning Ordinance.

## G. Special Uses

Special Uses shall be considered by the Plan Commission according to the procedures set forth in Section X.J of the Zoning Ordinance.

### 1. Additional Standards for Special Uses

The Plan Commission shall not recommend a Special Use unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- 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.
- 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 substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the Special Use will not impede the normal and orderly development of surrounding property for uses permitted in the district.

- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.
- e. That adequate measures have been or will be taken to provide ingress or egress so designated as to minimize traffic congestion in the public streets.
- f. That the Special Use shall in other respects conform to the applicable regulations of the district in which it is located, except as such regulations may be in each instance be modified by the Village Board pursuant to recommendation of the Plan Commission.
- g. That the Special Use contributes directly or indirectly to the economic development of the community as a whole.

## H. Variances

An application for a variance from this code may be made to the Plan Commission by any person, firm, or corporation intending to request an application for a building permit or occupancy certificate. The process for deciding a variance will follow the process set forth in Section X.X.G (Variances) in the Village Zoning Ordinance.

### 1. Additional Standards Specific to a Variance

The Plan Commission shall not recommend a variance from the regulations of the *Legacy Code* unless it shall have made findings of fact, based upon evidence presented to it, in each specific case that:

- a. Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this district in which it is located.
- b. The plight of the owner is due to unique circumstances.
- c. The variance, if granted, will not alter the essential character of the locality.
- d. There are practical difficulties or particular hardships that are unique to the property such as:
  - 1. The particular physical surroundings, shape, or topographical condition of the property creates a hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
  - 2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same zoning classification;
  - 3. The purpose of the variance is not based exclusively upon a desire to make more money out of the property;
  - 4. The granting of the variance would not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood; and
  - 5. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values in the neighborhood.

### 2. Additional Standards Specific to a Parking Variance

The number of off-street automobile and/or bicycle parking spaces required in all districts may be reduced by a variance reviewed by the Plan Commission and approved by the Village Board following the variance standards in Section 3.C and when all of the following standards are met:

- a. The development does not have the benefit of shared or collective parking;
- b. The applicant proves that adequate parking exists for such use, based on the unique number, type and use characteristics (i.e., peak hour or day) of those businesses or residences that currently use such a lot;
- c. A municipal or commuter parking lot exists within 300 feet of the development that has adequate parking to accommodate all or a portion of the number of required spaces for the use;
- d. The owner of the building makes a payment equal to \$1,000 per required automobile and bicycle parking space that cannot be provided on the subject lot. The fees collected for the payment in lieu of parking will be used only for the acquisition of land or construction of municipally owned or leased off street parking facilities for automobiles or bicycles; landscape or streetscape; bike trails, lanes, or paths; or maintenance or illumination of off-street parking facilities.

## I. Parking Agreement Standards and Waivers

### 1. Additional Standards for Cross Parking & Cross Access Agreements

Off street parking facilities for automobiles are encouraged to be provided for collectively or shared. The Plan Commission must approve a shared parking arrangement through site plan review and under the following conditions:

- a. A shared parking analysis is conducted, following the standards of the Urban Land Institute, and indicates that reduced parking standards between uses can be supported because of the hourly parking demand associated with each business is different; and
- b. There is adequate parking proposed to serve each business sharing the parking during the peak hour associated with each use; and
- c. There is a written acknowledgement from all property owners that are party to the collective or shared parking that the shared parking approval will only be recognized by the Village if the current arrangements of commercial and residential square footages on the property remain the same. If these arrangements change by change of use or change of owner, expansion or redevelopment, new parking improvements may be required; and
- d. The arrangement is formalized through officially recorded cross access and cross parking agreements.

### 2. Additional Standards Specific to a Parking Waiver

The number of off-street automobile or bicycle parking spaces required in the Downtown Core District (only) may be reduced by an administratively granted Parking Waiver approved by Village staff under the following conditions:

- a. The waiver requested is for 50% or less of the total required parking for the site to meet commercial automobile and/or bicycle parking requirements.
- b. The waiver is not for residential parking requirements. Residential parking requirements cannot be waived.
- c. A municipal lot exists within 300 feet of the business that has adequate parking to accommodate all or a portion of the number of required spaces for a new tenant or use or a public commuter parking lot exists within 300 feet of the business and can be used on weekends and weekdays (after 11:30 a.m.);
- d. The development does not have the benefit of shared or collective parking;

- e.* It is determined that the waiver of parking requirements will not detrimentally impact surrounding single family residential neighborhoods with overflow parking and traffic.
- f.* The owner of the building makes a payment equal to \$1,000 per required automobile and bicycle parking space that cannot be provided on the subject lot. The fees collected for the payment in lieu of parking will be used only for the acquisition of land or construction of municipally owned or leased off street parking facilities for automobiles or bicycles; landscape or streetscape; bike trails, lanes, or paths; or maintenance or illumination of off-street parking facilities.

# **2011 LEGACY CODE**

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# **APPENDIX**

# A. General Thoroughfare Standards

## 1. Standard Corridor

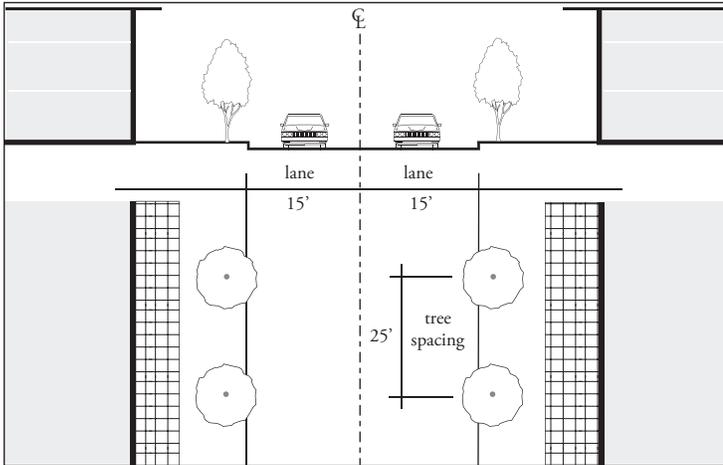


Figure Appendix.A.1

## 2. Corridor Type A

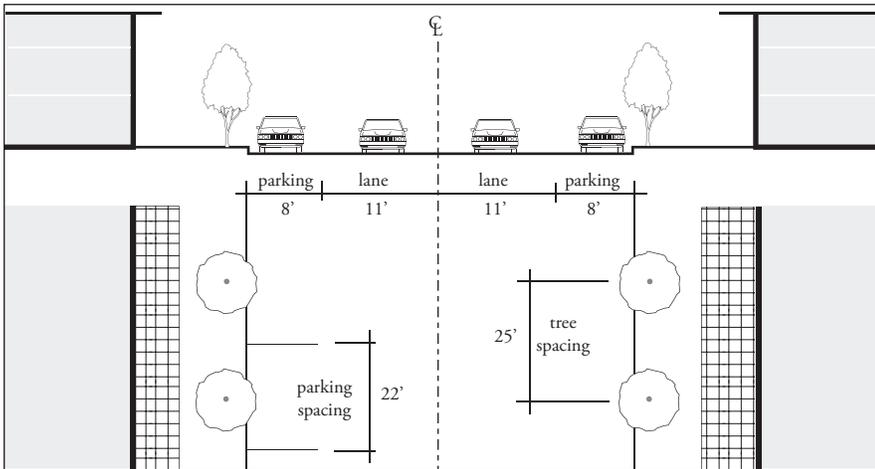


Figure Appendix.A.2

### 3. Corridor Type B

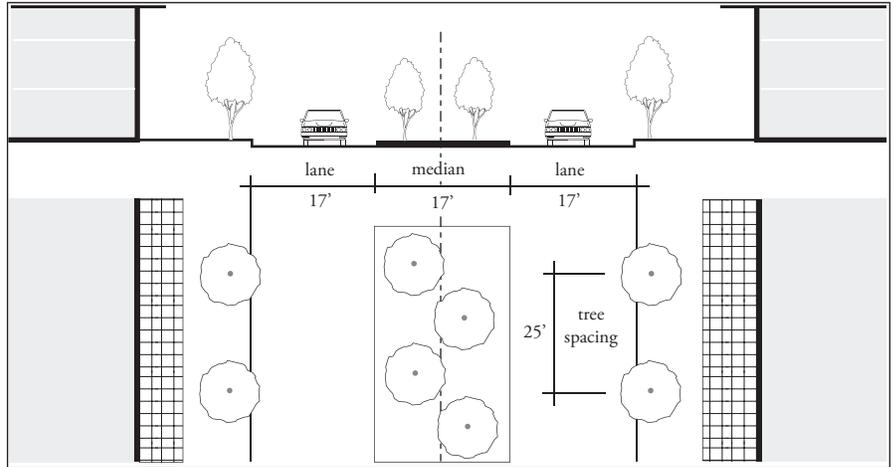


Figure Appendix.A.3

### 4. Corridor Type C

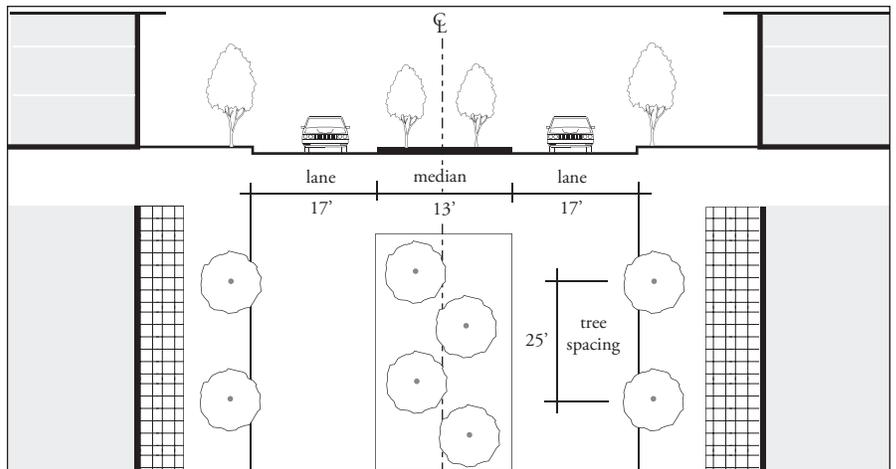


Figure Appendix.A.4

### 5. Corridor Type D

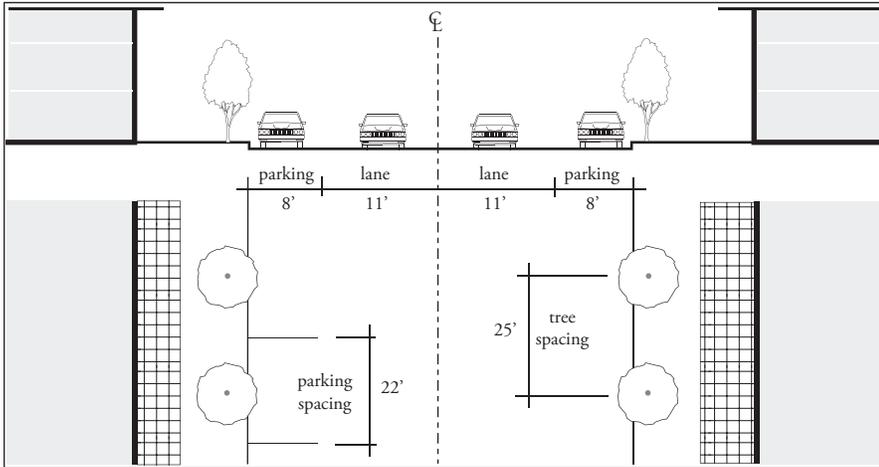


Figure Appendix.A.5

### 6. Corridor Type E

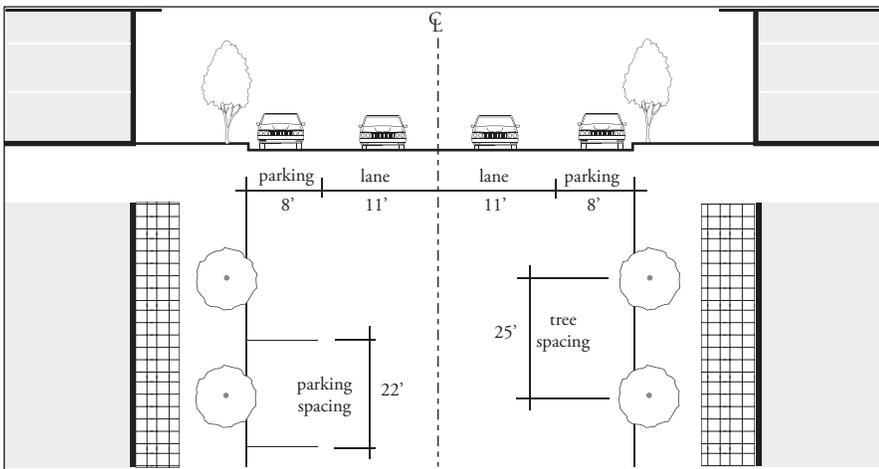


Figure Appendix.A.6

### 7. Corridor Type F

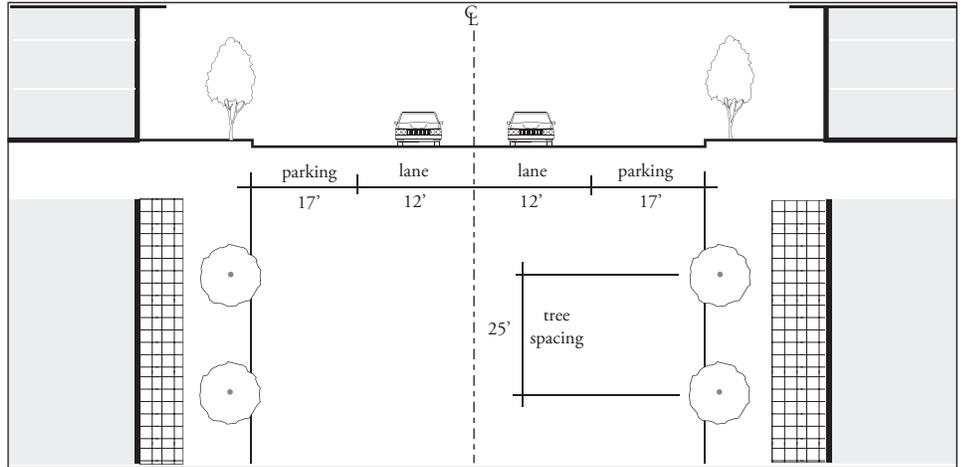


Figure Appendix.A.7

### 8. Corridor Type G

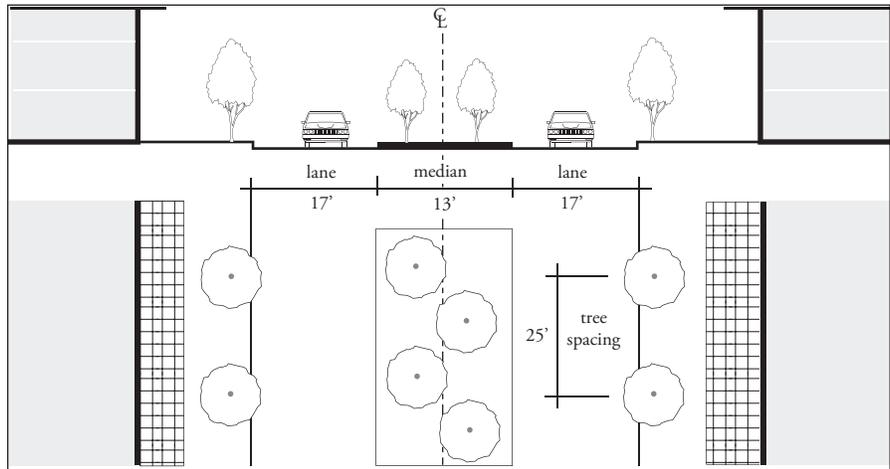


Figure Appendix.A.8

9. Corridor Type T

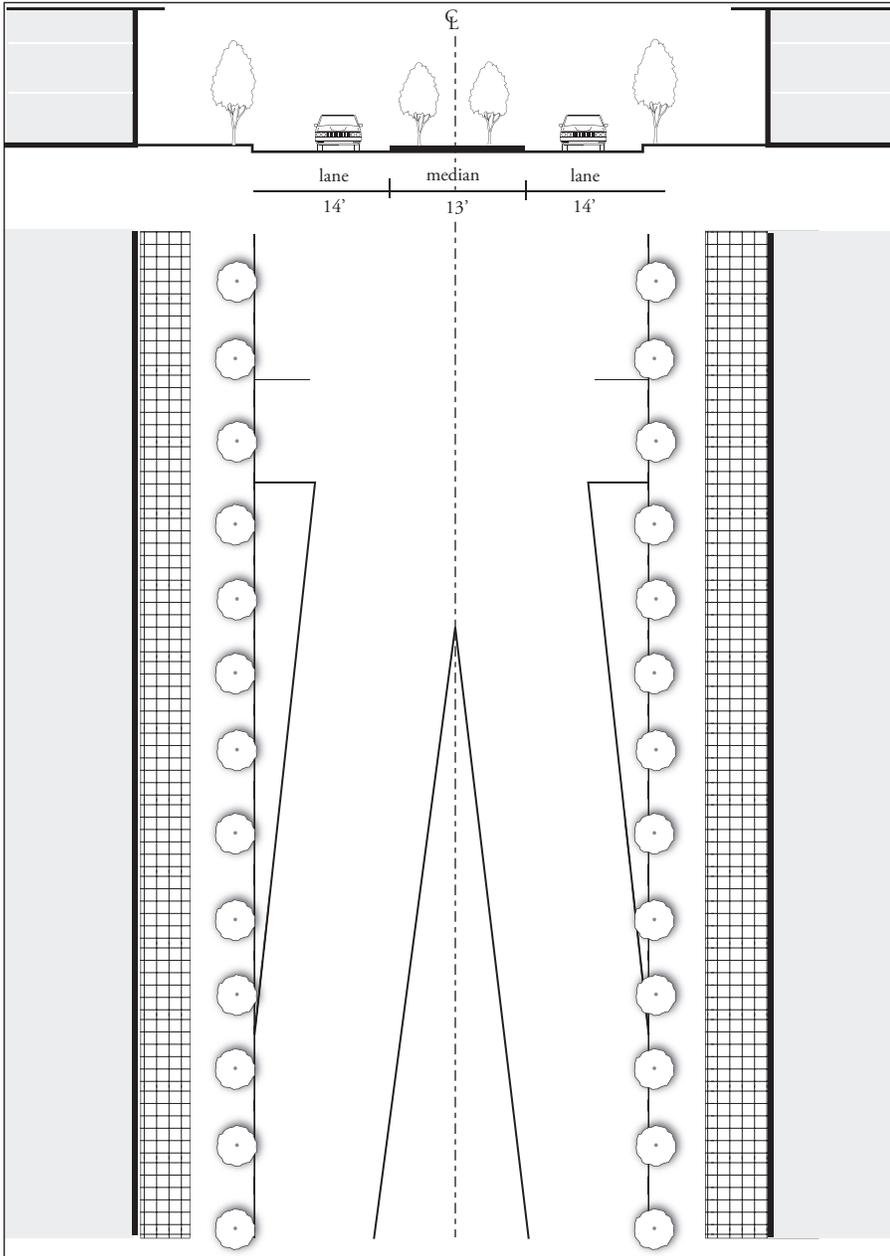


Figure Appendix.A.9

## B. Potential Right-of-Way Transitions

Oak Park Avenue consists of the following dimensions:

Street Segment (moving from north to south)	Right-of-Way Width
159 <sup>th</sup> Street to Ravinia Drive / 170 <sup>th</sup> Street	100'
Ravinia Drive / 170 <sup>th</sup> Street to 175 <sup>th</sup> Street	66'
175 <sup>th</sup> Street to 179 <sup>th</sup> Street	80'
179 <sup>th</sup> Street continuing south	100'

Table Appendix.B.1

The *Legacy Plan* recommends that the 80 foot and 100 foot sections of Oak Park Avenue transition in the long term to a boulevard with a landscaped median at the center. The diagrams below show options for how sidewalks, medians, bike lanes and traffic lanes can transition between the narrower 66 foot section and the future boulevard sections.

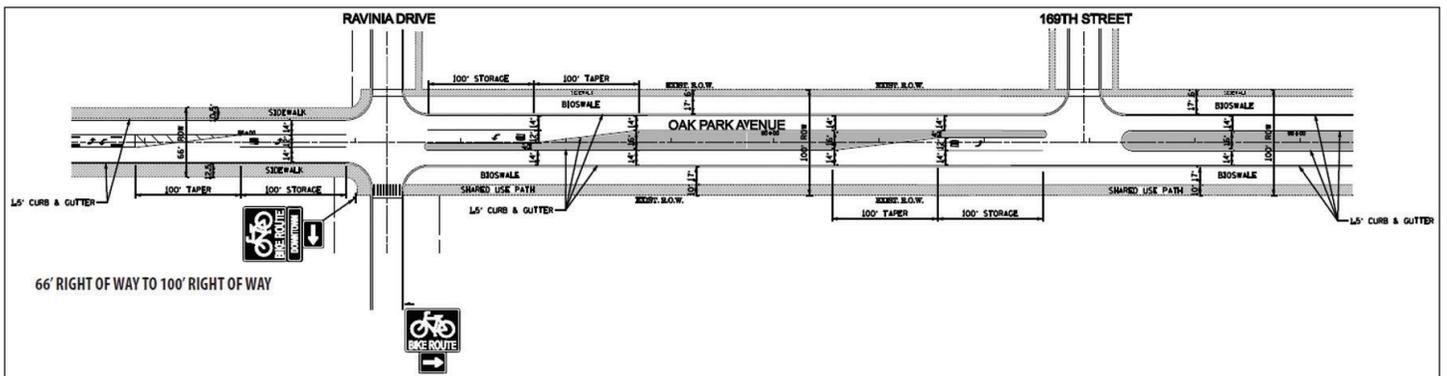


Figure Appendix.B.1

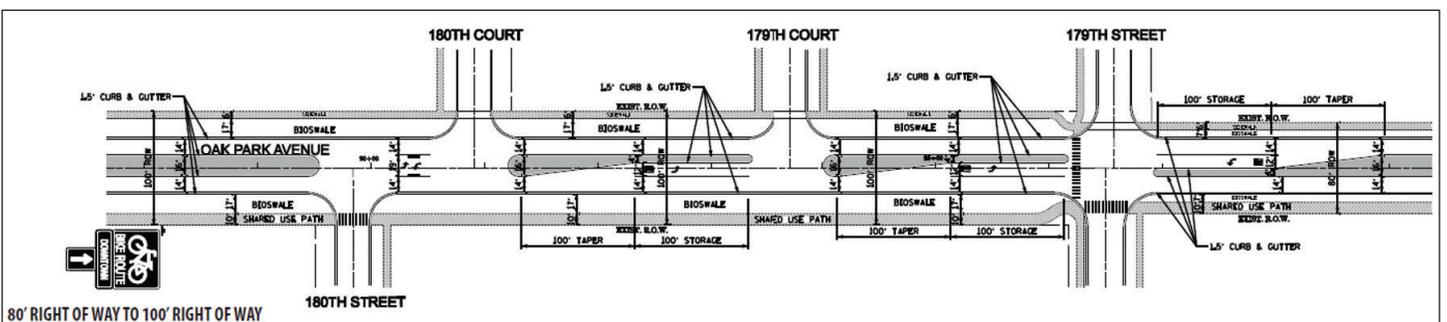


Figure Appendix.B.2

# C. Stormwater Management Analysis

All detention volumes are approximation and based on the following criteria:

1. All required detention volumes are based on Bulletin 70 rainfall data
2. Detention required assumes 0.00 CFS release rate for worst case scenario
3. Detention volumes provided are based on a 5' deep basin with 4:1 slopes
4. Permeable paver base is assumed to be of 14" overall thickness which provides 0.47 ac.-ft. of detention per acre of surface. Assumes zero run-off on permeable pavers.
5. C-Values are approximated based on current redevelopment plan.



<b>Block 1</b>	
Area	4.46 ac. C-Value = 0.68
Detention Required	2.06 ac.-ft.
Detention Available	4.30 ac.-ft. (max.)
<b>Block 2</b>	
Area	4.61 ac. C-Value = 0.67
Detention Required	2.10 ac.-ft.
Detention Available	6.00 ac.-ft. (max.)
<b>Block 3</b>	
Area	4.34 ac. C-Value = 0.71
Detention Required	2.06 ac.-ft.
Detention Available	2.16 ac.-ft. (max.)
<b>Block 4</b>	
Area	3.30 ac. C-Value = 0.73
Detention Required	1.63 ac.-ft.
Detention Available	1.10 ac.-ft.
Required Off-Site	0.53 ac.-ft.
<b>Block 5 (using permeable pavement)</b>	
Area	6.48 ac. C-Value = 0.37
Detention Required	1.63 ac.-ft.
Detention Available	1.29 ac.-ft. (provided in paver base)
Required Off-Site	0.34 ac.-ft.
<b>Block 6</b>	
Area	3.75 ac. C-Value = 0.70
Detention Required	1.79 ac.-ft.
Detention Available	2.40 ac.-ft.
<b>Block 7</b>	
Area	1.42 ac. C-Value = 0.71
Detention Required	0.71 ac.-ft.
Detention Available	Detention to be provided off-site
Required Off-Site	0.71 ac.-ft.
<b>Block 8</b>	
Area	1.42 ac. C-Value = 0.75
Detention Required	2.78 ac.-ft.
Detention Available	6.80 ac.-ft.

Table Appendix.C.1

Figure Appendix.C.1

# D. Historic Properties & Special Uses

Key		
	Legacy Code Boundary	
Special Uses (post-Legacy Code adoption)		
Mixed Use	16910 S. Oak Park Ave.	2013-O-056
Package Liquor Store/Mixed Use	16948 S. Oak Park Ave.	2015-O-016
Mixed Use	18250 S. Oak Park Ave.	2013-O-058
Existing Special Uses (prior to Legacy Code adoption)		
Gas Station	16701 S. Oak Park Ave.	99-O-067
Day Care Center	17007 S. Oak Park Ave.	2007-O-069
Temporary Parking Lot	17248 S. 67 <sup>th</sup> Ct.	2008-O-036
Mixed Use	17211 S. Oak Park Ave.	96-O-046
Mixed Use	17217 S. Oak Park Ave.	2001-O-006
Adult Day Care	17255 S. Oak Park Ave.	2005-O-047
Planned Unit Development	6760 North Street	2006-O-035
Parking Deck	6715 North Street	2008-O-037
Drive-thru Facility	17432 S. Oak Park Ave.	2002-O-035
Trailer Hitch Business	17501 S. Oak Park Ave.	83-O-051, 94-O-056
Car Dealership	17514 S. Oak Park Ave.	96-O-078
Mixed Use	17601 S. Oak Park Ave.	2008-O-042
Used Car Dealership	17651 S. Oak Park Ave.	88-O-004, 92-O-075
Mixed Use	17659 S. Oak Park Ave.	2000-O-072
Veterinary Tech School	18020 S. Oak Park Ave.	2006-O-081, 2011-O-044
Auto Repair	18040 S. Oak Park Ave.	88-O-019
Mixed Use	6926 W. 183 <sup>rd</sup> St.	98-O-091
Historically Significant Properties		
Fulton Home	16800 S. Oak Park Ave.	
Rose Brown House	16820 S. Oak Park Ave.	
Henry Hopman House	17207 S. Oak Park Ave.	
Stoekmann Home	17237 S. Oak Park Ave.	
Funk/Hirsch Funeral Home	17250 S. Oak Park Ave.	
Hick & Messenbrink's Meat Market	17302 S. Oak Park Ave.	
Schreiber's Cobbler	17342 S. Oak Park Ave.	
Columbia Hotel	17332 S. Oak Park Ave.	
Andres Block	17344 S. Oak Park Ave.	
JW Hollstein	17358 S. Oak Park Ave.	
Dini Home	17424 S. Oak Park Ave.	
Poorman Residence	17301 S. 66 <sup>th</sup> Ct.	

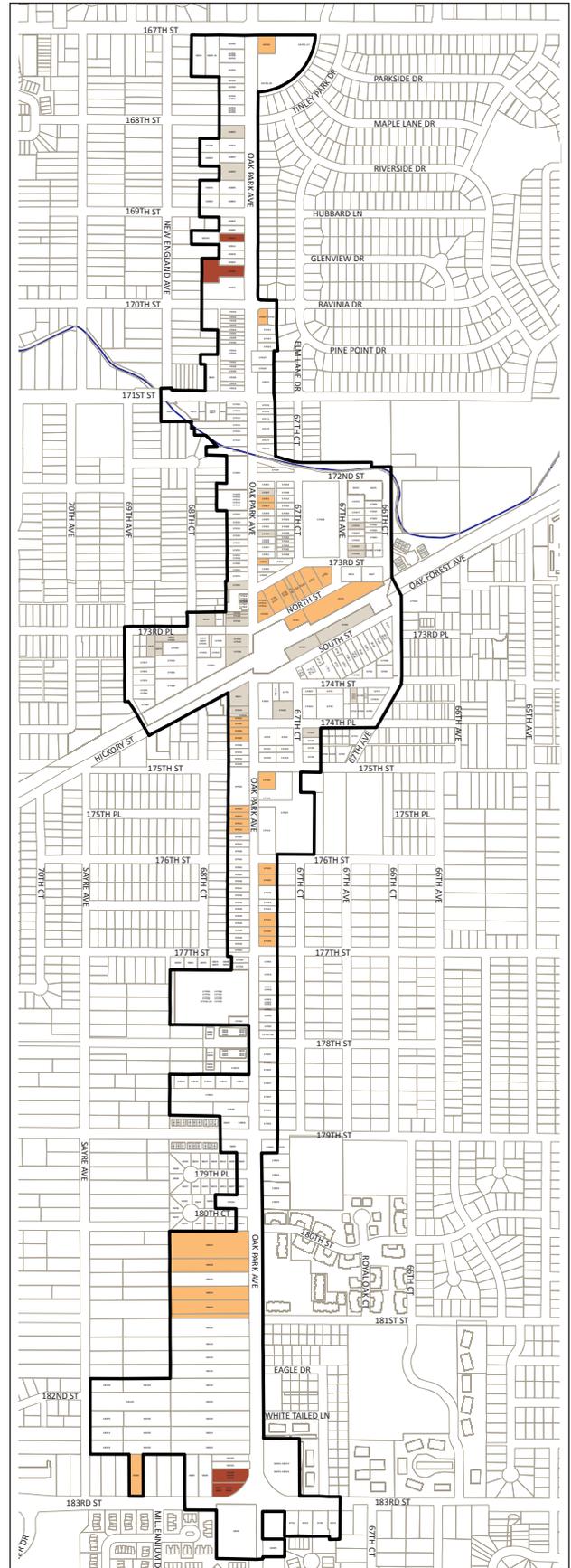
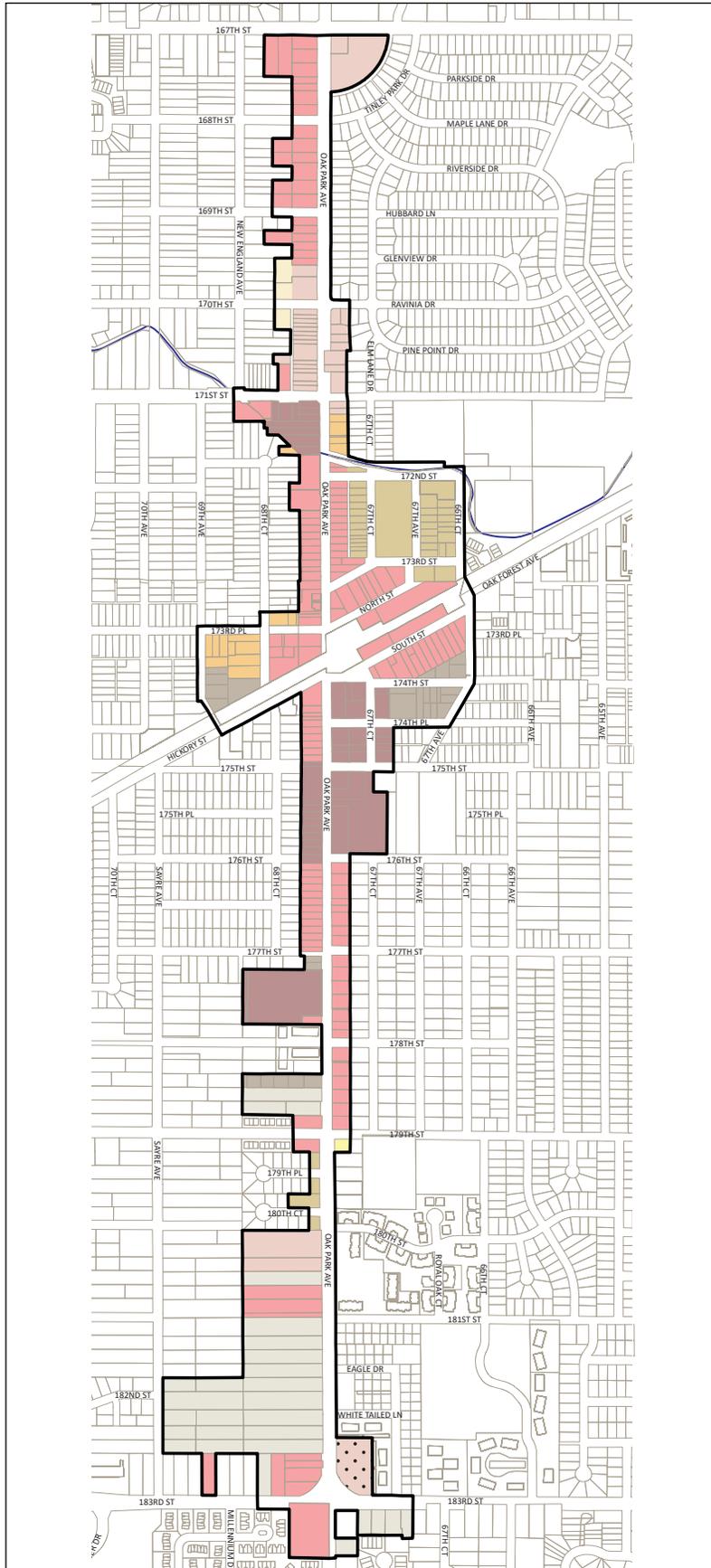


Figure Appendix.D.1

# E. Zoning Prior to Adoption



Key	
	Legacy Code Boundary
	R-1 Single-Family Residential
	R-2 Single-Family Residential
	R-3 Single-Family Residential
	R-4 Single-Family Residential
	R-5 Low Density Residential
	R-6 Medium Density Residential
	B-1 Neighborhood Shopping
	B-3 General Business & Commercial
	B-4 Office & Service Business
	Planned Development

Figure Appendix.E.1

# F. Main Street Commission Boundary

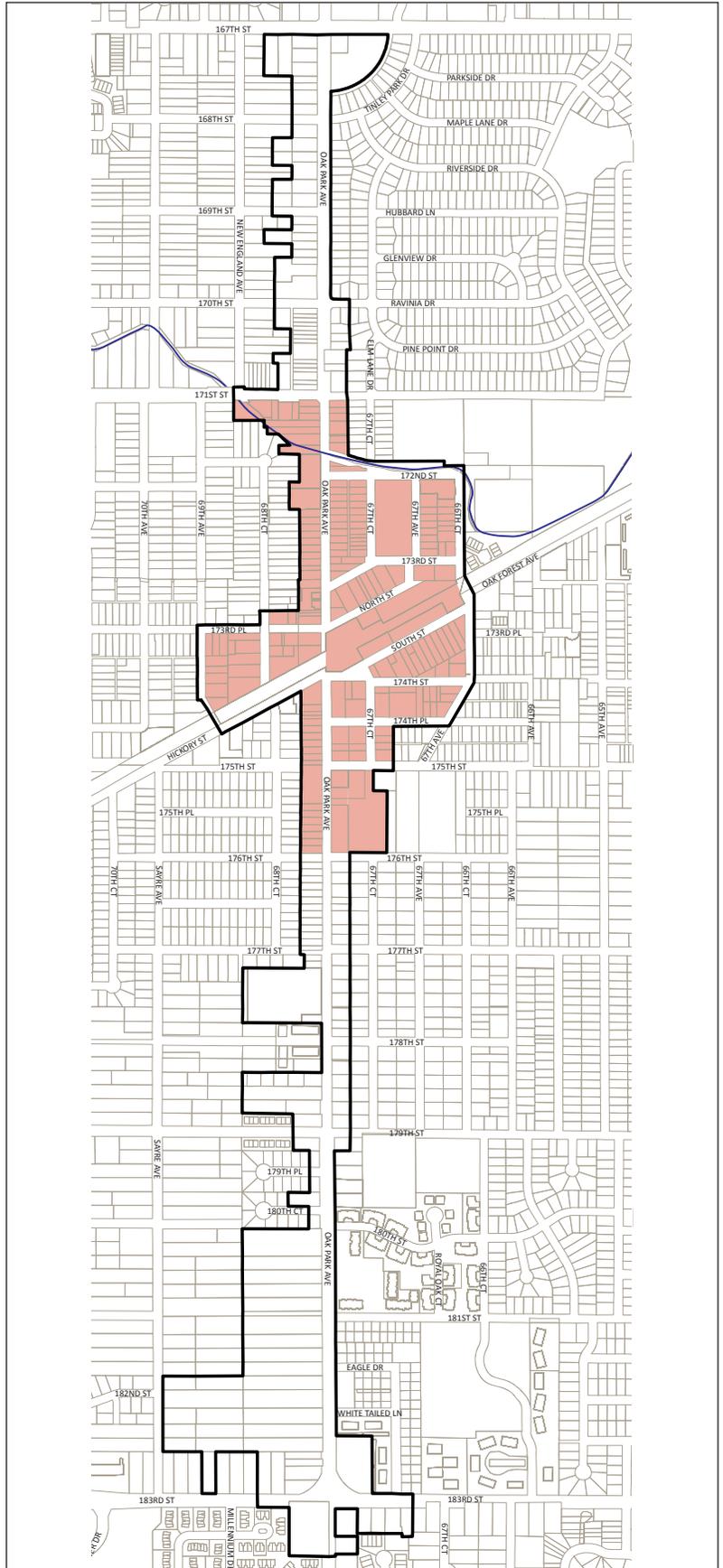


Figure Appendix.F.1



## **2011 LEGACY CODE**

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## **DEFINITIONS**

## **1. Applicability**

Where conflicts occur between these definitions and those found in other sections of the Village's Zoning Ordinance and this section of the Zoning Ordinance, the regulations of this section supersede.

### **Access Drive**

A private driveway that links parking facilities to an abutting public street.

### **Accessory Residential Uses**

A use that is subordinate to residential dwelling units which contribute to the comfort and convenience of the dwelling units. An Accessory Residential Use may include, but not be limited to: recreational space, laundry facilities, sales/rental offices, and/or parking for the private use of those residents of the dwelling units. When located within a mixed-use structure, Accessory Residential Uses must maintain the same commercial architectural character or appearance as the street level commercial space. Laundry facilities shall not be located at street level along the building frontage.

### **Attached Parking**

A parking structure of one or more levels that is connected to a building but that is situated either in whole or in part outside the footprint of the building.

### **Below Grade Parking**

Parking facilities located either in whole or in part below grade.

### **Block End**

A lot having at least two (2) adjacent sides abut for their full length upon a street.

### **Building Height**

The number of stories between the floor of the first story (exclusive of basements or cellars) and the roof, and shall include both habitable and mechanical space.

### **Commercial**

Retail, service, or office uses as noted in Table 3.A.1. and Table 3.A.2. of the Legacy Code.

### **Corridor**

That area comprised of the thoroughfare, public frontage, and private frontage, and extending across a street from building façade to building façade.

### **Front Yard Parking**

Surface parking facilities located between the building façade and the curb of the thoroughfare, and accessed directly from the thoroughfare without the use of a drive aisle.

**Heritage Sites**

Those lots with structures or uses that lawfully existed prior to the adoption of the Legacy Code. Heritage Sites are generally classified as such until they incur voluntary, private-owner initiated site improvements that exceed 50% of the property's market value, at which time they shall be reclassified as redevelopment sites and subject to the pertinent provisions within its district. Absent such voluntary, private-owner initiated site improvements, Heritage Sites may retain their Heritage Site status in perpetuity, and can change owner and/or use, be maintained and repaired as part of normal upkeep, undergo site improvements that do not exceed 50% of the property's market value, and be rebuilt following an Act of God, all without altering this status. In those instances involving an Act of God (i.e. natural disaster, fire, etc.), nonconforming uses and building types lawfully established at the time of the event may be reestablished, provided that no new nonconformities are created and that the existing degree of nonconformity is not increased, and with the condition that the property be reconstructed to meet the private lot, corridor and alley standards of its district. In order to reestablish previous nonconforming uses and building types following an Act of God, a building permit relative to such reestablishment must be obtained within one (1) year of the date of the damage or destruction by an Act of God, and construction must be completed within one year of issuance of the building permit. In the event that the permit is not obtained within one (1) year from the date of damage or destruction by an Act of God, or construction is not completed within one (1) year of the issuance of the building permit, the Heritage Site status shall be lost, and the building or use must thereafter conform to those allowed in the District.

**Lineal Frontage (Block)**

The distance as measured along the front lot line of one or more properties abutting one (1) side of a thoroughfare and lying between the two nearest intersecting streets as determined by staff.

**Lot Assemblage**

The assemblage of two (2) or more contiguous parcels to form a single lot.

**Market Value**

Shall mean and be determined, within the Legacy Code Area, by dividing the assessed valuation of the property as determined by the Cook or Will County Assessor, and as shown on the most recent tax bill for the property, by the level of assessment used by the Assessor for the type of property (i.e. vacant, single-family, commercial, etc.). For example, a property with an assessed valuation of \$40,000, and a level of assessment of 16%, shall have a Market Value of \$250,000 ( $40,000/.16$ ).

**Mixed-Use**

A mixed-use building contains residential dwelling units above or behind ground floor commercial, group assembly, and/or civic uses, and may be designed to accommodate office and/or group assembly space on the second level.

**Moderate Conformance**

Project proposals shall be considered in Moderate Conformance with the Legacy Code when Village staff determines that the plans match the spirit and intent of the Legacy Plan, but there are qualitative differences (i.e. site layout) that do not require a variance from the Legacy Code, or need special approval.

**Multi-Family**

A multi-family structure is a residence for multiple households where dwelling units are located above or below one another and share a common lobby (Syn: condominium; apartment).

**Precise Conformance**

Project proposals shall be considered in Precise Conformance with the Legacy Code when Village staff determines that the plans match the development or redevelopment scenario presented in the Legacy Plan, including use, site plan, massing, and architectural details. In addition, the proposal requires no variances or other special approvals.

**Primary Façade**

The primary façade of a building is the entire linear exposed exterior surface that fronts a thoroughfare and extends from exterior grade to the roofline. On interior and corner lots, the primary façade shall be face of the building used for its primary mailing address, as determined by Village staff.

**Private Frontage**

The privately owned area between the front lot line of a parcel and the building façade.

**Public Frontage**

The publicly held area between the curb of the thoroughfare and the front lot line of a parcel.

**Redevelopment Sites**

Those lots, structures, and uses that are subject to the redevelopment requirements of a Legacy Code zoning district. Property shall be classified as a Redevelopment Site when it is part of a lot assemblage and/or when voluntary, private-owner initiated site improvements exceed 50% of the property's market value. Redevelopment Sites include those lots, structures, and uses that did not lawfully exist prior to the adoption of the Legacy Code, those lots that are, at present, undeveloped, and those lots that lose their status as Heritage Sites by operation of a provision of the Legacy Code.

**Residential**

Dwelling units located within single-family detached, single-family attached, multi-family, and/or mixed-use structures. When located within a mixed-use structure, the dwelling unit(s) must be located above the street level or behind the street level commercial space.

**Residential Lobby**

An entrance for access to residential dwellings which may contain stairs, elevators, mailboxes, and/or a doorperson.

**Secondary Façade**

On corner lots, the secondary façade is the entire linear exposed exterior surface that fronts a thoroughfare and extends from exterior grade to the roofline, and is the face of the building not used as the primary mailing address, as determined by Village staff.

**Single-Family Attached**

A single-family attached structure is a residence designed to house a single-family unit from lowest level to roof, with a private outside entrance and a shared common wall with an adjoining dwelling unit (Syn: rowhouse; townhouse).

**Single-Family Detached**

A single-family detached structure is a residence designed to house a single-family unit only, and is separated from other dwelling units by open space.

**Site Improvements**

Voluntary, private-owner initiated modifications to a property, including structures, that require a building permit. In determining the value of such Site Improvements in relation to Heritage Site status, the final costs shall exclude the costs of underground Public & Private Improvements required by the Heritage Sites section of the property's district.

**Stand-Alone Commercial**

A stand-alone commercial building contains retail, office, group assembly, and/or civic uses on all levels of the structure.

**Street Level**

The first floor or floor level of any building or structure on the same plane or within six feet (6') above the surface of the sidewalk or street fronting the building.

**Street Level Commercial**

Commercial space located on the street level which fronts a public right-of-way. Commercial space shall include retail, service, and office uses as permitted by right or by Special Use Permit according to Section 3.A. of the Legacy Code. Street Level Commercial does not include dwelling units.

**Structure Expansion**

A modification that results in an increase in the floor area and/or volume of a structure.

**Thoroughfare**

That portion of a corridor consisting of the pavement upon which vehicle and bicycle movement occurs.

**Tucked-in Parking**

Parking facilities located in their entirety within the envelope of a building.

**Undeveloped Sites**

Those vacant sites upon which there were no structures or uses lawfully established at the time of adoption of the Legacy Code.

**Water Collection Area**

An area where rain water is harvested and stored above ground and open to the sky. (Syn. bioswales, rain gardens)